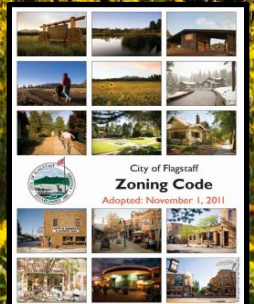


High Occupancy Housing

Updates to the Zoning Code General Requirements

Tiffany Antol, AICP
Zoning Code Manager





City Council Work Session



Purpose of Work Session

Discussion regarding the High Occupancy Housing zoning requirements and zoning code regulations tied to components of the Regional Plan.

Staff is requesting direction from Council regarding an amendment to the Flagstaff Zoning Code to address unforeseen consequences of the High Occupancy Housing zoning requirements and zoning code regulations tied to the Regional Plan.



High Occupancy Housing Plan

- **Adopted in February 2018 in response to the community's dialogue about high-intensity mid-rise developments near historic neighborhoods that primarily catered to college students.**
- **The purpose of the plan is to provide direction in the form of goals and policies intended to enhance and maintain the city's character and guide future developments that would be considered High Occupancy Housing.**
- **November 17, 2020, Council adopted the High Occupancy Housing Zoning Code Text Amendment which became effective on March 1, 2021.**



High Occupancy Housing Land Use Definitions

A High Occupancy Housing Development (HOHD) is any of the following:

- Single-family dwelling unit with seven or more bedrooms, or five or more sanitation facilities.**
- Duplex or two dwelling units on a lot or parcel with more than a total of seven bedrooms, or if any of the dwelling units contain four or more sanitation facilities.**
- Multiple-family developments with three dwelling units on a lot or parcel with more than a total of nine bedrooms, or if any of the dwelling units contain four or more sanitation facilities.**



High Occupancy Housing Land Use Definitions

- **Multiple-family developments with four or more dwelling units, or greater on the same development site with any of the following:**
 - **More than 20 percent of the total dwelling units have four bedrooms or more;**
 - **One or more of the dwelling units contain four or more sanitation facilities;**
 - **The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an HOHD in accordance with the building form and property development standards of the property's designated zone; or**
 - **If the property elects the transect zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**



High Occupancy Housing Land Use Definitions

- **Mixed-Use High Occupancy Housing Development includes any of the following:**
 - **More than 20 percent of the total dwelling units have four bedrooms or more;**
 - **One or more of the dwelling units contain four or more sanitation facilities;**
 - **The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an MHOHD in accordance with the building form and property development standards of the property's designated zone; or**
 - **If the property elects the transect zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**



Zoning Districts that permit HOH

- Single-family, two-unit/duplexes, and triplex/multiple-family HOHD are allowed in the following zones with the issuance of a Conditional Use Permit:

Estate Residential (ER)	T4 Neighborhood 1 - Open (T4N.1-O)
High Density Residential (HR)	T4 Neighborhood 2 (T4N.2)
Manufactured Housing (MH)	T4 Neighborhood 2 - Open (T4N.2-O)
Medium Density Residential (MR)	T5 Main Street (T5)
Rural Residential (RR)	T6 Downtown (T6)
Single-Family Residential (R1)	Central Business (CB)
Single-Family Residential Neighborhood (R1N)	Community Commercial (CC)
T3 Neighborhood 1 (T3N.1)	Commercial Service (CS)
T3 Neighborhood 2 (T3N.2)	Highway Commercial (HC)
T4 Neighborhood 1 (T4N.1)	Suburban Commercial (SC)

*****HOHD with four units or more must also be located within an activity center as depicted in the Regional Plan.**



Zoning Districts that permit HOH

- **A Mixed-Use HOHD is allowed in the following zones with the issuance of a Conditional Use Permit:**

Central Business (CB)

Community Commercial (CC)

Commercial Service (CS)

