

Case No. PZ-23-00130 Zoning Code Text Amendment – Open Space Terminology

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 10-00: Preamble: A Place Based Approach to Zoning, Section 10-00.050: Form Based Codes, to modify 10-00.050.B(1)(e) as follows:

- e. Civic spaces provide standards for a broad range of civic spaces and ~~open-space Common Space~~ **Common Space**. See Chapter 10-70, Specific to Civic Spaces.

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.30: Common Procedures, Section 10-20.30.080: Notice of Public Hearings, to modify 10-20.30.080.D(1)(d) as follows:

- d. A 10 percent or more increase or decrease in setback or ~~open-space Common Space~~ **Common Space** requirements.

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.40: Permits and Approvals, Section 10-20.40.050: Conditional Use Permits, to modify 10-20.40.050.E(3)(b) as follows:

- b. Adequacy of site and ~~open-space Common Space~~ **Common Space** provisions, including resource protection standards, where applicable;

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.20: Affordable Housing Incentives, Section 10-30.20.040: Affordable Housing Incentives, to modify 10-30.20.040.B(4)(d) as follows:

- d. For the purposes of this section, the “property development standards” means building form, building placement, building types, encroachments and frontage types, fences and screening, landscape standards, lot requirements, ~~open-space Common Space~~ **Common Space**, parking standards and required parking, private frontage types, and any other amount, area, dimension, quantity, size, or design requirement of the Zoning Code as determined by the Zoning Administrator. Property development standards that may be modified pursuant to this section do not include building height, density, the number of units per building type, outdoor lighting standards, signs, and the standards or guidelines of the overlay zones specified in Section 10-40.50.030.A.1. (Airport Overlay (AO)), A.2. (Downtown Overlay (DO)), A.3. (Landmarks Overlay (LO)) and A.5 (Townsite Overlay (TO)), and any historic overlay zone adopted after April 22, 2021.

Section 5. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.60: Site Planning Design Standards, as follows:

Division 10-30.60:

Site Planning Design Standards

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Sections:

- 10-30.60.010 Purpose
- 10-30.60.020 Applicability
- 10-30.60.030 General Site Planning Standards
- 10-30.60.040 Natural Features and Site Drainage
- 10-30.60.050 Compatibility
- 10-30.60.060 Building Placement
- 10-30.60.070 Parking Lots, Driveways and Service Areas
- 10-30.60.080 Pedestrian and Bicycle Circulation Systems
- 10-30.60.090 **Open Common Spaces, and Civic Spaces and Outdoor Public Spaces**
- 10-30.60.100 Private Streets

Section 6. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.60: Site Planning Design Standards, Section 10-30.60.030: General Site Planning Standards to modify 10-30.60.030.H(2) as follows:

- 2. Developments shall adhere to the standards in Section 10-30.60.090, **Open Common Spaces, and Civic Spaces, and Outdoor Public Spaces**, and Section 10-30.60.080, Pedestrian and Bicycle Circulation Systems.

Section 7. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.60: Site Planning Design Standards, Section 10-30.60.050: Compatibility to modify 10-30.60.050.A(2) and 10-30.60.050.C(1) as follows:

- 2. Site Relationships. This refers to the similarity of arrangement of structures relative to the street, each other, and adjacent properties, including similar setbacks, distances between buildings, lot coverage, ~~open space~~ **Common Space** or yards, parking and vehicle access patterns, and pedestrian access patterns.
- 1. Site Development. The development of sites includes paving, pedestrian access, walls, fences, light fixtures, ~~open space~~ **Common Space** or yards, landscaping, signage, and other elements. Similarity or cohesiveness in basic design elements for buildings and structures is required for compatible site design.

Section 8. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.60: Site Planning Design Standards, Section 10-30.60.060: Building Placement Standards to modify 10-30.60.060.B(3) as follows:

- 3. ~~When there is a requirement for both open space (see Section 10-40.30.030, Residential Zones) and civic space (see Section 10-30.60.090, Open Spaces, Civic Spaces and Outdoor Public Spaces) on a development site, the civic space will be counted towards the open space requirement.~~

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Section 9. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.60: Site Planning Design Standards, Section 10-30.60.080: Pedestrian and Bicycle Circulation Systems to modify 10-30.60.080.A(1)(c)(3) as follows:

- (3) Outdoor plazas, courtyards, and ~~open-space~~ **Common Space**.

