

NOTICE AND AGENDA

**HOUSING COMMISSION
THURSDAY
OCTOBER 26, 2023**

**HYBRID MEETING
MICROSOFT TEAMS MEETING
1:00 P.M.**

ATTENTION

ATTEND IN-PERSON MEETINGS AT THE AQUAPLEX, LOCATED AT 1702 N FOURTH ST. OR JOIN VIRTUALLY BY CLICKING ON THE LINK BELOW.

[Click here to participate in the online meeting](#)

The public can submit comments to AFisher@Flagstaff.gov. Public comment will be emailed to Housing Commissioners and will be read at the meeting by a staff member.

1. Call to Order

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this regular meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

ERIC BROWNFIELD
TYLER DENHAM
KEVIN DOBBE
KAREN FLORES
SANDI FLORES

JACQUIE KELLOGG
DEVONNA MCLAUGHLIN
MOSES MILAZZO
CORY RUNGE

ROSS SCHAEFER
SEAN SLAWSON
GLENN SLIVERS
HAYLEY ZOROYA

3. LAND ACKNOWLEDGMENT

The Housing Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

5. APPROVAL OF MINUTES

- A.** Consideration and Approval of Minutes: Housing Commission Meeting, September 28, 2023.
Approve the minutes from the September 28, 2023 Housing Commission meeting.

6. ACTION AND DISCUSSION ITEMS

- A.** Welcome Newly Appointed Housing Commissioner & Brief Introduction
- B.** Review and Discussion of Upcoming Zoning Code Amendments
Discuss and provide feedback on upcoming Zoning Code amendments.
- C.** Review and Discussion on the Building & Property Care Standards and Associated Amendments to the Littering and Abandoned Vehicle Chapters
Discuss and provide feedback on the Building & Property Care Standards and Associated Amendments to the Littering and Abandoned Vehicle Chapters.
- D.** Homeless Shelter and Services Funds Allocation Recommendations
Motion to forward the ranking committees' recommendations for Homeless Shelter and Services Funds allocations to City Council with a recommendation for approval.

7. GENERAL BUSINESS

- A.** Land Availability and Suitability and Code Analysis Project (LASS+CAP) Project Introduction and Update
Information item only. No action requested.

8. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS

- A.** Update from Housing Authority Liaison
- B.** Update from Housing Commissioners and Other Informational Items
- C.** Update from Housing Staff
- 1.** Rental Incentive Bond Program Update from Staff

9. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____,
at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2023.

Adriana Fisher, Housing Program Manager



Housing Commission

5. A.

From: Adriana Fisher, Housing Program Manager

DATE: 10/26/2023

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting, September 28, 2023.

STAFF RECOMMENDED ACTION:

Approve the minutes from the September 28, 2023 Housing Commission meeting.

Executive Summary:

Minutes of Commission meetings are the requirement of Arizona Revised Statutes and, additionally, provide a method of informing the public of discussions and actions taken by the Housing Commission.

Attachments

Draft September 28, 2023 Housing Commission Minutes

DRAFT MEETING MINUTES

**HOUSING COMMISSION
THURSDAY
SEPTEMBER 28, 2023**

**HYBRID MEETING
IN PERSON & MICROSOFT TEAMS MEETING
1:00 P.M.**

1. Call to Order

Chair Tyler Denham called the meeting to order at 1:01 pm.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this regular meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

ERIC BROWNFIELD - Present, left at 3:40pm
TYLER DENHAM - Present
KAREN FLORES - Present
SANDI FLORES - Present

JACQUIE KELLOGG - Present
DEVONNA MCLAUGHLIN - Present
MOSES MILAZZO - Present
CORY RUNGE - Present

ROSS SCHAEFER - Absent
SEAN SLAWSON - Present, left at 3:44pm
GLENN SLIVERS - Present
HAYLEY ZOROYA - Present

OTHERS PRESENT:

Justyna Costa, Assistant Housing Director
Adriana Fisher, Housing Program Manager
Marissa Molloy, Housing Specialist
Kristine Pavlik, Housing & Grants Administrator
Jennifer Mikelson, Housing Planning Manager
Sarah Darr, Housing Director
Khara House, Council Liaison
Christina Rubalcava, Senior Assistant City Attorney
Dan Folke, Community Development Director
Greg Clifton, City Manager
Joanne Keene, Deputy City Manager

3. LAND ACKNOWLEDGMENT

The Housing Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

Read by Commissioner Karen Flores

4. **Public Comment**

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

No public comment.

5. **APPROVAL OF MINUTES**

- A. Consideration and Approval of Minutes: Housing Commission Meeting, July 27, 2023.
Approve the minutes from the July 27, 2023 Housing Commission Meeting.

Moved by Karen Flores, **seconded by** Jacquie Kellogg to approve the minutes from the July 27, 2023 regular Housing Commission meeting.

Vote: 11 - 0 - Unanimously

6. **ACTION AND DISCUSSION ITEMS**

- A. Welcome New Housing Commissioners & Brief Introductions

New Commissioners Cory Runge and Eric Brownfield introduced themselves per Chair Tyler Denham's request.

- B. Elect a New Chair and Vice Chair - Terms Ending September 28, 2024

Commissioner Sandi Flores nominated Commissioner Devonna McLaughlin for Chair of the Housing Commission. She accepted.

Commissioner Hayley Zoroya nominated Commissioner Moses Milazzo for Chair of the Housing Commission. He declined.

Commissioner Devonna McLaughlin nominated Commissioner Sandi Flores for Vice Chair of the Housing Commission. She accepted.

Commissioner Moses Milazzo nominated Commissioner Tyler Denham for Vice Chair of the Housing Commission. He accepted.

Commissioners Eric Brownfield, Karen Flores, Jacquie Kellogg, Cory Runge, Sean Slawson, Hayley Zoroya, Devonna McLaughlin, Moses Milazzo, Glenn Slivers, Tyler Denham, and Sandi Flores voted to elect Commissioner McLaughlin as the Housing Commission's new Chair.

Commissioners Eric Brownfield, Karen Flores, Jacquie Kellogg, Cory Runge, Sean Slawson, Hayley Zoroya, Devonna McLaughlin, Moses Milazzo, Glenn Slivers, and Tyler Denham voted to elect Commissioner Sandi Flores as the Housing Commission's new Vice Chair.

Newly appointed Chair Devonna McLaughlin and Vice Chair Sandi Flores took office

promptly after being elected.

- C.** Presentation and discussion of the draft City of Flagstaff Community Homebuyer Assistance and Employer Assisted Housing Programs, with consideration of a motion to forward the draft Rental Incentive Bond Program to City Council with a recommendation for approval. Motion to forward the City of Flagstaff Community Homebuyer and Employer Assisted Housing draft program changes to City Council with a recommendation for approval.

Chair Devonna McLaughlin recused herself from this topic due to a conflict of interest. Vice Chair Sandi Flores facilitated this topic.

Ms. Kristine Pavlik, Housing & Grants Administrator, presented suggested changes to the City of Flagstaff's Employer and Community Homebuyer Assistance programs.

Commissioners asked questions about the following:

- Eligibility for individuals who own homes outside Flagstaff city limits
- The purpose of the change
- The possibility of funds being used for mobile homes on leased land
- Why staff were not recommending larger increases to the assistance provided
- The potential for future review of the program
- The budget process and logistics of transitioning from funding the program with general fund dollars to bond funds
- Program income

Ms. Kristine Pavlik and Ms. Sarah Darr, Housing Director, provided answers.

Commissioner Tyler Denham commented on how other communities do not set hard parameters for similar programs.

Moved by Moses Milazzo, **seconded by** Karen Flores to forward the changes to the City of Flagstaff's Employer and Community Homebuyer Assistance programs to City Council with recommendation for approval.

Vote: 10 - 0

- D.** Presentation and discussion of the draft Rental Incentive Bond Program, with consideration of a motion to forward the draft Rental Incentive Bond Program to City Council with a recommendation for approval. Motion to forward the draft Rental Incentive Bond Program to City Council with a recommendation for approval, allowing for technical and conforming changes to be made by staff as needed.

Ms. Sarah Darr, Housing Director, and Jennifer Mikelson, Housing Planning Manager, presented the Rental Incentive Bond Program.

Commissioners asked questions about the following:

- Developer eligibility
- If there would be a change in how developers request funding
- Affordable units in the community that would be transitioning to market rate
- The number of developers who have applied for funds

- Budget specifics and how much money has typically been allocated to the Incentive Policy for Affordable Housing per year
- If the Housing Commission played a role related to the funds allocated to the Incentive Policy for Affordable Housing.
- If the amount of funding available in the Incentive Policy for Affordable Housing could be posted online
- The development of the application and evaluation process for the Rental Incentive Bond Program

Ms. Sarah Darr and Ms. Jennifer Mikelson responded to their questions. Greg Clifton, City Manager, provided additional comment.

Commissioners provided the following feedback on the program:

- Eligibility criteria as it relates to percentage and number of affordable units provided
- Developer experience
- LIHTC Qualified Contract loopholes
- The inclusion of design and construction costs
- Zone and site plan approval requirements and scoring criteria
- Forward funding
- Suggestions for the application and evaluation process.

Ms. Jennifer Mikelson noted that the program should have included a minimum of 10% affordable units.

Commissioners asked if there could be a disincentive for developers looking to pay off their loan and end affordability requirements before the term expires. Ms. Sarah Darr said she would need to speak to the City's attorney. Commissioners noted that they would not like this to cause a delay in forwarding the program to City Council. Chair Devonna McLaughlin requested that staff send the Commission an update before the program goes before City Council.

Moved by Moses Milazzo, **seconded by** Sandi Flores to move to forward the draft Rental Incentive Bond Program to City Council with a recommendation for approval, with the following listed changes, allowing for technical and conforming changes to be made by staff as needed:

- Eliminate the percentage of units that are affordable from the evaluation criteria and instead include the number of affordable units.
- Explore the feasibility and legality of charge or cost if the affordability period is less than 30 years.
- Require any Low Income Housing Tax Credit (LIHTC) developers to waive the Qualified Contract loophole.
- Add as a threshold that there is a minimum of 10% affordable units in the development.
- Remove the requirement of a site plan and zoning approval as a threshold from the eligibility criteria and instead include these items in the ranking criteria in the scoring matrix.
- Empower the ranking committee to have a conditionally funded waitlist.

Vote: 10 - 0 - Unanimously

7. **GENERAL BUSINESS**
None

8. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS

A. Update from Housing Authority Liaison

Commissioner Moses Milazzo provided an update on the recently passed Utility Allowance Update, Payment Standard Update, and Plan Amendment for Stability Vouchers.

Chair Devonna McLaughlin requested that the recently passed updates be sent to the Housing Commissioners.

B. Update from Housing Commissioners and Other Informational Items

Chair Devonna McLaughlin shared information about an Affordable Housing Needs Assessment, a document Housing Solutions will be publishing soon on their website, as well as a Rental Attainability Report that she hopes to share by the next Housing Commission meeting.

C. Update from Housing Staff

Ms. Adriana Fisher and Ms. Justyna Costa, Assistant Housing Director, informed the commissioners that staff updates would be emailed to them.

9. ADJOURNMENT

Chair Devonna McLaughlin adjourned the meeting at 3:47 pm.

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2023.

Adriana Fisher, Housing Program Manager



Housing Commission

6. B.

Co-Submitter: Tiffany Antol, Zoning Code Manager
From: Adriana Fisher, Housing Program Manager
DATE: 10/26/2023
SUBJECT: Review and Discussion of Upcoming Zoning Code Amendments

STAFF RECOMMENDED ACTION:

Discuss and provide feedback on upcoming Zoning Code amendments.

Executive Summary:

The purpose of the work session is for staff to present an overview of the proposed amendments, to allow the Commission to provide their ideas, suggestions, and concerns, as well as offer alternate suggestions and ideas. The proposed amendments include:

- **Case No PZ-22-00223:** Request for a work session with the Housing Commission to discuss the City's proposed amendment to the Zoning Code to modify the existing Planned Residential Development (PRD) requirements.
- **Case No. PZ-23-00136:** Request for a work session with the Housing Commission to 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:** Request for a work session with the Housing Commission to 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.

Brief information will be provided on the following:

- **PZ-23-00130:** Modify terminology throughout the Zoning Code to differentiate between amenity space required in private development versus preserved open space areas.
- **PZ-23-00135:** 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.

See attached memo for details.

Attachments

1. PZ-22-00223 – Planned Residential Development
PZ-23-00136 – Residential Uses in the Public Facility (PF) Zone
PZ-23-00137 – Manufactured Home (MH) Zone Lot Development Standards

Zoning Code Amendments Memo
Zoning Code Amendments Presentation

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	<u>10-40.60.230</u>							
Neighborhood								
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 P³	PRD P³	PRD P³	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						

DRAFT

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 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						

DRAFT

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 10-40.30.030.C FG. : 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 ^{6a}	p ^{6a}	--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 ^{6a}	p ^{6a}	p ^{6a}	p ^{6a}	p ^{6a}
	Homeless Shelters						
	Emergency Shelters		p ^{6a}	p ^{6a}	p ^{6a}	p ^{6a}	p ^{6a}
	Short Term Housing	<u>10-40.60.190</u>	p ^{6a}	p ^{6a}	p ^{6a}	p ^{6a}	p ^{6a}

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/UP ⁹	P/UP ⁹	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 10-80, 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.

DRAFT

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~~
- 10-40.60.170175 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	15/40¹	15/35¹
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.