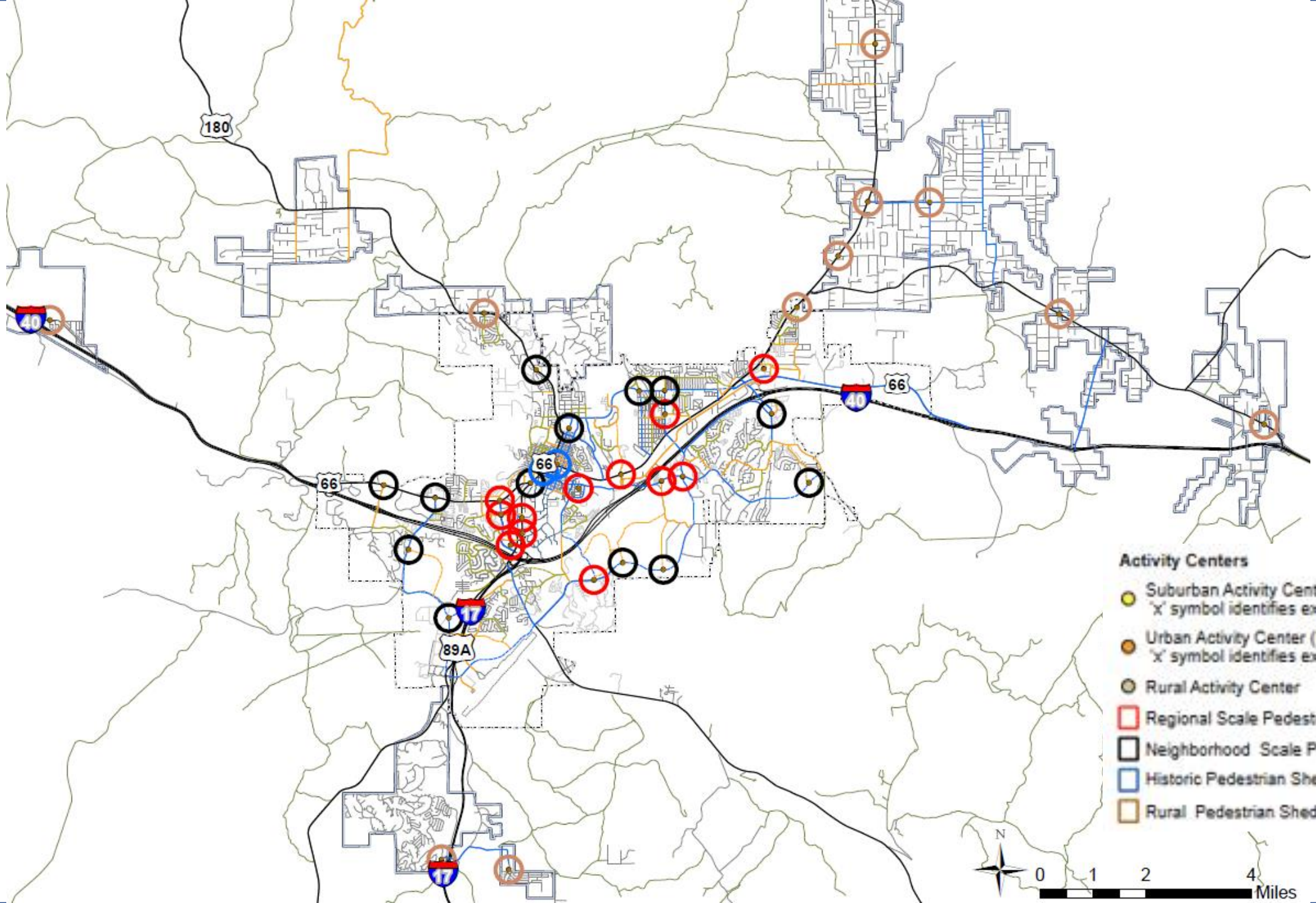
Highway Commercial (HC)

Suburban Commercial (SC)

T5 Main Street (T5)

T6 Downtown (T6)

*****MHOHD must also be located within an activity center as depicted in the Regional Plan. The MHOHD land use does not differentiate between buildings with one, two, or three dwelling units or more than four the same way as 100% residential HOHD projects.**