Section 10. 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 as follows:

10-30.60.090 ~~Open Common Spaces, and Civic Spaces, and Outdoor Public Spaces~~

A. Applicable to All Zones.

1. Location. ~~Open spaces, Common Spaces and~~ civic spaces ~~and outdoor public spaces~~ shall be located to:

- a. Be shared by adjoining buildings, to the maximum extent feasible;
- b. Visually or physically connect with ~~open-space~~ **Common Space** on adjacent properties;
- c. Connect the entrances of multiple buildings on a site;
- d. Integrate and preserve natural features to the maximum extent feasible;
- e. Orient to views of activities, architectural landmarks, or natural features to provide visual interest;
- f. Enhance existing vegetation and landscaping, particularly mature ponderosas;
- g. Preserve and/or enhance major drainage ways; and
- h. Include site and regional stormwater detention facilities, when such facilities are designed as an integral component and amenity.

2. Design. In order to create user-friendly spaces and to encourage use by the public, ~~open spaces, Common Spaces and~~ civic spaces ~~and other public spaces~~ shall incorporate all of the following features to the maximum extent feasible:

- a. Plan site drainage to lead runoff away from active use areas;
- b. Orient ~~open-space~~ **Common Space** to face south and west for solar access to extend its use throughout the year;
- c. Create a sense of enclosure for outdoor seating areas with landscaping, topography, and/or buildings and structures;
- d. Create a consistent palette of streetscape furnishings, such as benches, landscaping, shelter, and trash receptacles;
- e. Locate streetscape furnishings in clusters or nodes;
- f. Incorporate low impact development (LID) standards in areas that are conducive to LID; and
- g. Minimize grading and land disturbances.

C. Applicable to Transect Zones. The following standards are additional standards that apply in transect zones:

1. Location and Size. ~~Open spaces, Common Spaces and~~ civic spaces, ~~and outdoor public spaces~~ shall be located and sized according to the standards established in Section 10-30.80.050, Allocation of Transect Zones, and Section 10-30.80.060, Civic Spaces and Buildings.
2. Design. ~~Open spaces, Common Spaces and~~ civic spaces ~~and outdoor public spaces~~ shall be designed according to the standards established in Chapter 10-70, Specific to Civic Spaces.

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Section 11. 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 10-40.30.030.A(2), 10-40.30.030.A(3), 10-40.30.030.A(6) as follows:

2. ER. The Estate Residential (ER) zone applies to areas of the City appropriate for estate type housing on large lots and limited agricultural uses. This zone is primarily designed for the utilization and enjoyment of the City’s unique mountain environment. The ER zone is intended to encourage landscaping and buffers that preserve and enhance the rural appearance. Cluster and planned residential developments allowed in this zone are intended to promote natural resource protection in the more rural parts of the City. Where substantial areas of ~~open space~~ **Common Space** are provided, this zone allows for a variety of single-family housing types in affordable and planned development options.

3. R1. The Single-Family Residential (R1) zone applies to areas of the City intended for single-family residential development. The affordable and planned residential development options in this zone are intended to provide design flexibility for residential development and more efficient and effective use of ~~open space~~ **Common Space**, while creating transitional areas into nonresidential or higher density residential zones and protecting areas with sensitive environmental characteristics.

6. HR. The High Density Residential (HR) zone applies to areas of the City appropriate for medium to high density multiple-family residential development. This zone is intended to provide an environment having maximum living amenities on-site while providing affordable housing, residential design flexibility, more efficient use of ~~open space~~ **Common Space**, and better separation of pedestrian and vehicular traffic. This zone allows affordable and planned residential development that allow for higher densities.

Section 12. 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: Residential Zones – Building Form and Property Development Standards as follows:

Table <u>10-40.30.030.C.</u>							
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							

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Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
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							
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 ¹⁸	1	1	6	14	14	29 ⁵	11

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Table 10-40.30.030.C.							
Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Maximum with the RPO, outside of a pedestrian shed of an activity center ¹⁸	1	1	5	--	9	22	4
Multiple-Family Developments with four dwelling units or more, Bedrooms per Acre							
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							

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Table <u>10-40.30.030.C.</u>							
Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
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' ⁷	149' ⁸	60' ^{8,9}	50'	50' ^{8,9}	50' ^{8,10}	--
Corner Lots (min.)	100' ⁷	149' ⁸	65' ^{8,9}	50'	50' ^{8,9}	50' ^{8,10}	--
Depth (min.)	200' ⁷	--	100' ⁸	100'	100' ⁸	75' ^{8,10}	--
Other Requirements							
Open Common Space (% of Development Site Area) ¹¹	--	--	--	--	See Table <u>10-40.30.030.A</u>		
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.							