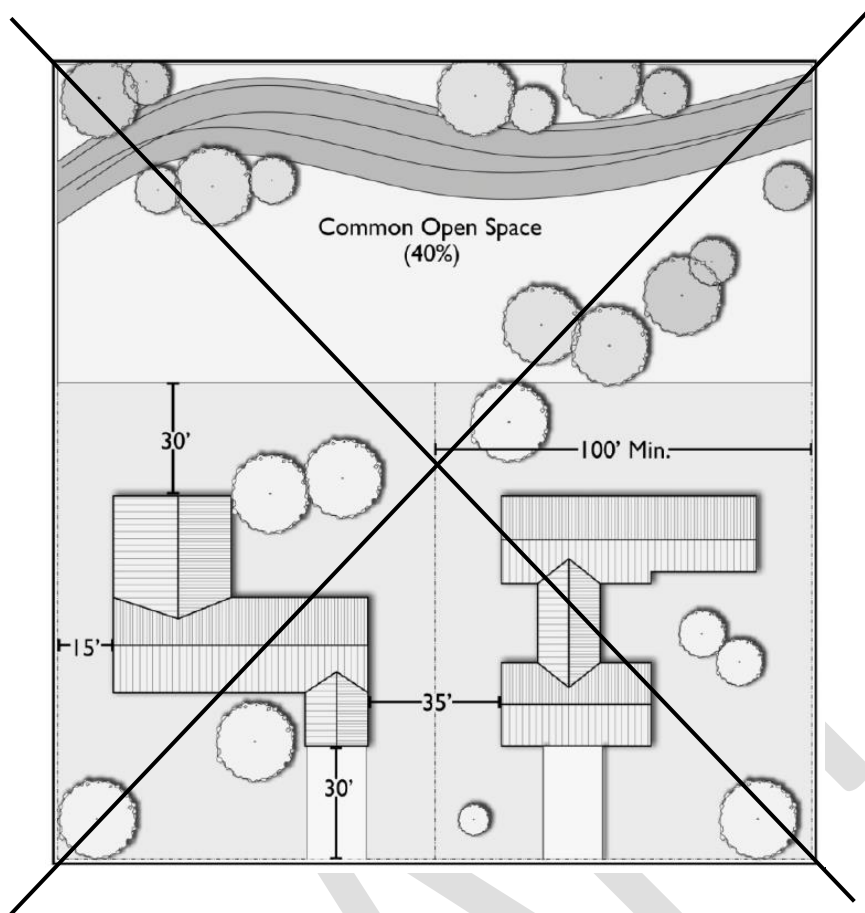
²Excluding required open space areas in compliance with subsection (D) of this section.

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

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.~~

1. 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’
Minimum Lot Depth	50’	50’	50’	50’	50’	50’

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 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 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.
 - 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 having 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.~~ **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.”~~

Case No. PZ-23-00136 – Residential Uses in the Public Facility (PF) Zone

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

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Space Zones, Table 10-40.60.060.B: Public and Open Space Zones – Allowed Uses as follows:

B. Public and Open Space Zones – Allowed Uses. The allowed land uses of each of the Public and Open Space zones are shown in Table 10-40.30.060.B.

Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses				
Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Industrial, Manufacturing, Processing and Wholesaling				
Quarrying Operations	10-40.60.280	UP	--	--
Ranching, Forestry and Animal Keeping				
Forestry		--	P	--
Ranching		--	P	--
Recreation, Education and Assembly				
Commercial Campgrounds	10-40.60.130	UP	--	--
Commercial Recreation Facilities, Indoor		UP	--	--
Commercial Recreation Facilities, Outdoor	10-40.60.270	UP	--	--
Libraries, Museums		P	--	--
Outdoor Public Uses, General		P	--	--
Open Spaces		P	P	P
Parks or Recreation Facilities				
Active Recreation		P	--	--

**PZ-23-00136 Zoning Code Text Amendment
Residential Uses in the Public Facility (PF) Zone**

Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses				
Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Passive Recreation		P	P	P
Schools – Public and Charter		P	--	--
Schools – Private		UP	--	--
Universities and Colleges		P	--	--
Residential				
Employee Housing		P ¹	--	--
Dwelling, Duplex		P¹	--	--
Dwelling, Multiple-Family		P¹	--	--
Dwelling, Attached Single-Family		P¹	--	--
Dwelling, Detached Single-Family		P¹	--	--
Institutional Residential				
Congregate Care Facilities		P	--	--
Convents or Monasteries		UP	--	--
Custodial Care Facilities		UP	--	--
Homeless Shelters 10.40.60.190				
Emergency Shelters		UP		
Short Term Housing		UP		
Nursing Homes		UP		
Sheltered Care Homes		UP		
Retail Trade				
Farmers Markets and Flea Markets		P	--	--
Services				

**PZ-23-00136 Zoning Code Text Amendment
Residential Uses in the Public Facility (PF) Zone**

Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses				
Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Cemeteries		UP	--	--
Governmental Offices		P	--	--
Public Services				
Public Services Major		UP	--	--
Public Services Minor		UP	UP	--
Emergency Services		UP	--	--
Telecommunication Facilities				
AM Broadcasting Facilities	10-40.60.310	UP	UP	--
Antenna-Supporting Structure	10-40.60.310	UP	UP	--
Attached Telecommunication Facilities	10-40.60.310	P	P	--
Collocation Facility	10-40.60.310	P	P	--
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	UP	--
Stealth Telecommunication Facilities	10-40.60.310	P	P	--
Transportation and Infrastructure				
Accessory Wind Energy Systems	10-40.60.040	P	P	--
Wind Energy Production Facility		UP	P	--
Airports/Landing Strips, Heliports, or Helistops	10-40.60.060	UP	--	--
Government Service/Maintenance Facilities		P	--	--
Municipal Airports		P	--	--
Urban Agriculture				
Community Gardens	10-40.60.140	P	--	--

**PZ-23-00136 Zoning Code Text Amendment
Residential Uses in the Public Facility (PF) Zone**

Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses				
Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
End Notes				
1. Residential uses not including Institutional Residential uses in the PF zone shall be subject to the Building Form and Property Development Standards of the High Density Residential (HR) zone.				
Key				
P = Permitted Use				
UP = Conditional Use Permit Required				
-- = Use Not Allowed				

DRAFT

Case No. PZ-23-00137- Manufactured Home (MH) Zone Lot Development Standards

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

Section 1. 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, Table 10-40.30.030.C to modify as follows:

C. Residential Zones – Building Form Standards and Property Development Standards. The building form and property development standards shown in Table 10-40.30.030.C. shall apply to all property within the corresponding residential zone.

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								
Lot sizes	(1) Lot sizes and setbacks shall be provided in accordance with the requirements delineated on the 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.							
Setbacks	(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 and setbacks are approved by the City Council on a final plat that is recorded.							
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'	--	--	--	--	

**PZ-23-00137 – Zoning Code Amendment
 Manufactured Home (MH) Zone Lot Development Standards**

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
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							
Building Height (max.) ^{12, 13, 14}	35'	35'	35'	35'	35'	60' ⁴	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 ⁸	1	1	6	14	14	29 ⁵	11
Maximum with the RPO, outside of a pedestrian shed of an activity center ⁸	1	1	5	--	9	22	4
Multiple-Family Developments with four dwelling units or more, Bedrooms per Acre							

**PZ-23-00137 – Zoning Code Amendment
 Manufactured Home (MH) Zone Lot Development Standards**

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards								
		Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
	Maximum without the RPO	---End note 15---	15	--	35	72.5	--	
	Maximum without the RPO with a Conditional Use Permit for a High Occupancy Housing Development inside of a pedestrian shed of an activity center ¹⁸	---End note 16---	21	--	49 ¹⁷	101.5 ¹⁷	--	
	Maximum with the RPO	---End note 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 ¹⁸	---End note 16---	17.5	--	31.5 ¹⁷	77 ¹⁷	--	
Lot Requirements								
Area								
	Gross (min.)	1 ac ⁶	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	5 ac 4,000 sf
	Per Unit (min.)	1 ac ⁶	1 ac	6,000 sf	3,000 sf	End note ⁵	End note ⁵	4,000 sf

**PZ-23-00137 – Zoning Code Amendment
 Manufactured Home (MH) Zone Lot Development Standards**

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Width							
Interior Lots (min.)	100' ⁷	149' ⁸	60' ^{8,9}	50'	50' ^{8,9}	50' ^{8,10}	-- 40'
Corner Lots (min.)	100' ⁷	149' ⁸	65' ^{8,9}	50'	50' ^{8,9}	50' ^{8,10}	-- 45'
Depth (min.)	200' ⁷	--	100' ⁸	100'	100' ⁸	75' ^{8,10}	--100'
Other Requirements							
Open Space (% of Development Site Area) ¹¹	--	--	--	--	See Table 10-40.30.030.A		
Fences and Screening	See Division 10-50.50						
Landscaping	See Division 10-50.60						
Lighting	See Division 10-50.70						
Parking	See Division 10-50.80						
Signs	See Division 10-50.100						
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 10-40.30.030.H.							
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:							

**PZ-23-00137 – Zoning Code Amendment
 Manufactured Home (MH) Zone Lot Development Standards**

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards															
	Residential Zones														
	RR	ER	R1	R1N	MR	HR	MH								
<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Area of Lot</th> <th style="width: 70%;">Required Lot Area Per Dwelling Units</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">5,000 to 14,000 square feet</td> <td style="text-align: center;">2,500 square feet</td> </tr> <tr> <td style="text-align: center;">14,001 to 24,000 square feet</td> <td style="text-align: center;">2,000 square feet</td> </tr> <tr> <td style="text-align: center;">24,001 square feet and over</td> <td style="text-align: center;">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														
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 10-40.60.280, Planned Residential Development).															
9. Lot width measured at the setback line.															
10. 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.															
11. Common open space as required in Division 10-50.110, Specific to Building Types, and areas set aside for resource preservation such as floodplains, slopes and forests (Division 10-50.90, 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.															
12. 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.															
13. 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															

**PZ-23-00137 – Zoning Code Amendment
 Manufactured Home (MH) Zone Lot Development Standards**

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
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.							
14. Steeples, 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.							
15. Multiple-Family 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.							
16. Multiple-Family 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.							
17. 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.							
18. Activity centers are delineated on the General Plan or applicable Specific Plan.							
Key							
-- Not Applicable							

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.210: Manufactured Homes as follows:

10-40.60.210 Manufactured Homes

A. **Parking or Placement of a Manufactured Home.** A manufactured home for residential purposes may be placed only in a manufactured home park or subdivision in any zone where such park or subdivision is permitted, except as provided by this section.

B. **Temporary Manufactured Homes and Trailers.** Temporary manufactured homes and trailers may be used under the following circumstances, and shall be limited as follows to other than residential uses:

**PZ-23-00137 – Zoning Code Amendment
Manufactured Home (MH) Zone Lot Development Standards**

1. As a construction office use while a new building is under construction on the same lot. If such manufactured home is used as a real estate sales office, a temporary use permit is required. See Section 10-20.40.150, Temporary Use Permits, for temporary uses.
 2. With a temporary use permit, to operate a business by the owner or lessee during the time of construction of a new building on the same commercial or industrial site. See Section 10-20.40.150, Temporary Use Permits.
 3. For subsections (B)(1) and (B)(2) of this section, such manufactured homes or trailers shall be removed from the site prior to the issuance of a certificate of occupancy for the new building on the same lot.
- C. **Manufactured Home Subdivisions.** Additional standards for manufactured home subdivisions are included in Chapter 11-20, Subdivision and Land Split Regulations.
- D. **Manufactured Home Park.**
- ~~1. The minimum area of the manufactured home park shall be five acres.~~
 12. The density of manufactured home parks ~~developments~~ shall be regulated by **the allowed density of the Manufactured Housing zone in addition to the** separation requirements and recreational requirements as set forth in these standards.
 23. **Maps Site plans** showing location of all parking spaces, buildable areas, accessory buildings, and common buildings, and for all common open areas, shall be included with an application for approval of a manufactured home park.
 34. The area in which buildings, structures, manufactured homes, single-family homes, and accessory buildings are located shall be shown on a **map site plan** for each site. This area is called the buildable area. The maximum length and width of any manufactured home shall be shown on the **map site plan** within each buildable area.
 45. No manufactured home, structure, single-family dwelling, or accessory building may be located outside of the buildable areas indicated on the **map site plan**.
 56. No buildable area may be located any closer than 16 feet from another buildable area.

**PZ-23-00137 – Zoning Code Amendment
Manufactured Home (MH) Zone Lot Development Standards**

67. No buildable area may be closer than eight feet from property boundaries.

78. There shall be a minimum distance of eight feet between the front of the buildable area and any private street. There shall be a minimum distance of 12 feet between the side of a buildable area and a private street. A minimum distance of 25 feet shall exist between any buildable area and a public street with no access from a buildable area onto a public street.

89. Recreation Area.

a. Not less than 10 percent of the gross site area shall be devoted to recreational facilities and common area.

b. Recreation areas shall generally be provided in a central location in the manufactured home park. Recreational areas can be decentralized if at least one area of at least two-thirds acre can be provided.

c. No recreation area shall be smaller than 5,000 square feet.

d. Recreation areas may include space for community buildings and community use facilities, such as indoor recreation areas, swimming pools, hobby and repair shops, and service buildings. When such community buildings and community use facilities are provided, for each square foot of recreational building area, the open space requirements shall be reduced by three square feet.

e. All recreation areas shall be maintained in a dust free condition.

910. Streets.

a. All private streets shall be improved in accordance with the *Engineering Standards*.

b. All manufactured home parks shall be provided with safe, convenient paved vehicular access from abutting streets to each mobile home lot.

c. Entrances to a manufactured home park shall have two separated direct connections to public streets and shall be designed to allow free movement of traffic on such adjacent streets.

d. Access to a manufactured home park shall not be through a residential area to reach a collector route.

**PZ-23-00137 – Zoning Code Amendment
Manufactured Home (MH) Zone Lot Development Standards**

1044. All outdoor lighting shall comply with the provisions of Division 10-50.70, Outdoor Lighting Standards.

1142. Standards for Manufactured Home Spaces.

a. The limits of each manufactured home space shall be clearly marked on the ground following the dimensions and layout of the site plan for the manufactured home park.

b. Each manufactured home space shall be improved to provide adequate support for the placement and tie down of the manufactured home.

c. Each manufactured home space shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall not be less than 300 square feet with at least a dimension of 15 feet. This area shall not be a part of the buildable area.

1243. Solid Waste Disposal System. Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning of the area. Solid waste collection stands shall be screened in accordance with the standards provided in Division 10-50.50, Fences and Screening.

1344. Storage Area. Storage areas shall be provided for the storage of boats, travel trailers, utility trailers, and extra vehicles at the ratio of 300 square feet for each four manufactured home spaces. Storage areas shall be enclosed with a chain link or comparable fence six feet in height.

1415. Travel Trailer Parking Spaces. A manufactured home park located on a major highway or a City arterial street may be designed such that a maximum of 20 percent of the manufactured home park accommodates travel trailers or similar recreational vehicles in accordance with the standards established in Section 10-40.60.130, Commercial Campground.



Date: October 18, 2023
TO: Housing Commission
FROM: Tiffany Antol, AICP, Zoning Code Manager
Through: Adriana Fisher
RE: Housing Commission Work Session

I. **Request:**

Case No PZ-22-00223: Request for a work session with the Housing Commission to discuss the City's proposed amendment to the Zoning Code to modify the existing Planned Residential Development (PRD) requirements.

Case No. PZ-23-00136: Request for a work session with the Housing Commission to 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: Request for a work session with the Housing Commission to 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.