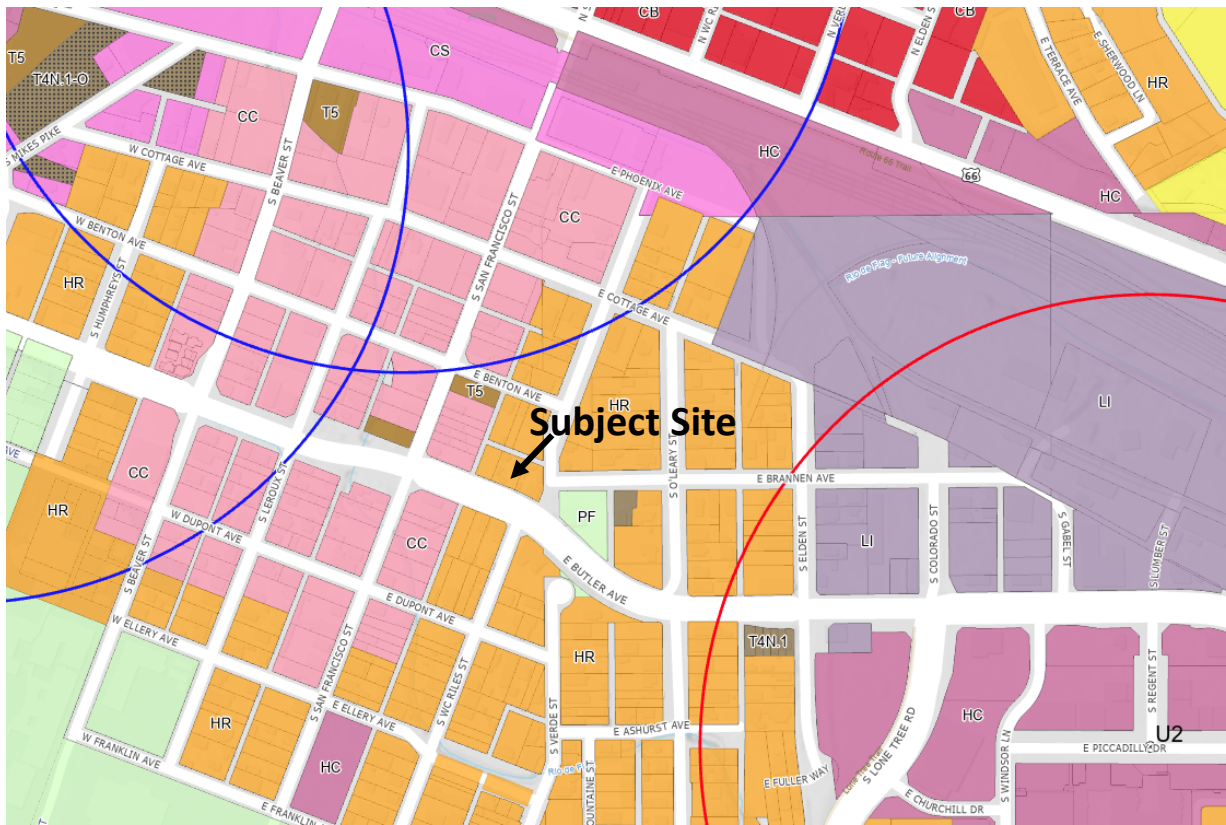
- Activity Centers**
- Suburban Activity Center (S1)
'x' symbol identifies existing center
 - Urban Activity Center (U1)
'x' symbol identifies existing center
 - Rural Activity Center
 - Regional Scale Pedestrian Shed
 - Neighborhood Scale Pedestrian Shed
 - Historic Pedestrian Shed
 - Rural Pedestrian Shed