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Table <u>10-40.30.030.C.</u>															
Residential Zones – Building Form and Property Development Standards															
	Residential Zones														
	RR	ER	R1	R1N	MR	HR	MH								
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:															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Area of Lot</th> <th style="width: 60%;">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 Space 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 Common Space " includes active and passive recreation uses, landscape areas, and community gardens.															

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Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
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 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.	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.						
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.						

Section 13. 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 10-40.30.030.G: Miscellaneous Requirements – MR and HR Zones, as follows:

G. Miscellaneous Requirements – MR and HR Zones.

1. Common ~~Space open space~~ for 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:

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

2. In addition to the 15 percent ~~open space~~ **Common 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 Common Spaces, and Civic Spaces, and Outdoor Public Spaces.~~)

Section 14. 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: Commercial Zones – Building Form and Property Development Standards as follows:

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Building Placement Requirements						
Setback from property line						
Front (Also see Section 10-50.60.040.B)	15' ¹	0'	0'	0' ²	0'	0'
Side						
Adjacent to Residential Use	----- 15' min. ⁶ -----					

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Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Street Side (min.)	10' ³	10' ³	10' ³	10' ³	10' ³	0'
All Other Sides	----- 0' -----					
Rear						
Adjacent to Residential	----- 15' min. -----					
All Other Rears	----- 0' -----					
Building Form Requirements						
Building Height (max.) ^{8, 9, 10}	35'	60' ^{4, 7}	45' ^{7, 14}	60' ⁴	60' ⁴	60' ⁴
Gross FAR (max.)	0.8	2.5	2.5	3.0	2.0	No max.
Density Requirements						
Gross Density (units/acre)						
Maximum without the Resource Protection Overlay (RPO)	13 ¹¹	----- 29 ¹¹ -----				
Maximum with the RPO, inside of a pedestrian shed of an activity center ¹³	13 ¹¹	----- 29 ¹¹ -----				
Maximum with the RPO, outside of a pedestrian shed of an activity center ¹³	13 ¹¹	----- 22 ¹¹ -----				
Maximum Bedroom Requirements						
Bedrooms per Acre on a Development Site with Four Dwelling Units or More						
Maximum without the RPO for a development	35 ¹²	----- 72.5 ¹² -----				
Maximum with the RPO inside of a pedestrian shed of an activity center ¹³	35 ¹²	----- 72.5 ¹² -----				

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Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Maximum with the RPO outside of a pedestrian shed of an activity center ¹³	35 ¹²	----- 55 ¹² -----				
Lot Requirements						
Area (Gross sf) (min.) ⁵	6,000	9,000	9,000	9,000	9,000	7,000
Width (min.) ⁵	50'	60'	60'	60'	60'	50'
Depth (min.) ⁵	100'	100'	100'	100'	100'	--
Open Common Space						
Developments with Two or More Dwelling Units	----- 15 percent of the net lot area -----					
Other Requirements						
Fences and Screening	See Division 10-50.50					
Landscaping	See Division 10-50.60					
Outdoor Lighting	See Division 10-50.70					
Parking	See Division 10-50.80					
Signs	See Division 10-50.100					

Section 15. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.030: Accessory Dwelling Units (ADUs) to modify 10-40.60.030.F(4) as follows:

- The site plan provides ~~open space~~ **Private Space** and landscaping that is useful for both the ADU and the primary residence. ~~Open space~~ **Private Space** and landscaping provides for privacy and screening of adjacent properties.

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Section 16. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.120: Co-housing to modify 10-40.60.120.F as follows:

F. Required ~~open-space Common Space~~ **Common Space** (including requirements of ~~open-space Common Space~~ **Common Space** outside of a building envelope) may be combined as shared ~~open-space Common Space~~ **Common Space**.

Section 17. 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 Home Park to modify 10-40.60.210.D(9)(d) as follows:

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 Common Space~~ requirements shall be reduced by three square feet.