II. **Purpose of the Work Session:**

The purpose of the work session is for staff to present an overview of the proposed amendments, to allow the Commission to provide their ideas, suggestions, and concerns, as well as offer alternate suggestions and ideas. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the Planning & Zoning Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council. The anticipated timeline for the amendments is as follows:

October 19, 2023 – Public Open House

October 24, 2023 – City Council Work Session

October 25, 2023 – Planning and Zoning Commission Work Session

October 26, 2023 – Housing Commission Work Session

November 8, 2023 – Potential Planning and Zoning Commission Public Hearing

November 21, 2023 – Potential City Council Public Hearing (1st Reading of Ordinance)

December 5, 2023 – Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. Overview of Proposed Amendments:

A. **PZ-22-00223: Planned Residential Development (PRD)**

The proposed amendment (Attachment 1) includes a complete overhaul of 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.

The PRD standards currently require that a development project meet the standards of the Form Based code by applying transect zone building placement and form standards (i.e., building height, setbacks, etc.) and requiring the use of specific building types as permitted based on the underlying zoning category. There are two ways that a project can use the PRD Standards. The first includes the development of Duplexes and Multiple-Family Dwellings in the Rural Residential (RR), Estate Residential (ER), and Residential Single-family (R1) zones, and the development of a Single-family dwelling in the Medium Density Residential (MR) and High Density Residential (HR) zones. The second includes subdivisions that use alternative development standards other than the underlying zoning category. For example, a large parcel in the MR zone is proposed to be developed as single-family lots, because single-family is only permitted as a PRD, or a large parcel in the RR zone wants to allow 6,000 square foot lots instead of one acre lots (maintaining the same density of the RR zone), so the PRD must be utilized.

The proposed amendment detaches the use of the Form Based code with the PRD and requires that all permitted residential uses utilize the development standards of the 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.

A detailed list of the changes is as follows:

- 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. Currently this section requires residential developments over 50 units to provide both civic space and common open space.
- 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.
- 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 or one accessory 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 for Multiple-Family Dwellings.
- Modify Table 10-40.30.040.B. Commercial Zones – Allowed Uses to clarify the same

information as the residential use table listed 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.
- Modify Section 10-40.60.280: Planned Residential Development to update Common Space requirements, permitted development standards, and provide required design elements.
- Modify Chapter 10-80: Definitions to update the various dwelling definitions.

B. PZ-23-00136: Residential Uses in the Public Facility (PF) Zone

The proposed amendment (Attachment 3) includes additions to 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. This evaluation would be to determine the feasibility of repurposing or developing the property in a manner that supports increasing the number of available and affordable housing units, including but not limited to: converting to municipally operated Affordable Housing; seeking a public-private partnership; or exploring shared equity models of development. Many City-owned properties are located within the PF zone which does not currently permit the residential uses that are encouraged by this resolution. This amendment proposes to make these uses permitted within the PF Zone to support this resolution.

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 and other governments or quasi-public agencies (APS, museums, County, Unisource, and Lowell) own 12% of all the parcels. The remaining 10% of all the PF zoned parcels fall under private ownership.

C.PZ-23-00137: Manufactured Home (MH) Zone Lot Standards

The proposed amendment (Attachment 4) includes revisions to 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. There are several subdivisions within the MH zone in Flagstaff that currently have parcels sizes much smaller than 5 acres. The former Land Development Code required a minimum of 4,000 square feet for individual residential lots in this zone using the Planned Development option. Minimum lot depth and width standards have been provided that are in alignment with the 4,000 square foot lot size requirement, similar to other residential zoning categories. Minimum lot width would be 40 feet for interior lots and 45 feet for corner lots with a minimum lot depth of 100 feet. It is possible to alter setbacks and lot development standards with an approved subdivision plat.

In addition, this amendment 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.

IV. Community Involvement

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on October 7, 2023, which is 18 days before the scheduled meeting date.

As of the date of this memorandum, staff has not received any public comments on the proposed amendment.

V. Conclusion:

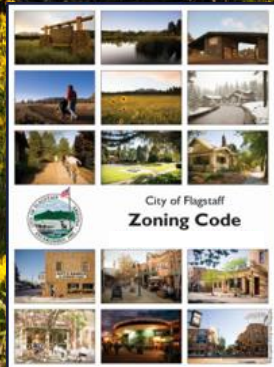
As indicated above, the purpose of the work session is for staff to present an overview of the Zoning Code's proposed amendments and allow interested individuals, residents, and business owners to provide comments. The work session also allows the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendments. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. PZ-22-00223 – Planned Residential Development
2. PZ-23-00136 – Residential Uses in the Public Facility (PF) Zone
3. PZ-23-00137 – Manufactured Home (MH) Zone Lot Development Standards

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

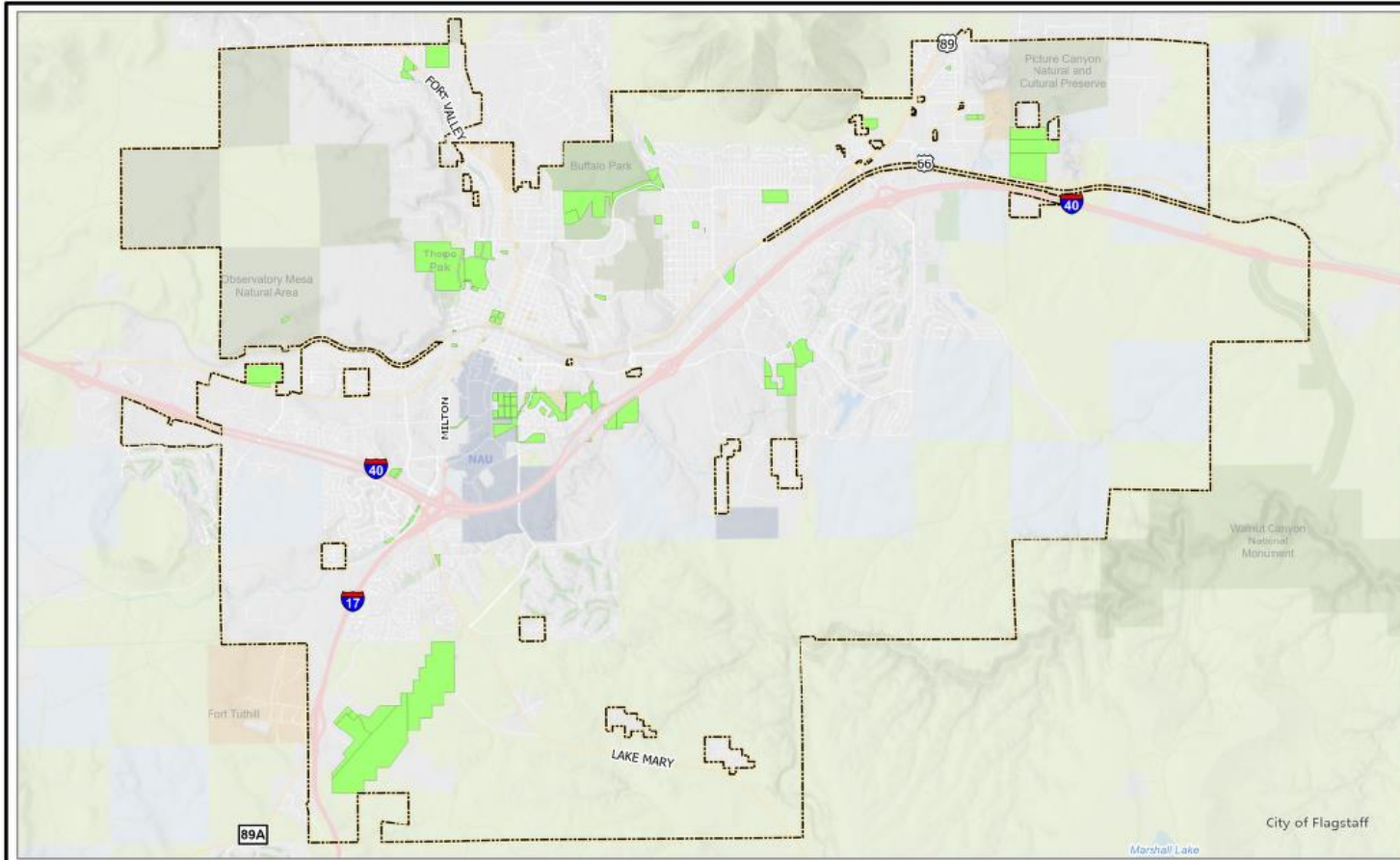
Overview of Proposed Amendment:

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.

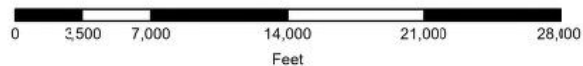
The Flagstaff City Council adopted Resolution No. 2022-52 on November 1, 2022. This resolution states that the Mayor and City Council require if a City-owned building or property is being vacated by the City, that the Housing Section first have the opportunity to evaluate the property.



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.

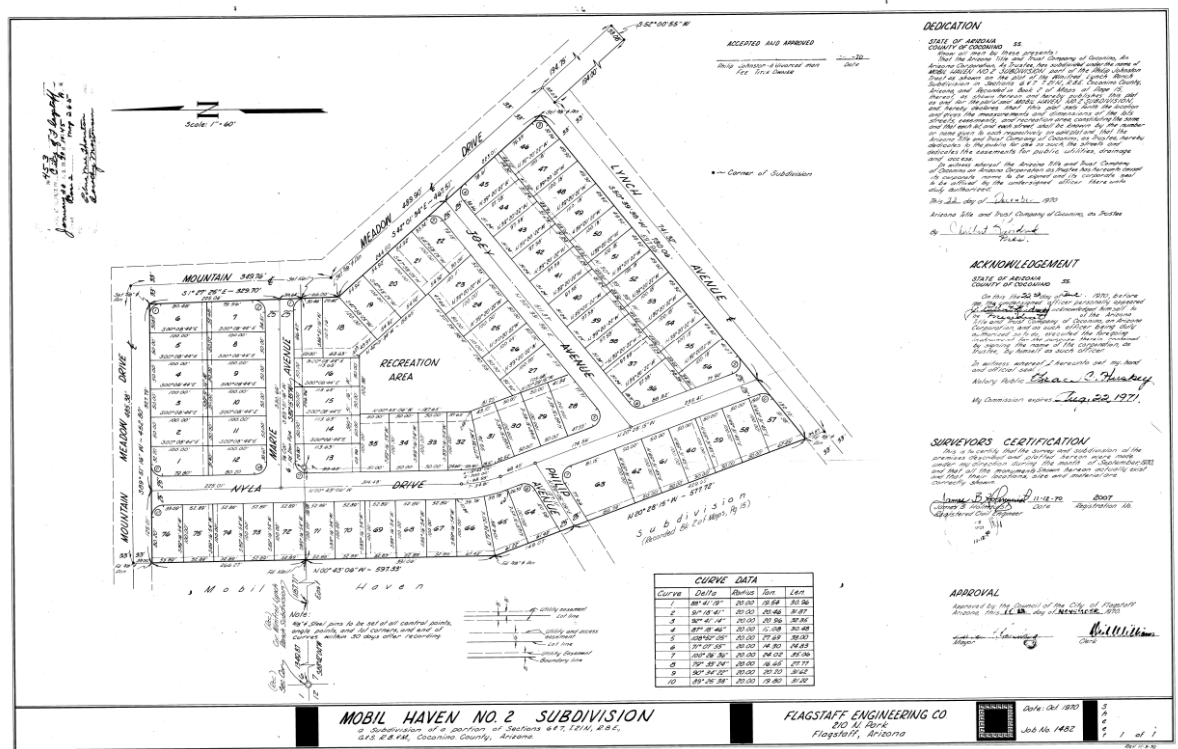
The Zoning Code currently requires a minimum parcel size of 5 acres and provides no minimum lot width or depth requirements.

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

Mobile Haven Subdivision





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 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

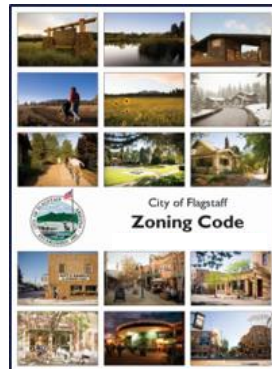
- (1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
- (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and**
- (3) The proposed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



Zoning Code Text Amendments



Questions, Comments, and Suggestions





Housing Commission

6. C.

Co-Submitter: Dan Folke, Community Development Director

From: Adriana Fisher, Housing Program Manager

DATE: 10/26/2023

SUBJECT: Review and Discussion on the Building & Property Care Standards and Associated Amendments to the Littering and Abandoned Vehicle Chapters

STAFF RECOMMENDED ACTION:

Discuss and provide feedback on the Building & Property Care Standards and Associated Amendments to the Littering and Abandoned Vehicle Chapters.

Executive Summary:

See attached memo.

Attachments

Memo

Presentation

PCO Appendix

PCS w TOC text amendments



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: October 18, 2023

To: Housing Commission

From: Dan Folke, Community Development Director

Subject: Building & Property Care Standards

The attached Building and Property Care Standards (PCS) are the outcome of a series of citizen working group meetings that were held during the summer of 2022 and subsequent City Council work sessions, including one on June 13, 2023. At the June work session, City Council requested the PCS be reviewed by the Housing Commission.

While the PCS address issues identified as important through the community process, it was also recommended to review existing sections of code that will support the PCS and provide standards that address littering, nuisances (dangerous and abandoned buildings), and abandoned vehicles.

Attached to this report are proposed text for a new Chapter 7-06 Building and Property Care Standards, and amendments to Chapter 6-06 Littering and Chapter 6-07 Abandoned Vehicles. Staff also reviewed Chapter 6-04 Nuisances (Dangerous Buildings) as well as sections of the International Building Code and Housing Code. No changes are proposed to these sections at this time.

Chapter 7-06 Building & Property Care Standards

- includes purpose and intent, definitions, standards for buildings and property, and exemptions
- definitions are short and consistent with those found in a dictionary
- property standards address adequate storage of litter and debris,

- accumulation of litter and debris, storage of inoperable vehicles/equipment/appliances, hazards and securing vacant properties
- building standards address abandonment, deterioration, and attractive nuisances on private property
- allows temporary security of broken doors and windows no more than 30 days, then they must be replaced
- 180 days to secure then replace doors & windows is standard in published Property Care Ordinances
- Current rules allow buildings to be secured (boarded up) indefinitely
- Provides exemptions for community events and disasters
- appendix on best practices to meet the standards

Chapter 7-11 Littering

- Move from Title 6 Police Regulations to Title 7 Health and Sanitation
- New Chapter 7-11 Littering
- new definition Litter
- eliminate confusing definitions, remove unnecessary and repetitive sections, and remove enforcement procedures specific to litter
- enforcement will utilize the Civil Enforcement Procedures

Chapter 6-07 Abandoned Vehicles

- change chapter title to 'Inoperable Vehicles'
- delete definitions abandoned and junked
- new definitions for Inoperable Vehicle and Sheltered Storage
- inoperable vehicles must be sheltered in a garage, carport, rear fenced yard or covered in driveway or unfenced rear yard

PZ-23-00094

Building & Property Care Standards

Housing Commission

October 26, 2023





Building & Property Care Standards

Presentation Outline

- Recent History on Property Care Standards
- Draft Building and Property Care Standards
- Proposed Amendments to Littering Chapter
- Proposed Amendments to Abandoned Vehicles
- Next Steps

“It is not enough for cities to be beautiful and efficient. They could, and should, be just and fair as well, and planners should work toward human betterment.”