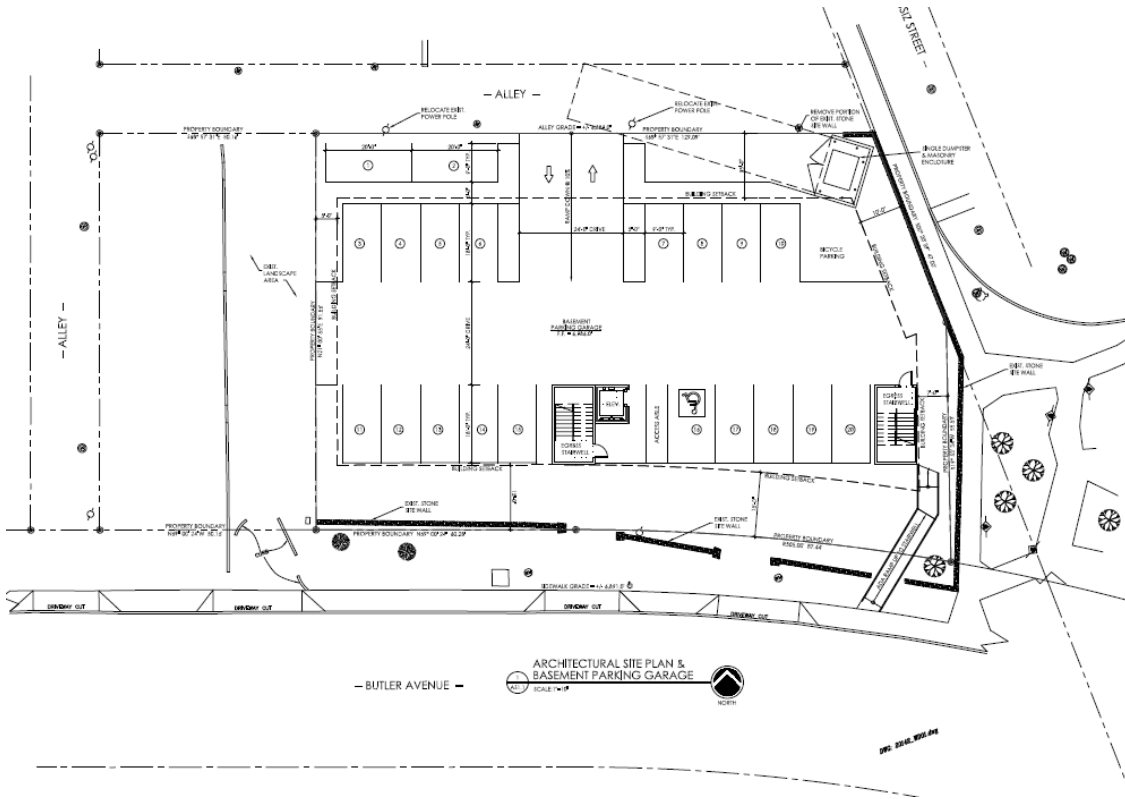
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- Potential site falls outside of the boundaries of three activity centers. The proposed HOHD land use is not permitted at this location.
- This site fronts on a minor arterial roadway and is located on a transit corridor.
- The site is currently zoned High Density Residential but has the option to elect the T4N.1 transect zone.
- The T4N.1 zone allows the Apartment Building, Building Type which is permitted on sites of at least 10,000 square feet.





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- Site consists of two parcels – 13,507 square feet
 - 20 units – all studio/1 bedroom
 - 64.5 units per acre
 - 6,000 square foot footprint
 - 3 stories above grade (basement garage)



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Provisions that are based on Regional Plan Classifications

- **An HOHD or MHOHD with four or more dwelling units shall be located inside of a pedestrian shed of an activity center delineated in the General Plan or applicable Specific Plan.**
- **Inside of a pedestrian shed of a Regional Activity Center, an HOHD or MHOHD in a commercial zone may contain more than 50 dwelling units per acre and/or 125 bedrooms per acre.**
- **An HOHD in a Commercial Zone shall be:**
 - **On a lot or parcel that is setback at least 300 feet from the centerline of a street classified as a Commercial Corridor identified on the General Plan; and**
 - **There shall be an existing primary mixed-use development or commercial use(s), excluding primary transportation and infrastructure uses, on the lot(s) or parcel(s) between the HOHD and the Commercial Corridor street.**



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Provisions that are based on Regional Plan Classifications

Building Footprint Sizes and Separation Requirements.