Section 18. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.260: Mixed Use to modify Table 10-40.60.260.B.: Site Layout and Development Design Standards as follows:

Table 10-40.60.260.B.: Site Layout and Development Design Standards

Pedestrian-oriented Commercial Space	(1) Pedestrian-oriented commercial space includes a lobby serving other uses in the building or uses not open to the general public (e.g., a private gymnasium). (2) Ground floor commercial space shall have a customer entrance opening directly onto the sidewalk. (3) Depth of the ground floor commercial space must be no less than the standard established in Table 10-40.60.260.A. (4) Floor-to-ceiling height of the ground floor commercial space of min. 14 feet. (5) Private frontage must be in compliance with Division 10-50.120 (Specific to Private Frontages) as determined by the Director.
Location of Residential Units ¹	Residential units shall not occupy the ground floor street frontage space adjacent to a primary street.
Parking	To encourage the development of residential uses in existing and new commercial areas, the use of shared parking provisions shall be incorporated into mixed-use developments in compliance with Section 10-50.80.060, Parking Adjustments.
Loading Areas	Commercial loading areas shall be located away from residential units and screened from view from the residential portion of the development to the maximum extent

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	feasible, in compliance with Table 10-50.60.040.B, Buffer and Screening Requirement.
Refuse and Recycling Areas	Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and nonresidential uses.
Open Space Common Space/Private Space	A mixed-use development shall be designed to provide residential uses with common or private open space Common Space or Private Space , which may be in the form of roof gardens, individual balconies, or other means as approved by the Director.

Section 19. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.100: Sign Standards, Section 10-50.100.060: Permanent Signs to modify Table 10-50.100.060.G.: Standards for Directory Signs as follows:

Table 10-50.100.060.G: Standards for Directory Signs

	Standard	Other Requirements
Sign Area	Signs ≤ 16 sq. ft. and not visible from the public right-of-way are not included in the total allowable sign area.	Signs > 16 sq. ft. in area or visible from the public right-of-way are counted in the total allowable sign area.
Mounting Height	Max. 12 feet.	
Freestanding Sign Height	Max. 6 feet.	
Sign Placement	Building mounted preferred; may be mounted on a low profile freestanding sign structure.	Shall be associated with the building entry zone of the businesses within a multi-tenant development, and/or within pedestrian-oriented open spaces civic spaces .
Illumination	Nonilluminated, internally illuminated, or indirectly illuminated. See Section 10-50.100.050(C).	
Permitting	Sign permit is required.	

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Section 20. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.110: Specific to Building Types as follows:

10-50.110.040 Carriage House

E. Private ~~Open~~ Space

No ~~private open space~~ Private Space is required

10-50.110.050 Single-Family Estate

G. Private ~~Open~~ Space

Area 25% of lot area min.

Width 30' min.

Depth 30' min.

10-50.110.060 Single-Family Home

G. Private ~~Open~~ Space

Area 15% of lot area min.

Width 20' min.

Depth 20' min.

10-50.110.070 Single-Family Cottage

G. Private ~~Open~~ Space

Area 15% of lot area min.

Width 15' min.

Depth 15' min.

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10-50.110.080 Bungalow Court

A. Description

The bungalow court building type consists of a series of small, detached single-family residential structures on a single lot, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a ~~private open space~~ **Private Space** and becomes an important community-enhancing element of this type. This type is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. This type enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

G. Common Open Space	
Area	15% of lot area min. and no less than 400 sf.
Courtyard	
Width	15' min.
Depth	15' min.
Long axis must be open to the street.	
No private outdoor space Private Space is required.	

10-50.110.090 Duplex, Side-by Side

G. Common Open Space	
Area	15% of lot area min. and no less than 400 sf.
Width	15' min.
Depth	15' min.
No private outdoor space Private Space is required	

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10-50.110.100 Duplex, Stacked

G. Common ~~Open~~ Space

Area 15% of lot area min. and
no less than 400 sf.

Width 15' min.

Depth 15' min.

No ~~private outdoor space~~ **Private Space** is required

10-50.110.110 Duplex, Front-and-Back

G. Common ~~Open~~ Space

Area 15% of lot area min. and
no less than 400 sf.

Width 15' min.

Depth 15' min.

No ~~private outdoor space~~ **Private Space** is required

10-50.110.120 Stacked Triplex

G. Common ~~Open~~ Space

Area 15% of lot area min. and
no less than 400 sf.

Width 15' min.

Depth 15' min.

No ~~private outdoor space~~ **Private Space** is required

10-50.110.130 Townhouse

G. Private ~~Open~~ Space

Area 15% of lot area min.

Width 10' min.

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Depth 10' min.

10-50.110.140 Apartment House

G. Common ~~Open~~ Space

Area 15% of lot area min. and
no less than 400 sf.