Norman Krumholz, FAICP



Building & Property Care Standards

Project Team

Tiffany Antol, Zoning Code Manager

Reggie Eccleston, Code Compliance Manager

Kevin Fincel, Deputy City Attorney

Dan Folke, Community Development Director

Mark Reavis, Heritage Preservation Officer & Neighborhood Planner



Building & Property Care Standards

Why consider property care standards now?

- Property Maintenance Ordinance not adopted – 2012
- November 24, 2020 Future Agenda Item Request (FAIR)
- Working Group meetings summer 2022
- September 27, 2022 City Council Work Session
- June 13, 2023 City Council Work Session



Building & Property Care Standards

What is a Property Maintenance Ordinance?

- Rules for maintenance of all land and buildings
- Life and safety regulations
- Accumulation of garbage/debris/refuse/litter
- Hazardous and dangerous conditions
- Deteriorating structures
- Abandoned properties and vehicles



Building & Property Care Standards

Considerations

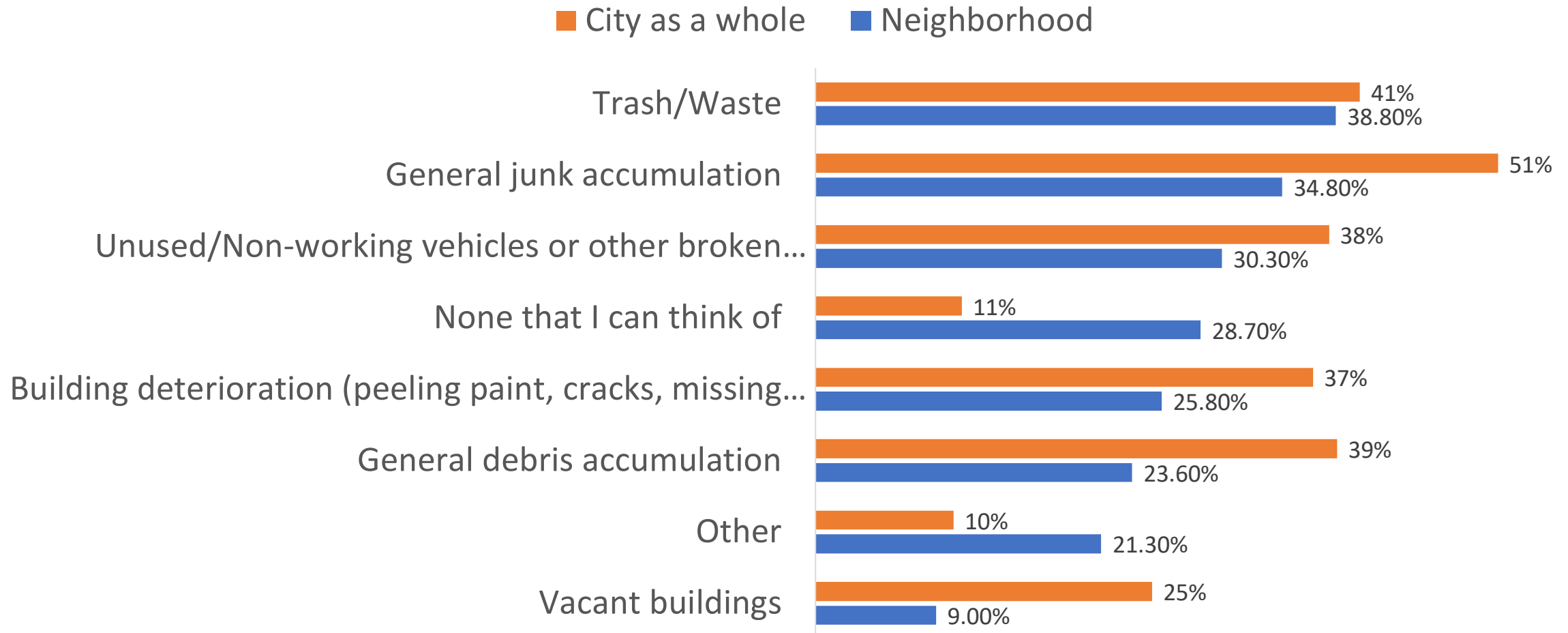
- Housing Emergency
- Climate Emergency
- Neighborhood & Heritage Preservation
- Social Equity
- Health and Safety of Neighborhoods



Building & Property Care Standards



2022 Survey Results – Issues





Building & Property Care Standards

Survey Results – Primary concerns

- Inequitable impacts/ability to comply
 - health, race, income
- Existing ordinances in place
 - Enforce existing codes
- Subjectivity of aesthetic elements
- Overbearing – sounds too much like HOA
 - Many people chose to live without HOA



Building & Property Care Standards

Selected Approach

- Create simple, clear standards for buildings and land
- Support standards with improved city code
 - Littering, Nuisances, Abandoned Vehicles, Building Code
- Appendix: how to meet the standards
- Continue to work with A League of Neighborhoods
- Create a Property Care program



Building & Property Care Standards

Division 7-06 Building and Property Care Standards

7-06-001-0002 Purpose

The purpose of the Building and Property Care Standards (PCS) is to improve and maintain the appearance of the City of Flagstaff and improve quality of life by protecting public health, safety, and welfare. These standards establish minimum exterior maintenance standards for all residential and non-residential buildings and properties in the City to protect against hazardous, deteriorating, and other dangerous conditions.

7-06-001-0003 Intent

These standards shall be applied and enforced fairly and consistently. The City shall provide adequate notice to affected property owners to resolve conditions and the City may provide resources to assist property owners with compliance as they are available. It is the intent of the City to work with property owners and tenants to preserve existing buildings and housing.



Building & Property Care Standards

7-06-001-0004 Definitions

DEBRIS: The remains of something broken down or destroyed.

GARBAGE: Food waste; discarded or useless material.

LITTER: Trash, wastepaper, debris, or garbage lying scattered about. An untidy accumulation of objects.

TRASH: Things that are no longer useful or wanted and have been thrown away; something in a deteriorated or broken condition.



Property Care Standards

7-06-001-0005 Property Care Standards

Property Standards: These standards shall provide for the elimination of Litter, Debris, Inoperable equipment, Hazards, and Attractive Nuisances, for the purpose of protecting public health, safety, and welfare:

1. Property owners shall provide Container capacity adequate to meet the Garbage and recycling removal needs of the property to prevent the accumulation of uncontained Litter and Debris. Containers shall be secured on the property and maintained in good working condition.
2. Properties shall be kept free from the accumulation of Litter, Trash, Debris, or Garbage.
3. Inoperable equipment, vehicles, and appliances shall not be stored on a property where it is visible from the public right-of-way or accessible to members of the public.
4. Properties shall remain free from Hazards including but not limited to damaged or dead trees or vegetation, unsecured, exposed, or inoperable private utility infrastructure, or walls and fencing that are structurally unsound.
5. Unoccupied properties shall be posted "No Trespassing" or adequately secured to prevent unauthorized use of the property.



Building & Property Care Standards

7-06-001-0005 Property Care Standards

A. Buildings and Structures Standards: These standards shall provide for the elimination of conditions of Abandonment, Deterioration, and Attractive Nuisance, for the purpose of protecting public health, safety, and welfare:

1. Windows and doors shall be maintained in proper working condition. Where damaged windows or doors require repair or replacement, temporary security measures may be installed for no more than 30 days.
2. All buildings and structures shall be maintained to prevent Deterioration or the appearance of Abandonment that threatens the buildings longevity. This includes but is not limited to general building maintenance such as repairs of windows, doors, roofs, and exterior structural elements.
3. Unoccupied buildings shall be posted "No Trespassing" or adequately secured to prevent unauthorized use of the property.



Building & Property Care Standards

7-06-001-0006 Exemptions

It shall be the sole discretion of the City of Flagstaff to suspend enforcement of these standards due to circumstances beyond the control of the property owner, such as community events, natural disasters, fires, flooding and managing through recovery.



Building & Property Care Standards

Title 6 Police Regulations: Chapter 6-06 Littering

- Move to Title 7 Health & Sanitation, Chapter 7-11
 - applies to private property
- New Definitions
- Repeal unnecessary sections
- Consistent penalties and process



Building & Property Care Standards

Chapter 6-07 Abandoned Vehicles

- Retitle: Inoperable Vehicles
- New Definitions
- Identify where Inoperable Vehicles are permitted to be stored
- Consistent penalties and process



Building & Property Care Standards

Chapter 6-04 Nuisances

- Reviewed Chapter 6-04, Building Code, Housing Code
- Retain sections on Dangerous Buildings in the Building Code
- Also recommend retaining Nuisance or similar provisions outside the Building Code
- Allows citizen or City Council to initiate action



Building & Property Care Standards

Upcoming Dates & Next Steps

- October 19 - Zoning Code Open House
- October 24 - City Council work session
- October 25 - Commission on Inclusion & Adaptive Living
- October 26 - Housing Commission
- November 14 – City Council work session
- Nov. 21 & Dec. 5 - City Council 1st & 2nd reading ordinance to adopt

Building & Property Care Appendix

Recommendations for securing of buildings and structures: Repair, secure, remove and properly dispose of deteriorated materials, which indicate an appearance of abandonment visible from street frontage:

- Remove litter, door hangers, mail that accumulates at a home or building's entry.
- Repair broken, loose and damaged building components such as screen doors, windows, shutters, and other materials.
- Graffiti to be removed immediately and effectively.
- Vacant buildings for sale to have secured door locks and secure windows that deny access.
- The property owner may decide to fully secure and/or board up a vacant building to resolve break in problems until long-term solutions are determined.
 - Site to be properly posted for no trespassing and include contact information (phone & email) of management and/or owner to report problems that impact neighbors, and neighborhood desirability.
 - Door secured with locks, screws, wood blocking on doors to prevent access.
 - Window secured with, screws, wood blocking on windows to prevent access.
 - Board Up
 - Panels or similar to be cut to fit windows and doors openings.
 - Panels are to be painted or stained to improve appearance.
 - Panels to be secured with adequate screws and/or, tamper resistant, alternate screws head design, drilled out heads all to provide additional security.
 - Problem areas of entry are to be provided with additional means such as interior blocking with thru bolts or similar.

Recommendation for preventing building and structure deterioration: Provide remedies to the deterioration of a building that threatens its longevity and allows for continued safe and future healthy habitation. Repair, secure, replace and properly dispose of deteriorated materials:

- Of roofs and other sloped and horizontal members to prevent penetration of water and moisture into subsurface, structure and interior.
- Of exterior wall surfaces of siding, brick, stone, stucco, etc. and vertical surfaces/supports to be cared for to prevent penetration damage of subsurface and intrusion of moisture and water into the interior.
- Of exterior features such as trim, soffits, fascia, vents, chimney, skylights and similar that are missing or in a deteriorated condition to allow for the intrusion of moisture or water to damage the structure or allow for intrusion into the interior.

- Of exterior windows and doors that allows for penetration of moisture or water into the interior.
- Of exterior finishes of paint, stain, waterproofing or of the material itself to be cared for to protect its underlying material as intended.

Recommendations for Posting & Security

- Vacant buildings & structures, sites and lots to provide identifiable and maintained boundaries.
- Site to be properly posted for no trespassing and include contact information (phone & email) of management and/or owner to report problems that impact neighbors, and neighborhood desirability.
- Vacant property owners are responsible for security of and addressing problems associated with their property.

PZ-23-00094 Building & Property Care Amendments

Table of Contents

	Page
Chapter 6-06 Littering proposed for repeal	1-13
Chapter 6-07 Inoperable Vehicles proposed amendments	14-16
Chapter 7-06 Building & Property Care Standards proposed new chapter	17-19
Chapter 7-11 Littering proposed amendments	20-25

PZ-23-00094 Updates to City Code - Property Care Standards

Provisions that are being deleted are shown in bold strikethrough.

Provisions that are being added are shown in bold text.

Section 1: Repeal Title 6 Police Regulations, Chapter 6-06 Littering:

**~~CHAPTER 6-06~~
~~LITTERING~~**

SECTIONS:

~~6-06-001-0001~~ **DEFINITIONS:**

~~6-06-001-0002~~ **LITTERING PROHIBITED:**

~~6-06-001-0003~~ **UNAUTHORIZED ACCUMULATION OF LITTER ON PRIVATE PROPERTY:**

~~6-06-001-0004~~ **LITTERING PROHIBITED, ALLEYS, SIDEWALKS AND PUBLIC UTILITY EASEMENTS:**

~~6-06-001-0005~~ **UNINHABITED OR VACANT PRIVATE PROPERTY:**

~~6-06-001-0006~~ **LOADING OR UNLOADING DOCKS:**

~~6-06-001-0007~~ **PRIVATE RECEPTACLES, SHOPPING CENTERS:**

~~6-06-001-0008~~ **POSTING OF HANDBILLS ON PUBLIC AND PRIVATE PROPERTY:**

~~6-06-001-0009~~ **ENFORCEMENT AUTHORITY:**

~~6-06-001-0010~~ **INSPECTIONS:**

~~6-06-001-0011~~ **VIOLATIONS:**

~~6-06-001-0012~~ **NOTICE OF VIOLATION:**

~~6-06-001-0013~~ **SERVICE OF NOTICE:**

~~6-06-001-0014~~ **APPOINTMENT OF HEARING OFFICER:**

~~6-06-001-0015~~ **CIVIL VIOLATION AND ADMINISTRATIVE HEARING:**

~~6-06-001-0016~~ **APPEAL OF DECISION AND COST OF REMOVAL:**

~~6-06-001-0017~~ **SCOPE OF REVIEW:**

~~6-06-001-0018~~ **VOLUNTARY ABATEMENT; REMOVAL BY CITY:**

~~6-06-001-0019~~ **LIEN FOR REMOVAL:**

~~6-06-001-0020~~ **CRIMINAL PENALTIES:**

~~6-06-001-0021~~ **SEVERABILITY:**

6-06-001-0001 DEFINITIONS:

~~For the purposes of this Chapter, the following terms, phrases and words and their derivations shall have the meaning given herein when not inconsistent with the context; words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.~~