1. Maximum building footprint inside a pedestrian shed of a Historic Activity Center delineated in the General Plan or applicable Specific Plan, excluding properties zoned Commercial Business (CB): Equal to, or less than, 5,000 square feet.
2. Maximum building footprint inside a pedestrian shed of a Historic Activity Center delineated in the General Plan or applicable Specific Plan, and on a property zoned Commercial Business (CB): Equal to, or less than, 22,000 square feet.
3. Maximum building footprint inside a pedestrian shed of a Regional Activity Center delineated in the General Plan or applicable Specific Plan: No Maximum.
4. Maximum building footprint inside a pedestrian shed of an activity center in all other areas not described in subsections B.1., B.2., and B.3. of this section: Equal to, or less than, 22,000 square feet.
5. Excluding the Commercial Business (CB) zone, the minimum separation between the building footprints of structures on the same lot or parcel, and structures on an abutting lot or parcel, shall be separated by a distance that is the greater of 10 feet, or one-third the height of the taller structure.
6. Where the area of a pedestrian shed of an activity center intersects with the area of a pedestrian shed of another activity center, the pedestrian shed with the more restrictive maximum building footprint requirement shall govern the intersecting area. The locations of the pedestrian sheds of the activity centers are identified in the General Plan, including any applicable Specific Plans.



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Example Code Provisions

Preferred, Neutral and Disfavored Sites.

Preferred Sites.

- **Community Structures.** Any police or fire station, library, community center, civic center, courthouse, utility structure, smokestack, water tower, bridge, clock or bell tower, light pole, church steeple or other similar structure is a preferred site.
- **Collocation.** Any existing lawful wireless telecommunications facility shall be a preferred site. Any existing building where the antenna can be mounted directly to the side of the building or parapet is a preferred site.
- **Industrial Zones and Public Land.** Any site zoned LI, HI, or PF is a preferred site; provided, that such site is not park or open space land or a school site; and provided further, that such site is not a site described in subsection (E)(3) of this section. School sites are considered neutral or disfavored sites, depending on their zoning, proximity to residential neighborhoods, and the extent to which such sites meet the requirements of this section and the required findings listed in Section [10-20.40.050](#), Conditional Use Permits.
- **Power Line Corridors.** An existing tower structure that supports high voltage power lines in a power line corridor is a preferred site.



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Example Code Provisions

Preferred, Neutral and Disfavored Sites.

Neutral Sites. Any site zoned SC, CC, HC, CS, CB or RD is a neutral site; provided, that such site is not a site described in subsection (E)(3) of this section.

Disfavored Sites.

- **Residential Neighborhoods.** Any site in a zone not specified in subsection (E)(1) or (E)(2) of this section is a disfavored site, unless such site has a General Plan designation or current governmental use of industrial or commercial, which may reclassify the site as preferred or neutral, respectively.
- **Designated Locales.** Any site that is within a scenic view corridor as defined in subsection (E)(3)(c) of this section.
- **Scenic Locales.** Any site along an exposed ridgeline, a public trail, public park, or other outdoor recreation area is a disfavored site, unless the telecommunications facility blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable, as determined by the Planning Commission.



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Changes to density table for all developments

Gross Density (units/acre)							
Min.	--	--	2	2	6	10	--
Max-Outside-the-RPO	1	1	6	14	14	29⁵	11
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 ⁽¹³⁾	1	1	6	14	14	29 ⁵	11
Max-Within-the-RPO Maximum with the RPO, outside of a pedestrian shed of an activity center ⁽¹⁴⁾	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	---End note 16---		21	--	49 ¹⁷	101.5 ¹⁷	--

Exhibit A
Resolution 2020-59
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- The HOHD zoning code text amendment amended the density standards for all residential developments.
 - Previously two categories: Within RPO and Outside RPO
 - Added to Within RPO inside and outside of an activity center
- The HOHD zoning code text amendment added bedroom density allowance for all residential developments.
 - The categories are similar to unit density categories and alignment with inside and outside of an activity center
 - EXCEPT:
 - If a site is located in an activity center and is within the Resource Protection Overlay, it is allowed the maximum density of the zone (as if the site were not in the RPO) BUT is not allowed the maximum bedrooms per acre in the zone.

pedestrian shed of an activity center ⁽¹⁴⁾							
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 ⁽¹⁴⁾	---End note 16---		17.5	--	31.5 ¹⁷	77 ¹⁷	--