Width 15' min.

Depth 15' min.

No ~~private outdoor space~~ **Private Space** is required

10-50.110.150 Courtyard Apartment

G. Common ~~Open~~ Space

Area 15% of lot area min.

Courtyard Width

Width-to-Height Ratio 1:1 to 2:1

Minimum 20'

Maximum 50% of total bldg. width

Courtyard Depth

Depth-to-Height Ratio 1:1 to 3:1

Minimum 20'

Edge of courtyard not defined by building must be defined by 2'-6" to 3' tall wall.

No ~~private open space~~ **Private Space** is required.

10-50.110.160 Live/Work

G. Private ~~Open~~ Space

Area 15% of lot area min. and
no less than 400 sf.

Width 15' min.

Depth 15' min.

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10-50.110.170 Apartment Building

G. Common ~~Open~~ Space

Area 15% of lot area min.

Width 40' min.

Depth 40' min.

No ~~private outdoor space~~ **Private Space** is required

10-50.110.180 Commercial Block

G. Private ~~Open~~ Space

No ~~private open space~~ **Private Space** is required

Section 21. Amend Title 10 Flagstaff Zoning Code, Chapter 10-70: Specific to Civic Spaces, Division 10-70.10: Civic Space Types, Section 10-70.10.040: Additional Standards to modify 10-70.10.040(A) and (B) as follows:

A. Ancillary Structure Standards. All ancillary structures within parks and ~~open-space~~ **Common Space**, including, but not limited to, open-air pavilions, gazebos, picnic shelters and outdoor theaters, shall not be subject to the physical requirements of the building form standards in Chapter 10-40, Specific to Zones. They shall be designed and furnished to be consistent with the character of the zone in which they are located. Such consistency may require ancillary structures to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development as determined by the Director.

B. Civic Building Standards. Civic buildings located in larger parks and ~~open-spaces~~ **Common Space** including but not limited to community centers, meeting rooms, public safety facilities, houses of worship and schools, shall not be subject to the physical requirements of the building form standards in Chapter 10-40.40, Transect Zones. They shall be designed and furnished to be consistent with the character of the zone in which they are located. Such consistency may require ancillary structures to maintain building setbacks, frontage, massing, location and character similar to adjacent development.

Section 22. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.020 Definitions “B”, to modify the term “Buildable Area”, as follows:

Buildable Area:

1. In a manufactured home subdivision, the area where a manufactured home, other structure or automobile parking shall be placed on each lot.
2. The portion of a lot or parcel, exclusive of required setback areas, ~~or open-space~~ **Common Space**, or **Private Space**, within which a building or structure may be built.

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Section 23. 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”, to modify the term “Common Open Space” and “Concept Plan”, as follows:

Common ~~Open~~ Space: ~~See “Open Space, Common.”~~ **The minimum amount of open space area within a development intended or reserved for the use and enjoyment of all owners and occupants, including but not limited to areas set aside for resource protection, passive and active recreation, gardens, and landscape areas.**

Concept Plan: A generalized plan that conceptually illustrates a development proposal, including the identification of proposed land uses, land use intensity, circulation, and ~~open space~~ **Common Space**/sensitive areas. The relationship of the proposed development to existing surrounding development and uses is also included in a concept plan.

Section 24. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.150 Definitions “O”, to modify the terms “Open Space, Common”, “Open Space, Private”, and “Open Yard”, as follows:

~~**Open Space, Common: The minimum amount of open space area within a development intended or reserved for the use and enjoyment of all owners and occupants, including but not limited to areas set aside for resource protection, passive and active recreation, gardens, and landscape areas.**~~

~~**Open Space, Private: The minimum amount of private open area required with each unit provided as outdoor yard areas, patios, decks, and balconies, but excluding stairs, and/or landings. Does not include setbacks; see “Setback.”**~~

Open Yard: A yard or portion of a yard provided within a development to create useable ~~open space~~ **Common Space or Private Space**.

Section 25. 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”, to modify the terms “Parking Structure, Podium” and “Private Open Space”, as follows:

Parking Structure, Podium: One level of vehicle parking at ground level or partially below ground level, which may have habitable structure or open space area, such as a courtyard, above the parking.

Private ~~Open~~ Space: ~~See “Open Space, Private.”~~ **The minimum amount of private unenclosed area required per dwelling unit provided as covered and uncovered outdoor yard areas, patios, porches, decks, and balconies, but excluding stairs and landings.**