~~ADJACENT PROPERTY: The term "adjacent property" shall mean that segment of an alley, sidewalk, or public utility easement from the centerline of the alley, sidewalk or public utility easement to the outermost corner of the private property abutting the alley, sidewalk or public utility easement, and continuing the length of the private property to the end in which the private property no longer abuts the alley, sidewalk or public utility easement.~~

~~ADJACENT PROPERTY OWNER: The term "adjacent property owner" shall mean any owner, occupant, licensee or lessee of private property in which any segment of the private property abuts an alley, sidewalk, or public utility easement.~~

~~AUTHORIZED CONTAINER: The term "authorized container" shall mean any container provided by the City of Flagstaff or an authorized private refuse collector for the collection of refuse.~~

~~HANDBILL: The term "handbill" means any advertising circular, folder, booklet, letter, card, pamphlet, sheet, poster, sticker, sample or device, leaflet, paper, notice or other written, printed or painted matter of a temporary nature calculated to attract the attention of the public. The term "Handbill" does not include newspaper. "Handbill" does not come within the definition of a sign for purposes of Chapter 10-08 and Chapter 10-14 of the City Code.~~

~~HAZARD TO THE PUBLIC HEALTH AND SAFETY: The term "hazard to public health and safety" shall mean but is not limited to the following conditions:~~

- ~~(1) an accumulation of litter in excess of eight (8) cubic feet per one-quarter (1/4) acre; or~~
- ~~(2) an accumulation of litter which materially hampers or interferes with the prevention of, or suppression of fire; or~~
- ~~(3) an accumulation of litter which is infested or exhibits an infestation with insects, rodents, vermin or other noxious pests; or~~

~~(4) an accumulation of litter which creates an attractive nuisance; or~~

~~(5) an accumulation of litter which is foul or malodorous to a reasonable person of normal sensibilities; or~~

~~(6) an accumulation of litter which presents an immediate likelihood of causing or which may cause personal physical harm; or~~

~~(7) an accumulation of litter which interferes with passage of any street, sidewalk, or alley within the City, or visibility of any traffic, traffic control device or signal.~~

JUNK VEHICLE: The term "junk vehicle" means any vehicle (see A.R.S. § 28-101(52)), trailer (see A.R.S. § 28-101(49)), semitrailer (see A.R.S. § 28-101(44)), truck tractor (see A.R.S. § 28-101(51)), mobile home (see A.R.S. § 28-2063(E)), or watercraft (see A.R.S. § 5-301(16));

~~(1) that is in such a state of deterioration that it cannot be profitably dismantled or salvaged for parts and cannot be profitably restored to an operable condition; or~~

~~(2) that is a hazard to the public health and safety as defined herein.~~

LITTER: The word "litter" shall mean "refuse" and "rubbish" as defined herein, and all other waste materials which, if thrown or deposited as herein prohibited, constitutes a hazard to the public health and safety. Litter shall not include "refuse", or "rubbish", as defined herein, or other waste materials authorized to be stored or otherwise kept by a conditional use permit or which constitutes a permissible use within the applicable zoning district and is in compliance with the Land Development Code.

PERSON: The word "person" shall mean any person, firm, partnership, association, corporation, company or organization of any kind, public or private.

PRIVATE PROPERTY: The term "private property" shall mean any private property, including vacant land, a dwelling, house, building or other structure, designed or used either wholly or in part for private residential purposes, or for commercial use whether inhabited or temporarily or continuously uninhabited or vacant, and shall include any tract, lot, yard, grounds, walk, driveway, porch, steps, vestibules or mail box belonging or appurtenant to such vacant land, dwelling, house, building or other structures.

PUBLIC PLACE: The term "public place" shall mean any and all streets, sidewalks, boulevards, alleys or other public ways, and any and all public parks, squares, spaces, grounds and buildings.

REFUSE: The word "Refuse" shall mean all putrescible and nonputrescible solid, semi-solid, and liquid wastes including but not limited to garbage, rubbish, ashes, liquid waste, street cleanings, dead animals, junk vehicles or parts thereof, and solid market and industrial waste.

RESPONSIBLE PARTY: The term "Responsible Party" means any Person who directs, permits, allows, causes or otherwise benefits from the posting, affixing, displaying, painting or otherwise attaching of handbills to or on public objects, public structures, public buildings, Public Places or utility poles; or to or on Private Property or upon any vehicle. For purposes of this section, the following Persons shall be deemed to be Responsible Parties:

(1) The Person whose name, telephone number or address appears as the contact on any matter contained in a Handbill.

(2) The Person whose name, telephone number or address appears as the sponsor or contact for a sporting event, theatrical performance, concert, band or musical performance, or other performance, or similar activity or event which is the subject of the Handbill advertising the subject activity or event;

(3) The owner or lessee, if the property is leased, of property used for a commercial activity or event advertising the subject commercial activity or event in a Handbill;

(4) The owner or lessee, if the property is leased, of property used for a yard or garage sale which property is the address at which the yard or garage sale is advertised in a Handbill;

(5) The real estate agent, broker, brokerage firm or other Person whose name or telephone number appears on the Handbill advertising real or personal property for sale, lease or rent.

RUBBISH: The word "rubbish" shall mean nonputrescible solid wastes consisting of either combustible or noncombustible wastes including paper, wrappings, cigarettes, cardboard, tin cans, construction materials of no apparent economic value, yard clippings, dead leaves, tree trimmings, glass, bedding, crockery, paper cartons, aluminum foil, plastic materials, trash, ashes or other accumulation of filth or debris.

~~SHOPPING CENTER: A group of commercial establishments planned, developed, and managed as a unit with off-street parking provided on the property.~~

~~6-06-001-0002 LITTERING PROHIBITED:~~

~~No person shall throw or deposit litter on any public place or private property, whether owned by such person or not, except that the owner or person in control of private property may maintain authorized containers for collection in such a manner that litter will be prevented from being carried or deposited by the elements or animals upon any private property or any public place.~~

~~6-06-001-0003 UNAUTHORIZED ACCUMULATION OF LITTER ON PRIVATE PROPERTY:~~

~~It shall be unlawful for any owner, occupant, or lessee of Private Property to allow Litter to accumulate on the Private Property unless the same is kept in covered bins or other Authorized Container. However, dead vegetative matter including grass clippings, leaves and tree trimmings may be permitted to remain on the property for the purpose of composting, provided such compost is regularly maintained and confined so as to prevent the compost from drifting, blowing, or generating obnoxious odors onto adjoining Private Properties or Public Places.~~

~~A. It shall be a violation of this section if the owner, occupant, or lessee of Private Property has not cleared away accumulated Litter on that property by 9:00 AM of each day from the previous day's use. Each day that the owner, occupant, or lessee fails to comply with the requirements of this section shall constitute a separate violation.~~

~~6-06-001-0004 LITTERING PROHIBITED, ALLEYS, SIDEWALKS AND PUBLIC UTILITY EASEMENTS:~~

~~It shall be unlawful for an Adjacent Property Owner to allow Litter to accumulate or exist on alleys, sidewalks, or public utility easements unless the same is kept in covered bins or Authorized Containers. An individual may qualify as exempt from this Section if the individual meets guidelines established under Section 7-04-001-0007.A.1.a.~~

~~A. Each Person who is an Adjacent Property Owner will be responsible for removing Litter and cleaning the Adjacent Property, as well as that Person's own premises by 9:00 AM of each day from the previous day's use. This includes sweeping and picking up any Litter on the sidewalk and washing the sidewalk, if there is semi-solid or liquid waste on the sidewalk.~~

~~1. It shall be a violation of this section if the Adjacent Property has not been cleaned by 9:00 AM of each day from the previous day's use. Each day that the owner, occupant, or lessee fails to comply with the requirements of this section shall constitute a separate violation.~~

~~6-06-001-0005 UNINHABITED OR VACANT PRIVATE PROPERTY:~~

~~It shall be unlawful for the owner or lessee of any uninhabited or vacant private property to abandon, neglect or disregard the condition of the property so as to permit the accumulation of litter.~~

~~6-06-001-0006 LOADING OR UNLOADING DOCKS:~~

~~The person owning, operating or in control of a loading or unloading dock shall maintain private containers for collection of litter and shall maintain the dock area free of litter in such a manner that litter or offensive odors from rubbish or refuse will be prevented from being carried by the elements to adjoining private properties or public places.~~

~~6-06-001-0007 PRIVATE RECEPTACLES, SHOPPING CENTERS:~~

~~It shall be the responsibility of the management group or persons(s) in control of a shopping center to provide one (1) receptacle for litter at a minimum of every 100 feet of store frontage allowing public ingress and egress. The minimum size of the receptacle shall be sixty (60) gallons. The receptacle shall be of sufficient weight to prohibit the container from tipping over, and shall include a lid. The design of the receptacles shall be consistent with the architectural style of the shopping center. The receptacles shall be placed not more than twenty (20) feet from the building. It shall be the responsibility of the shopping center management group or person(s) in control of the shopping center to service the receptacles.~~

~~6-06-001-0008 POSTING OF HANDBILLS ON PUBLIC AND PRIVATE PROPERTY:~~

~~A. Public Property: It is a violation of this Chapter 6-06 to post, affix, display, paint or otherwise attach any Handbill to or upon any street lamp post, street sign, traffic signal, traffic sign, traffic control device, hydrant, tree, shrub, tree stake or guard, railroad trestle, electric light, power, telephone, or other utility pole, or on any other public object, public structure, public building, or Public Place except as may be otherwise required or provided by law. Handbills may be handed directly to persons in Public Places.~~

~~B. Private Property: No Person shall affix, deposit, throw or distribute any Handbill upon any Private Property, except by handing or transmitting any such Handbill directly to the owner or occupant of~~

~~such Private Property. In the case of private premises which are not posted against the receiving of Handbills or solicitations, Handbills may be placed upon the premises in a non-permanent manner so as to prevent such Handbill from being deposited by the elements upon any Public Place or other Private Property, but in a manner which does no damage to the property where the Handbill has been placed. Examples of acceptable means of placing handbills on private property include but are not limited to use of plastic bags containing handbills hung from doorknobs or depositing handbills under doormats. The use of nails, staples, tacks or adhesives is forbidden.~~

~~C.— Vehicles: No Person shall deposit any Handbill upon any vehicle on a Public Place without the express consent of the owner or person in control of such vehicle.~~

~~D.— Clean Up: It shall be the responsibility of any person distributing Handbills to maintain the area which is utilized free of any Litter caused by or related to distribution of the Handbills. The person distributing the Handbills and the Responsible Party, as defined in 6-06-001-0001, shall be jointly and individually liable for the Litter created by the distribution of Handbills and for any verified costs incurred by the City associated with the removal of the Handbills deposited or thrown upon Public Places.~~

~~E.— Whenever a Handbill is illegally posted or deposited in violation of this section, the Person(s) who illegally posted the Handbill(s) and the Responsible Party, as defined in 6-06-001-0001, shall be jointly and individually liable for the violation and for any verified costs associated with the removal of the illegally posted Handbill(s).~~

~~1.— Nothing contained in this section shall apply to the posting of notices or markings on public structures, public objects, public buildings, Public Places or utility poles which may be otherwise authorized, permitted or required by law or serve a specified safety or warning purpose.~~

~~2.— Any Handbill found posted, deposited, or otherwise affixed upon any property contrary to the provisions of this section may be removed by the City Manager's designee. In addition, the City's costs of removal shall be assessed against the persons who illegally posted the Handbill(s), or against the Responsible Party in accordance with the provisions of this chapter.~~

~~6-06-001-0009 ENFORCEMENT AUTHORITY:~~

~~The City Manager of the City of Flagstaff, or designee, is hereby authorized and directed to enforce all of the provisions of this Chapter. For such purposes the City Manager shall have the powers of a law~~

~~enforcement officer. Peace officers shall, in addition to all powers granted to peace officers by the State of Arizona, have the same authority as the City Manager's designee in the enforcement of this Chapter.~~

~~6-06-001-0010 INSPECTIONS:~~

~~The City Manager's designee is hereby authorized and directed to make inspections in the normal course of job duties; or in response to a complaint that an alleged violation of the provisions of this Code may exist; or when there is a reason to believe that a violation of this Code has been or is being committed. Unscreened exterior areas may be inspected at any time with or without the involvement of, or notice to, the owner, occupant, licensee or lessee.~~

~~6-06-001-0011 VIOLATIONS:~~

~~It shall be unlawful for any person to cause, facilitate, or aid or abet any violation of any provision of this Chapter or to fail to perform any act or duty required by this Chapter. A violation of a provision of this Chapter may be enforced by an administrative proceeding or by a complaint for criminal penalties.~~

~~6-06-001-0012 NOTICE OF VIOLATION:~~

~~A. The City Manager or designee may cause to be issued a Notice of Violation to any person alleged to be in violation of this Chapter.~~

~~B. If a Notice of Violation is issued, such notice shall contain the following:~~

- ~~1. Date of the violation, the legal description of the property, the Chapter and Section which is being violated and a description of the unlawful condition.~~
- ~~2. Notification of possible criminal proceedings being brought against the person by the City of Flagstaff if the unlawful condition is not abated within thirty (30) days from receipt of the Notice.~~
- ~~3. Notice to the alleged violator that, in addition to any fine or penalty which may be imposed for a violation of this ordinance, the alleged violator will be liable for all costs which may be assessed pursuant to this ordinance for removing, abating or enjoining the rubbish, trash, filth or debris. The Notice of Violation shall contain an estimated statement of the cost of removal or abatement of the violation including labor, disposal fees, and equipment rentals. The Notice of~~

~~Violation shall state that unless the person has brought the unlawful condition into compliance with the ordinance within thirty (30) days from the receipt of the Notice of Violation, the City of Flagstaff may, at the expense of the person, perform the necessary work at a cost not to exceed the estimate given in the notice, plus a five (5) percent surcharge for an additional inspection and other administrative and incidental costs in connection therewith.~~

~~C. If the unlawful condition is not abated, the City Manager or designee may cause to be issued a criminal complaint or a Notice of Civil Violation. Each day that the alleged violator fails or refuses to comply with the requirements of this Chapter after expiration of the thirty (30) day period from receipt of the Notice of Violation shall constitute a separate violation and shall not require further notice to the owner, occupant or lessee of the property upon which the violation exists.~~

~~6-06-001-0013 SERVICE OF NOTICE:~~

~~A. The Notice of Violation shall be personally served on the owner or person controlling such property by any duly authorized official, in the manner provided in Rule 4(d) of the Arizona Rules of Civil Procedure, or mailed to the owner or person controlling such property at the last known address by certified or registered mail, or the address to which the tax bill for the property was last mailed.~~

~~B. If the owner does not reside on such property, a duplicate notice shall also be sent by certified or registered mail at the last known address of the owner or person controlling of such property.~~

~~6-06-001-0014 APPOINTMENT OF HEARING OFFICER:~~

~~The hearing officer for administrative hearings under this ordinance shall be a judge of the Municipal Court of the City of Flagstaff.~~

~~6-06-001-0015 CIVIL VIOLATION AND ADMINISTRATIVE HEARING:~~

~~A. If the City chooses to proceed on a civil violation of the ordinance, the City shall serve or mail a Notice of Civil Violation and Administrative Hearing to the owner or person controlling the property upon which an unlawful condition exists upon expiration of the initial thirty (30) day notice period as set forth in 6-06-001-0013. A hearing shall be held no sooner than five (5) days after the date the Notice of Civil Violation and Administrative Hearing is mailed or served. The date of mailing shall be excluded in computing the time period for a hearing under this rule. Neither the City nor the party served is required to be represented by counsel at the administrative hearing, but may be if they so choose. No pre-trial discovery shall be permitted absent extraordinary circumstances. Immediately~~

~~before the hearing, both parties shall produce for inspection any exhibits and written or recorded statements of any witness which are to be offered at the hearing. Failure to produce exhibits or statements may result in the hearing officer denying admission of the evidence not produced. The hearing officer may call and examine witnesses, including the party served. All testimony shall be given under oath or affirmation. No person may be examined or cross-examined at a hearing except by the hearing officer, an attorney for a party, or the party served with the Notice of Civil Violation and Administrative Hearing. The Arizona Rules of Evidence shall not apply in the hearing; any evidence offered may be admitted subject to a determination by the hearing officer that the offered evidence is relevant, material, and has some probative value to a fact at issue. The hearing officer may enter a finding for the City if the party served fails to appear for the hearing.~~

~~B. If the hearing officer determines, after hearing the parties and considering their evidence, that the City's notice to the party served was accurate, delivered to the proper party or parties, and that the estimated assessment for the actual cost of removal is supported by the City's evidence, then the hearing officer shall make a finding for the City.~~

~~C. The hearing officer shall issue a decision within five (5) days of the hearing. Intermediate Saturdays, Sundays and legal holidays shall be excluded in computing the time period for issuing a decision under this rule. The decision shall be in writing, set forth the factual basis for the decision, and be served in accordance with the provisions of 6-06-001-0013.~~

~~**6-06-001-0016 APPEAL OF DECISION AND COST OF REMOVAL:**~~

~~A. The City Council shall hear and determine all appeals from a civil violation. A Notice of Appeal must be in writing and filed in the office of the City Clerk within five (5) days of receipt of the hearing officer's decision. The date of receipt, and intermediate Saturdays, Sundays and legal holidays shall be excluded in computing the time period for timely appeal.~~

~~B. The Notice of Appeal shall specify the grounds for reversal of the hearing officer's decision or cost of removal. The Council shall, at its next regular meeting after receiving the appeal, hear and determine the same by motion and resolution. The decision of the Council shall be final and may be appealed to Superior Court.~~

~~**6-06-001-0017 SCOPE OF REVIEW:**~~

~~The City Council shall have authority to affirm, reverse, amend or remand the matter to the Hearing Officer if it finds that the Hearing Officer's decision or the cost of removal is not supported by substantial evidence, is arbitrary and capricious or is not in conformance with the law.~~

~~6-06-001-0018 VOLUNTARY ABATEMENT; REMOVAL BY CITY:~~

~~A.—When a person alleged to be in violation of this Chapter elects to voluntarily abate the unlawful condition within thirty (30) days as provided under Section 6-06-001-0012, the person shall notify the City Manager's designee after the condition has been abated. The City Manager's designee shall thereafter inspect the private or adjacent property to determine whether the condition has been brought into compliance with this Chapter.~~

~~B.—If the City Manager's designee determines that the person is no longer in violation of this Chapter, the City Manager's designee shall issue a Notice of Voluntary Abatement and Compliance to the person alleged to be in violation and the administrative proceeding shall be deemed closed.~~

~~C.—When any such person on whom a Hearing Officer's finding of violation has been served fails, neglects or refuses to bring the unlawful condition into compliance within ten (10) days from receipt of the Hearing Officer's finding of violation, the Public Works Director is authorized and directed to remove and dispose of the litter.~~

~~D.—In the event an appeal has been filed pursuant to 6-06-001-0016, no action shall be taken by the City until the Council has heard and determined all matters contained in the Notice of Appeal.~~

~~6-06-001-0019 LIEN FOR REMOVAL:~~

~~If no appeal is taken from the amount assessed for removal, or if an appeal is taken and the Council has affirmed or modified the amount of the assessment, the assessment shall be recorded in the office of the County Recorder of Coconino County, Arizona, including the date and amount of the assessment and the legal description of the property. From the date of its recording, the assessment shall be a lien on said private property and the several amounts assessed against such private property until paid.~~

~~A.—Any assessment recorded under this Chapter is prior and superior to all other liens, obligations, mortgages or other encumbrances, except liens for general taxes. A sale of the property to satisfy a lien obtained under the provisions of this Section shall be made upon judgment of foreclosure or order of sale. The City shall have the right to bring an action to enforce the lien in the Superior Court~~

~~of Coconino County at any time after the recording of the assessment, but failure to enforce the lien by such action shall not affect its validity. The recorded assessment shall be prima facie evidence of the truth of all matters recited therein, and of the regularity of all proceedings prior to the recording thereof. A prior assessment for the purposes provided in this Section shall not be a bar to subsequent assessment or assessments for such purposes, and any number of liens on the same private property may be enforced in the same action.~~

~~B.—Assessments that are imposed under this section 6-06-001-0019 run against the property until paid and are due and payable in equal annual installments as follows:~~

~~1.—Assessments of less than five hundred dollars shall be paid within one year after the assessment is recorded.~~

~~2.—Assessments of five hundred dollars or more but less than one thousand dollars shall be paid within two years after the assessment is recorded.~~

~~3.—Assessments of one thousand dollars or more but less than five thousand dollars shall be paid within three years after the assessment is recorded.~~

~~4.—Assessments of five thousand dollars or more but less than ten thousand dollars shall be paid within six years after the assessment is recorded.~~

~~5.—Assessments of ten thousand dollars or more shall be paid within ten years after the assessment is recorded.~~

~~C.—An assessment that is past due accrues interest at the rate prescribed by Arizona Revised Statutes, Section 44-1201.~~

~~6-06-001-0020 CRIMINAL PENALTIES:~~

~~A.—A person who is convicted of a violation of this Ordinance is guilty of a Class 1 misdemeanor and shall be sentenced as follows:~~

~~First offense—not less than twenty five dollars (\$25.00), nor more than one hundred dollars (\$100.00);~~

~~Second offense—not less than one hundred dollars (\$100.00), nor more than five hundred dollars (\$500.00);~~

~~Third offense— not less than five hundred dollars (\$500.00), nor more than twenty-five hundred dollars (\$2,500.00).~~

~~A judge shall not suspend any or all of the impositions of the sentence required by this Section.~~

~~B.— Notwithstanding Subsection A of this Section, if a judge finds at the time of sentencing that by a preponderance of the evidence the violations for which the defendant has been convicted have been corrected by the defendant, and that now the defendant is in compliance with the Code, the Court may suspend all or part of the fine.~~

~~6-06-001-0021 SEVERABILITY:~~

~~Each section and each provision of any section of this Chapter shall be deemed severable and the invalidity of any portion of this Chapter shall not affect the validity or enforceability of any other portion.~~

Section 2: Modify Title 6 Police Regulations, Chapter 6-07 Abandoned Vehicles as follows:

CHAPTER 6-07
ABANDONED INOPERABLE VEHICLES

SECTIONS:

- 6-07-001-0001 DEFINITIONS:
- 6-07-001-0002 UNSHELTERED STORAGE OF AN ~~ABANDONED OR JUNKED~~ INOPERABLE VEHICLE
PROHIBITED:
- 6-07-001-0003 EXEMPTION OF CERTAIN VEHICLES:
- 6-07-001-0004 ABATEMENT OF NUISANCE:
- 6-07-001-0005 NOTICE OF REQUEST FOR VOLUNTARY ABATEMENT AND REMOVAL BY CITY:
- 6-07-001-0006 REMOVAL BY CITY:
- 6-07-001-0007 PENALTY:
- 6-07-001-0008 ADDITIONAL POWERS:

6-07-001-0001 DEFINITIONS:

In this Chapter, unless the context otherwise requires:

~~A. "ABANDONED" means unclaimed or discarded. Evidence that a vehicle is without current licenses or tabs for a period of fifteen (15) successive calendar days on private property, and without any repairs during that period, shall be prima facie evidence of intent to abandon.~~

A. "INOPERABLE VEHICLE" means a vehicle that is not functioning, not drivable or is unregistered.

~~B. "JUNKED" means dismantled, inoperable, not used for transportation, unsalvageable, stripped or scrapped. Evidence that a vehicle is inoperable and without repairs necessary to result in its operability for a period of fifteen (15) successive calendar days on private property shall be prima facie evidence of its junked status.~~

~~B.C. "PRIVATE PROPERTY" means land within the corporate limits of Flagstaff owned by any person, firm, partnership or corporation. other than the United States, the State, the County, the City of Flagstaff, or other public agency, including streets, rights of way, easements and open spaces not dedicated to the general public for unrestricted public use.~~

C. D. "SHELTERED STORAGE" means within a garage, carport, rear fenced yard, or under a vehicle cover if parked in a driveway or rear yard.

D. "UNSHELTERED STORAGE" means outside a ~~covering specifically manufactured for use as a vehicle cover~~, carport, garage, other building, **vehicle cover (not included tents) or otherwise within public view from a public right of way.**

E. "VEHICLE" means any vehicle, trailer or semi-trailer of a type subject to registration under Title 28 of the Arizona Revised Statutes.

6-07-001-0002 UNSHELTERED PERMITTED STORAGE OF AN INOPERABLE ~~ABANDONED OR JUNKED~~ VEHICLES ~~PROHIBITED~~:

Inoperable motor vehicles shall be stored within a garage, carport, or under a vehicle cover if parked in a driveway. The unsheltered storage, parking, standing or placement of an inoperable vehicle ~~an abandoned or junked motor vehicle for a period of fifteen (15) days or more~~ on any private property ~~except where permitted by Title 10 of this Code relating to zoning~~, is hereby declared to be a nuisance. ~~and dangerous to the public safety.~~

~~6-07-001-0003 EXEMPTION OF CERTAIN VEHICLES:~~

~~A vehicle eligible for licensing pursuant to A.R.S. Section 28-341 et seq., Horseless Carriages, Classic Cars, and Historic Cars, or A.R.S. Section 28-380, Street Rods, shall not be considered an inoperable vehicle ~~abandoned or junked vehicle and seized pursuant to this Chapter while such vehicle is stored or maintained on the vehicle owner's private property.~~~~

6-07-001-0004 ABATEMENT OF NUISANCE:

The owner, owners, tenants, lessees, and occupants of any private property upon which such storage is made and also the owner or owners of ~~such abandoned or junked inoperable~~ vehicles shall jointly and severally abate said nuisance by removal of the vehicle from the premises, by providing **sheltered storage** within the meaning of this Chapter, or by making such repairs as are necessary to operate the vehicle. The last registered owner of record shall be presumed to be the owner of the vehicle unless an affidavit has been filed that the vehicle was stolen ~~pursuant to A.R.S. Section 28-1421~~, a stolen report has been accepted by a local law enforcement agency or title has been transferred. ~~pursuant to A.R.S. Section 28-314.~~

~~6-07-001-0005 NOTICE OF REQUEST FOR VOLUNTARY ABATEMENT AND REMOVAL BY CITY:~~

~~Any owner, tenant, lessee, occupant or other person who fails, neglects or refuses to abate such nuisance shall be notified in writing by certified mail, return receipt requested, by the City Manager or his representative to abate said nuisance within ten (10) days from the date of receipt of such written notice or said vehicle may be removed from the private property by the City in accordance with A.R.S. Section 28-1401 et seq. If the notice is returned unclaimed or addressee unknown, the notice of the request to abate said nuisance and removal by the City shall be published once in a newspaper of general circulation in the county in which the vehicle was found and a copy of the notice of request to abate said nuisance and removal by the City shall be posted on the vehicle.~~

~~6-07-001-0006 REMOVAL BY CITY:~~

~~When any such owner, tenant, lessee, occupant or other person to whom notice as aforesaid has been mailed fails, neglects or refuses for more than ten (10) days from the date of receipt of said notice to abate said nuisance, the City Manager or his designee may remove said abandoned inoperable motor vehicle from said premises, and dispose of same according to the provisions of the A.R.S. Section 28-1401 et seq. The City Manager, or the City Manager's designee, may, upon request from any such owner, tenant, lessee, occupant or other person to whom notice as aforesaid has been mailed, grant an extension of the time required for abatement for purposes of repair, removal or sheltering of the vehicle. Such extension shall be confirmed in writing.~~

~~6-07-001-0007 PENALTY:~~

~~It shall be unlawful for any person to knowingly fail, neglect or refuse to abate any nuisance set forth in Section 6-07-001-0002. A person who is convicted of a violation of this Chapter is guilty of a Civil charge **Class 1 Misdemeanor** and shall be sentenced to a fine of not less than twenty-five (\$25.00) and not more than two hundred and fifty dollars (\$250.00). The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Chapter.~~

~~6-07-001-0008 ADDITIONAL POWERS:~~

~~The powers described herein relating to removal of abandoned inoperable vehicles from private property are in addition to those powers vested in the City of Flagstaff by Arizona Revised Statutes Title 28, Chapter 8, Article 5, relating to removal of abandoned and junked vehicles from public property, and Arizona Revised Statutes, Title 28, Chapter 6, Article 14 relating to removal of illegally stopped vehicles on a public way, and to any other police powers vested in the City by Statute.~~

Section 3: Modify Title 7 Health and Sanitation to add Chapter 7-06 Building and Property Care Standards as follows:

CHAPTER 7-06

BUILDING AND PROPERTY CARE STANDARDS

SECTIONS:

7-06-001-0001 SHORT TITLE:

7-06-001-0002 PURPOSE:

7-06-001-0003 INTENT:

7-06-001-0004 DEFINITIONS:

7-06-001-0005 BUILDING AND PROPERTY CARE STANDARDS:

7-06-001-0006 EXEMPTIONS:

7-06-001-0001 SHORT TITLE:

This Chapter shall be known and may be cited as the “Building and Property Care Standards of the City of Flagstaff”. While these standards apply to buildings, structures and property, they shall be referred as the “PCS”.

7-06-001-0002 PURPOSE:

The purpose of the Building and Property Care Standards (PCS) is to improve and maintain the appearance of the City of Flagstaff and improve quality of life by protecting public health, safety, and welfare. These standards establish minimum exterior maintenance standards for all residential and non-residential buildings and properties in the City to protect against hazardous, deteriorating, and other dangerous conditions.

7-06-001-0003 INTENT:

These standards shall be applied and enforced fairly and consistently. The City shall provide adequate notice to affected property owners to resolve conditions and the City may provide resources to assist property owners with compliance as they are available. It is the intent of the City to work with property owners and tenants to preserve existing buildings and housing.

7-06-001-0004 DEFINITIONS:

For the purposes of this chapter, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number.

ABANDONMENT: To cease from maintaining or using.

ATTRACTIVE NUISANCE: A condition or thing that might attract a person onto land thereby causing a risk to their safety.

DEBRIS: The remains of something broken down or destroyed.

DETERIORATION: The action or process of becoming impaired or inferior in quality, function, or condition.

CONTAINERS: Receptacles (bins, carts, etc.) used to hold solid waste or recyclables for residential and commercial solid waste and recycling collection.

GARBAGE: Food waste; discarded or useless material.

HAZARD: A source of danger or risk.

INOPERABLE: Not able to be operated.

LITTER: Trash, wastepaper, debris, or garbage lying scattered about. An untidy accumulation of objects.

TRASH: Things that are no longer useful or wanted and have been thrown away; something in a deteriorated or broken condition.

7-06-001-0005 BUILDING AND PROPERTY CARE STANDARDS:

Every person who owns or leases any land, building, or structure within Flagstaff shall keep and maintain the land or building in a manner consistent with these standards.

A. Property Standards: These standards shall provide for the elimination of Litter, Debris, Inoperable equipment, Hazards, and Attractive Nuisances, for the purpose of protecting public health, safety, and welfare:

1. Property owners shall provide Container capacity adequate to meet the Garbage and recycling removal needs of the property to prevent the accumulation of uncontained Litter and Debris. Containers shall be secured on the property and maintained in good working condition.
2. Properties shall be kept free from the accumulation of Litter, Trash, Debris, or Garbage.
3. Inoperable equipment, vehicles, and appliances shall not be stored on a property where it is visible from the public right-of-way or accessible to members of the public.
4. Properties shall remain free from Hazards including but not limited to damaged or dead trees or vegetation, unsecured, exposed, or inoperable private utility infrastructure, or walls and fencing that are structurally unsound.

5. Unoccupied properties shall be posted “No Trespassing” or adequately secured to prevent unauthorized use of the property.

B. Buildings and Structures Standards: These standards shall provide for the elimination of conditions of Abandonment, Deterioration, and Attractive Nuisance, for the purpose of protecting public health, safety, and welfare:

1. Windows and doors shall be maintained in proper working condition. Where damaged windows or doors require repair or replacement, temporary security measures may be installed for no more than 30 days.
2. All buildings and structures shall be maintained to prevent Deterioration or the appearance of Abandonment that threatens the buildings longevity. This includes but is not limited to general building maintenance such as repairs of windows, doors, roofs, and exterior structural elements.
3. Unoccupied buildings shall be posted “No Trespassing” or adequately secured to prevent unauthorized use of the property.

7-06-001-0006 EXEMPTIONS:

It shall be the sole discretion of the City of Flagstaff to suspend enforcement of these standards due to circumstances beyond the control of the property owner, such as community events, natural disasters, fires, flooding and managing through recovery.

Section 4: Modify Title 7 Health and Sanitation, to create a new Chapter 7-11 Littering as follows:

CHAPTER 7-11

LITTERING

SECTIONS:

- 7-11-001-0001 DEFINITIONS:**
- 7-11-001-0002 UNAUTHORIZED ACCUMULATION OF LITTER ON PRIVATE PROPERTY:**
- 7-11-001-0003 LOADING OR UNLOADING DOCKS:**
- 7-11-001-0004 PRIVATE RECEPTACLES, SHOPPING CENTERS:**
- 7-11-001-0005 POSTING OF HANDBILLS ON PUBLIC AND PRIVATE PROPERTY:**
- 7-11-001-0006 ENFORCEMENT AUTHORITY:**
- 7-11-001-0007 INSPECTIONS:**
- 7-11-001-0008 VIOLATIONS:**
- 7-11-001-0009 VOLUNTARY ABATEMENT; REMOVAL BY CITY:**

7-11-001-0001 DEFINITIONS:

For the purposes of this Chapter, the following terms, phrases and words and their derivations shall have the meaning given herein when not inconsistent with the context; words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

ADJACENT PROPERTY: The term "adjacent property" shall mean that segment of an alley, sidewalk, or public utility easement from the centerline of the alley, sidewalk or public utility easement to the outermost corner of the private property abutting the alley, sidewalk or public utility easement, and continuing the length of the private property to the end in which the private property no longer abuts the alley, sidewalk or public utility easement.

ADJACENT PROPERTY OWNER: The term "adjacent property owner" shall mean any owner, occupant, licensee or lessee of private property in which any segment of the private property abuts an alley, sidewalk, or public utility easement.

AUTHORIZED CONTAINER: The term "authorized container" shall mean any container provided by the City of Flagstaff or an authorized private refuse collector for the collection of refuse.

HANDBILL: The term "handbill" means any advertising circular, folder, booklet, letter, card, pamphlet, sheet, poster, sticker, sample or device, leaflet, paper, notice or other written, printed or painted matter of a temporary nature calculated to attract the attention of the public. The term "Handbill" does not include newspaper. "Handbill" does not come within the definition of a sign for purposes of Chapter 10-08 and Chapter 10-14 of the City Code.

LITTER: Trash, wastepaper, debris, or garbage lying scattered about. An accumulation of objects that may create a hazard by interfering with the prevention or suppression of fire, allowing an infestation of insects, rodents, vermin, or other noxious pests, creating an attractive nuisance, creating foul odors, or the potential for causing personal physical harm.

PERSON: The word "person" shall mean any person, firm, partnership, association, corporation, company or organization of any kind, public or private.

PRIVATE PROPERTY: The term "private property" shall mean any private property, including vacant land, a dwelling, house, building or other structure, designed or used either wholly or in part for private residential purposes, or for commercial use whether inhabited or temporarily or continuously uninhabited or vacant, and shall include any tract, lot, yard, grounds, walk, driveway, porch, steps, vestibules or mail box belonging or appurtenant to such vacant land, dwelling, house, building or other structures.

PUBLIC PLACE: The term "public place" shall mean any and all streets, sidewalks, boulevards, alleys or other public ways, and any and all public parks, squares, spaces, grounds and buildings.

RESPONSIBLE PARTY: The term "Responsible Party" means any Person who directs, permits, allows, causes or otherwise benefits from the posting, affixing, displaying, painting or otherwise attaching of handbills to or on public objects, public structures, public buildings, Public Places or utility poles; or to or on Private Property or upon any vehicle. For purposes of this section, the following Persons shall be deemed to be Responsible Parties:

- (1) The Person whose name, telephone number or address appears as the contact on any matter contained in a Handbill.
- (2) The Person whose name, telephone number or address appears as the sponsor or contact for a sporting event, theatrical performance, concert, band or musical performance, or other

performance, or similar activity or event which is the subject of the Handbill advertising the subject activity or event;

(3) The owner or lessee, if the property is leased, of property used for a commercial activity or event advertising the subject commercial activity or event in a Handbill;

(4) The owner or lessee, if the property is leased, of property used for a yard or garage sale which property is the address at which the yard or garage sale is advertised in a Handbill:

(5) The real estate agent, broker, brokerage firm or other Person whose name or telephone number appears on the Handbill advertising real or personal property for sale, lease or rent.

SHOPPING CENTER: A group of commercial establishments planned, developed, and managed as a unit with off-street parking provided on the property. (Ord. 1781, 11/17/92) (Ord. 1992, 06/01/99)

7-11-001-0002 UNAUTHORIZED ACCUMULATION OF LITTER ON PRIVATE PROPERTY:

It shall be a violation of this section for the owner, occupant, or lessee of Private Property to allow Litter to accumulate on their property. Organic matter may remain on the property for the purposes of composting, provided the compost is regularly maintained and confined to prevent impacts to adjoining properties. Each day that the owner, occupant, or lessee fails to comply with the requirements of this section shall constitute a separate violation.

7-11-001-0003 LOADING OR UNLOADING DOCKS:

The person owning, operating or in control of a loading or unloading dock shall maintain private containers for collection of litter and shall maintain the dock area free of litter in such a manner that litter or offensive odors from Litter will be prevented from being carried by the elements to adjoining private properties or public places.

7-11-001-0004 PRIVATE RECEPTACLES, SHOPPING CENTERS:

It shall be the responsibility of the management group or persons(s) in control of a shopping center to provide one (1) receptacle for litter at a minimum of every 100 feet of store frontage allowing public ingress and egress. The minimum size of the receptacle shall be sixty (60) gallons. The receptacle shall be of sufficient weight to prohibit the container from tipping over, and shall include a lid. The design of the receptacles shall be consistent with the architectural style of the shopping center. The receptacles shall be placed not more than twenty (20) feet from the building. It shall be the

responsibility of the shopping center management group or person(s) in control of the shopping center to service the receptacles.

7-11-001-0005 POSTING OF HANDBILLS ON PUBLIC AND PRIVATE PROPERTY:

A. Public Property: It is a violation of this Chapter 6-06 to post, affix, display, paint or otherwise attach any Handbill to or upon any street lamp post, street sign, traffic signal, traffic sign, traffic-control device, hydrant, tree, shrub, tree stake or guard, railroad trestle, electric light, power, telephone, or other utility pole, or on any other public object, public structure, public building, or Public Place except as may be otherwise required or provided by law. Handbills may be handed directly to persons in Public Places.

B. Private Property: No Person shall affix, deposit, throw or distribute any Handbill upon any Private Property, except by handing or transmitting any such Handbill directly to the owner or occupant of such Private Property. In the case of private premises which are not posted against the receiving of Handbills or solicitations, Handbills may be placed upon the premises in a non-permanent manner so as to prevent such Handbill from being deposited by the elements upon any Public Place or other Private Property, but in a manner which does no damage to the property where the Handbill has been placed. Examples of acceptable means of placing handbills on private property include but are not limited to use of plastic bags containing handbills hung from doorknobs or depositing handbills under doormats. The use of nails, staples, tacks or adhesives is forbidden.

C. Vehicles: No Person shall deposit any Handbill upon any vehicle on a Public Place without the express consent of the owner or person in control of such vehicle.

D. Clean Up: It shall be the responsibility of any person distributing Handbills to maintain the area which is utilized free of any Litter caused by or related to distribution of the Handbills. The person distributing the Handbills and the Responsible Party, as defined in 06-06-001-0001, shall be jointly and individually liable for the Litter created by the distribution of Handbills and for any verified costs incurred by the City associated with the removal of the Handbills deposited or thrown upon Public Places.

E. Whenever a Handbill is illegally posted or deposited in violation of this section, the Person(s) who illegally posted the Handbill(s) and the Responsible Party, as defined in 6-06-001-0001, shall be jointly and individually liable for the violation and for any verified costs associated with the removal of the illegally posted Handbill(s).

1. Nothing contained in this section shall apply to the posting of notices or markings on public structures, public objects, public buildings, Public Places or utility poles which may be otherwise authorized, permitted or required by law or serve a specified safety or warning purpose.

2. Any Handbill found posted, deposited, or otherwise affixed upon any property contrary to the provisions of this section may be removed by the City Manager's designee. In addition, the City's costs of removal shall be assessed against the persons who illegally posted the Handbill(s), or against the Responsible Party in accordance with the provisions of this chapter.

7-11-001-0006 ENFORCEMENT AUTHORITY:

The City Manager of the City of Flagstaff, or designee, is hereby authorized and directed to enforce all of the provisions of this Chapter.

7-11-001-0007 INSPECTIONS:

The City Manager's designee is hereby authorized and directed to make inspections in the normal course of job duties; or in response to a complaint that an alleged violation of the provisions of this Code may exist; or when there is a reason to believe that a violation of this Code has been or is being committed. Unscreened exterior areas may be inspected at any time with or without the involvement of, or notice to, the owner, occupant, licensee or lessee.

7-11-001-0008 VIOLATIONS:

- A. Any responsible party that allows, permits, facilitates, suffers, or aids or abets any violation of any provision of this City Code Chapter or fails to perform any act or duty required by this City Code Chapter shall be responsible for a civil violation unless otherwise specified.
- B. Every civil action or proceeding in compliance with this division shall be commenced and prosecuted in compliance with City Code Title 1, Administration, Chapter 1-15, Municipal Court, Section 1-15-001-0011, Civil Enforcement Procedures.

7-11-001-0009 VOLUNTARY ABATEMENT; REMOVAL BY CITY:

A. When a person alleged to be in violation of this Chapter elects to voluntarily abate the unlawful condition within thirty (30) days as provided under Section 6-06-001-0012, the person shall notify the City Manager's designee after the condition has been abated. The City Manager's designee shall thereafter inspect the private or adjacent property to determine whether the condition has been brought into compliance with this Chapter.

B. If the City Manager's designee determines that the person is no longer in violation of this Chapter, the City Manager's designee shall issue a Notice of Voluntary Abatement and Compliance to the person alleged to be in violation and the administrative proceeding shall be deemed closed.



Housing Commission

6. D.

From: Kristine Pavlik, Housing and Grants Administrator

DATE: 10/26/2023

SUBJECT: Homeless Shelter and Services Funds Allocation Recommendations

STAFF RECOMMENDED ACTION:

Motion to forward the ranking committees' recommendations for Homeless Shelter and Services Funds allocations to City Council with a recommendation for approval.

Executive Summary:

Homeless Shelter and Services Funds (HSSF), made available by the City of Flagstaff with funding from the Arizona Department of Housing (ADOH), are for programs that provide shelter and services to unsheltered persons who are experiencing homelessness. Funding must be used for programs that provide shelter and services to unsheltered persons who are experiencing homelessness. The City will prioritize proposals serving unsheltered persons who are impacted by one of the following challenges: the ruling on *Freddy Brown, et al. v. City of Phoenix* (court decision to clear and clean "The Zone"); the expiration of the Public Health Act (Title 42) as it pertained to the border between Arizona and Mexico; or the closure of sober living homes and residential facilities. Allowable activities include but are not limited to operating support; motel and hotel vouchers; supportive services; and other quick occupancy housing solutions. Awarded applicants are required to report the number of unsheltered persons served monthly.

The City of Flagstaff issued a Notice of Funding Availability (NOFA) on September 20th for \$700,000.00 for HSSF eligible programs. Applications were due to the City by October 10th. A ranking committee reviewed and evaluated applications and provided preliminary funding recommendations to be presented to the Housing Commission.

Attachments

HSSF Commission Presentation

City of Flagstaff

**Homeless Shelter
and Services Funds
Allocation Recommendations**

Kristine Pavlik, Housing & Grants Administrator

October 26th, 2023





Homeless Shelter & Services



ADOH created Homeless Shelter and Services Funds program to respond to new challenges faced by homeless service providers and unsheltered persons.

- Freddy Brown, et al V. City of Phoenix (clearing of The Zone)
- Public Health Act (Title 42) Expiration
- Closure of sober living homes & residential facilities (Rainbow Bridge)



Homeless Shelter & Services

Homeless Shelter and Services Funds	\$840,000.00
<i>City Administration & Indirect</i>	<i>\$140,000.00</i>
<i>Program Related Expenses</i>	<i>\$700,000.00</i>





Submitted Applications

Agency	Project/Program		Funding Requested
Catholic Charities	Cedar Rose Shelter and PATH Outreach	4,755 bed nights	\$144,920.00
Northland Family Help Center	Supporting Youth Experiencing Homelessness	65 Unduplicated Individuals	\$100,000.00
Flagstaff Shelter Services	Emergency Shelter Program	104,938 bed nights / 2,400 individuals	\$550,000.00
Community Action Teams	Mobile Outreach and Shower Bus	500 Unduplicated Individuals	\$99,800.00
Homeless Youth Connection	Empowering Youth for the Future	50 Unduplicated Youth	\$50,000.00
Housing Solutions of Northern Arizona	Homeless Transitional Housing Services	82 Unduplicated Households (73 units with est. turnover)	\$279,089.40

Total Funding Requested = \$1,223,809.40



Funding Recommendations

Agency	Program	Average Score	Funding Requested	Recommended Allocation
Community Action Teams	Mobile Outreach and Shower Bus	83	\$99,800.00	\$99,800.00
Northland Family Help Center	Supporting Youth Experiencing Homelessness	83	\$100,000.00	\$100,000.00
Homeless Youth Connection	Empowering Youth for the Future	81	\$50,000.00	\$50,000.00
Housing Solutions of Northern Arizona	Homeless Transitional Housing Services	80	\$279,089.40	\$150,000.00
Catholic Charities	Cedar Rose Shelter and PATH Outreach	80	\$144,920.00	\$100,000.00
Flagstaff Shelter Services	Emergency Shelter Program	79	\$550,000.00	\$200,200.00
Total Funding Allocated = \$700,000.00				

Kristine Pavlik

Housing &
Grants Administrator

City of Flagstaff

Kristine.Pavlik@flagstaffaz.gov

(928) 213-2749





Housing Commission

7. A.

Co-Submitter: Michelle McNulty, Planning Director

From: Adriana Fisher, Housing Program Manager

DATE: 10/26/2023

SUBJECT: Land Availability and Suitability and Code Analysis Project (LASS+CAP) Project Introduction and Update

STAFF RECOMMENDED ACTION:

Information item only. No action requested.

Executive Summary:

The purpose of the LASS/CAP project is to understand what land is available within the Flagstaff city limits for development and redevelopment/infill and the barriers that exist, and to analyze City development codes and processes to identify what works well and where are the barriers to meeting the City's housing and sustainability goals and policies. The outcome of the analysis is to identify priority sites for residential development, as well as a list of prioritized, recommended code changes.

The last few months have been spent collecting GIS data, compiling development codes and processes, and building a policy matrix. We have also identified Technical Advisory Committees, comprised of internal City staff from multiple Divisions/Sections, for both the LASS and the CAP. This has been critical work for building the base for which the next steps will rely on and now we can roll up our sleeves and really get to work! Below is a list of what we will be working on this month.

- Developer and construction cost interviews: the consultant team will be meeting with members of our development and construction community to understand what is working well and what barriers our development codes and processes have on development projects. Additionally, they will be meeting with key firms to better understand construction costs and funding in Flagstaff.
 - The Technical Advisory Committee for the LASS has two meetings scheduled. The first meeting will be to go over criteria and how to provide input on identified properties. The second meeting will be to further refine available sites and to prioritize opportunity sites for residential development.
 - Continued code and process analysis.
 - Updates to the Housing and Sustainability Commissions.
 - Preparing for November 14, 2023, City Council work session to provide project update and preliminary LASS findings.
-

Attachments

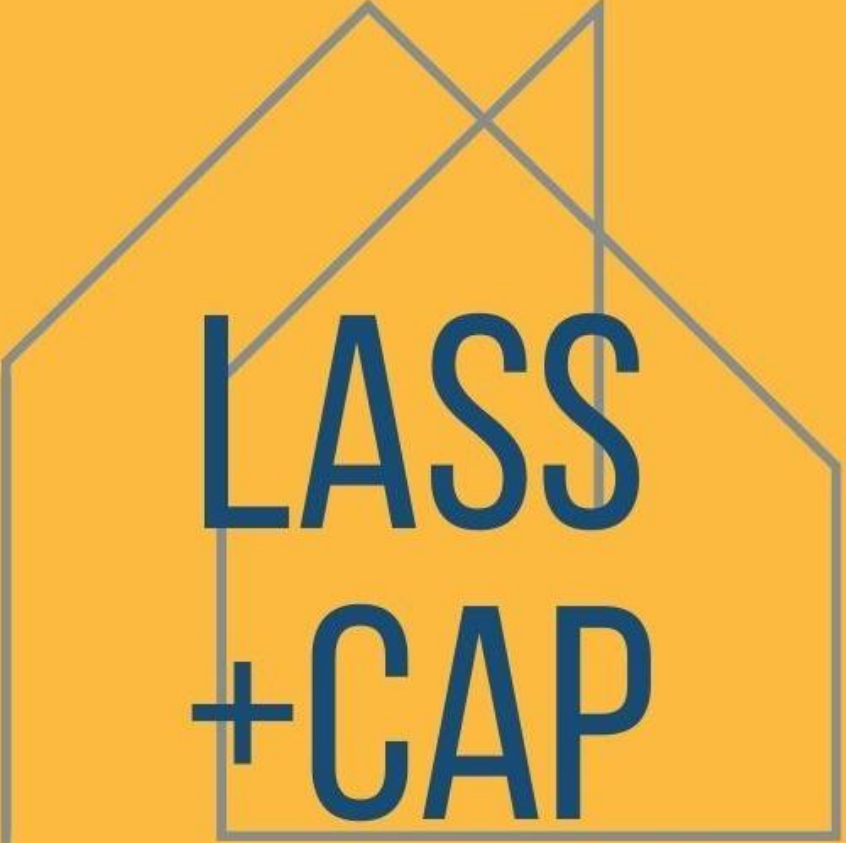
LASS CAP Presentation

Project Introduction and Update

HOUSING COMMISSION

OCTOBER 26, 2023

PRESENTED BY: MICHELLE MCNULTY, AICP
PLANNING DIRECTOR



**LASS
+CAP**

LAND AVAILABILITY AND
SUITABILITY STUDY +
CODE ANALYSIS PROJECT

Project Introduction

This is a multi-pronged initiative to address critical long-term planning and resiliency needs:

- Partnership between Planning, Housing, Sustainability and Mountain Line
- Provides much-needed base for high-level coordination between numerous City Divisions
- Highly coordinated with Engineering (Development Engineering and Transportation), Fire, Building Safety, Economic Vitality, Water Services, Mountain Line) and others

Project Introduction

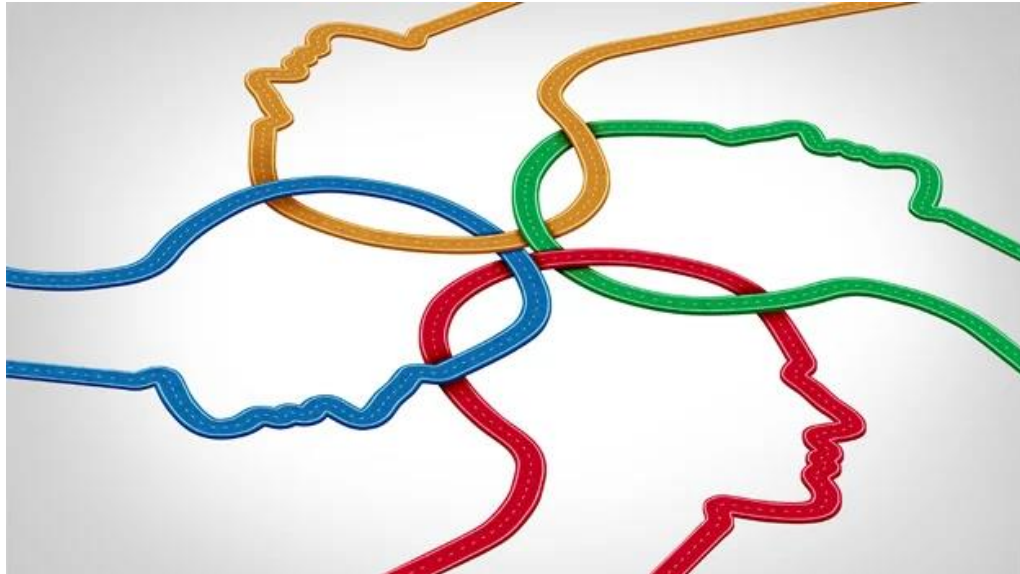
The project will conduct an in-depth analysis of:

1. What land is available in Flagstaff and what is development potential and barriers
 2. In-depth development code and process analysis through the lens of City Council commitments to address Housing and Climate
 3. What's working and what is not
- *Will test theory against approved projects*

Coordination and Public Outreach

PROJECT MANAGEMENT AND COORDINATION

PUBLIC OUTREACH



Focus Groups

- Developers

- Design Community

- Other Interested Groups

Advisory Committee Meetings

- Housing Commission

- Transportation Commission

- Sustainability Commission

- Others as appropriate

Planning & Zoning Commission and City Council

Scope of Work

Land Availability
and Suitability
Analysis (LASS)

Code and
Process Analysis

Land Availability and Suitability

WHY ARE WE DOING?

- Limited land left to develop and many needs
- Provides context for recommending “right-sized” code amendments



SCOPE OVERVIEW

Land Inventory and Analysis

- Identify approximately 50 Opportunity Sites

Suitability Analysis

- Evaluation of Site Constraints
- Infrastructure Gap Analysis
- Regional Cost Reduction Strategies

Vacant Residential Land Report

Codes and Process Analysis

CODES TO BE EVALUATED

Fire Code

Engineering design standards and Specification for new infrastructure

Zoning Code

General Plans and Subdivision

Public Ways and Property

Building Regulations

Transportation Impact Analysis Manual

Incentive Policy for Affordable Housing

Other identified affected codes, standards, policies and plans

PROCESS ANALYSIS

Development Review

- Inter-Division Staff (IDS)

Planning reviews

- Concept plans, site plans, conditional use permit, and zoning map amendments

Other processes as identified

What's Happening?

- Data Collection:
 - GIS
 - Compiling development codes and processes
 - Building a policy matrix
- Technical Advisory Committees comprised of internal City staff from multiple Divisions/Sections, for both the LASS and the CAP
 - LASS TAC Meetings:
 - Go over criteria and how to provide input on identified properties
 - Further refine available sites and to prioritize opportunity sites for residential development
- Developer and construction cost interviews:
 - Consultant team met with members of our development and construction community to understand what is working well and what barriers our development codes and processes have on development projects
 - Met with key firms to better understand construction costs and funding in Flagstaff
- Continued code and process analysis.
- Updates to the Housing and Sustainability Commissions.
- Preparing for November 14, 2023, City Council work session to provide project update and preliminary LASS findings.

Schedule

Performance Schedule

6/29/2023

	2023		2024			
Notice to Proceed-->	Q3	Q4	Q1	Q2	Q3	Q4
Task 1.0 Project Meetings and Coordination						
1.1 Kickoff Meeting						
1.2 Project Meetings and Coordination						
1.3 Commission Council Meetings						
1.4 Developer and Stakeholder Outreach						
1.5 Optional Project Team Meetings						
1.6 Committee Meetings / Community Engagement						
Task 2.0 – Land Availability / Site Suitability Analysis						
2.1 Vacant and Partially Vacant Land Analysis						
2.2 Suitability Analysis - Policy Recommendations Matrix						
2.3 Infrastructure Gap Analysis						
2.4 Regional Development Cost Reduction Strategies						
2.5 Suitability Analysis - Evaluation of Site Constraints						
2.6 Vacant Residential Land and Site Suitability Report						
Task 3.0 – Development Code Diagnosis						
3.1 – Code Diagnosis Approach Memorandum						
3.2 – Recent Project Case Studies						
3.3 – Equity and Displacement Vulnerability Assessment						
3.4 – Building-related Code Diagnosis						
3.5 – Engineering Standards Diagnosis						
3.6 - Physical and Financial Prototype Modeling						
3.7 – Code Diagnosis Deliverable						
Task 4.0 – Code Update Concepts						
4.1 – Code Update Concepts Approach Memorandum						
4.2 – Best Practices and Literature Review						
4.3 – Staff Brainstorm Meetings						
4.4 – Code Update Concepts Deliverable						
Task 5.0 – Code Recommendations and Impact Report						
5.1 – Code Recommendations and Impacts Approach Memorandum						
5.2 – Code Recommendations						
5.3 – Code Impact Modeling - Prototypes						

Then What?



INFORM REGIONAL PLAN



STAFF WILL WORK PRIORITIZE
RECOMMENDED CODE
CHANGES

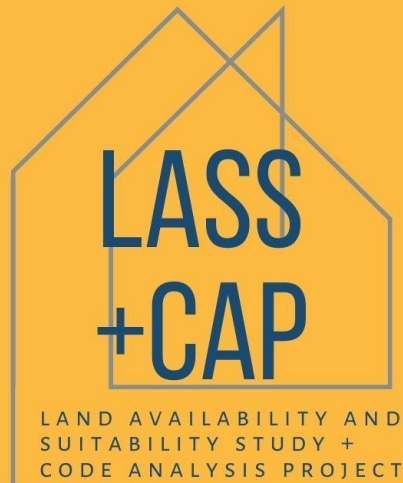


STAFF WILL CONDUCT
COMMUNITY OUTREACH ON
PROPOSED CODE CHANGES



PROCESSES WILL BE VETTED
AND MODIFIED AS
RECOMMENDED

Discussion & Questions



Michelle McNulty, AICP, Planning Director

Project Manager

Michelle.mcnulty@flagstaffaz.gov

Tiffany Antol, AICP, Zoning Code Manager

Co-Project Manager

Tantol@flagstaffaz.gov

Genevieve Pearthree, AICP, Sustainability Analyst

Sustainability Lead

genevieve.pearthree@flagstaffaz.gov

Jennifer Mikelson, Housing Planning Manager

Housing Lead

jmikelson@flagstaffaz.gov