

NOTICE AND AGENDA

PLANNING & ZONING COMMISSION
WEDNESDAY
DECEMBER 11, 2024

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

To participate in the meeting virtually use the following link:

[Join the Meeting Online](#)

The public can submit comments that will be read at the dais by a staff member to CDPandZCommission@flagstaffaz.gov

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 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 Commission'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.

CAROLE MANDINO, CHAIR
BOB HARRIS, III
CHRISTINE SHEEHY
CJ LUCKE

MARY NORTON
IAN SHARP
MEGAN WELLER

3. 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.

4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday November 13, 2024.

5. GENERAL BUSINESS

- A. **PZ-24-00216: Resource Protection Standards Applicability** - modify Zoning Code provisions in Chapter 10-50: Supplemental to Zones, Division 10-50.90: Resource Protection Standards, Section 10-50.90.20: Applicability to exempt all public rights-of-way in addition to arterial roads from the requirements of this division.

STAFF RECOMMENDED ACTION:

The work session with the Planning and Zoning Commission is required as a "Citizen Review Session" in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed

amendments, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendments, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council.

- B. **PZ-24-00217: Urban Farm Land Use** - modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Spaces Zones, Table 10-40.30.060.B: Allowed Uses to add the Urban Farm Land Use, Division 10-40.60: Specific to Uses to amend the development standards of Community Gardens and add development standards for Urban Farms, and Chapter 10-80: Definitions to add a definition for Urban Farm.

STAFF RECOMMENDED ACTION:

The work session with the Planning and Zoning Commission is required as a "Citizen Review Session" in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendments, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendments, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council.

6. **MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

7. **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 _____, 2024.

Alexandra Pucciarelli, Commission Liaison



Planning & Zoning Commission

Meeting Date: 12/11/2024

From: Nancy Corbin-Fuller, Administrative Specialist

4.

Information

TITLE:

APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday November 13, 2024.

STAFF RECOMMENDED ACTION:

Executive Summary:

Attachments

November 13, 2024 Meeting Minutes

MINUTES

PLANNING & ZONING COMMISSION
WEDNESDAY
NOVEMBER 13, 2024

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

1. CALL TO ORDER

Chair Mandino called the meeting ot order at 4:03 p.m.

2. ROLL CALL

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

PRESENT:

CAROLE MANDINO, CHAIR
BOB HARRIS, III
CHRISTINE SHEEHY
CJ LUCKE

MARY NORTON, VICE CHAIR
IAN SHARP
MEGAN WELLER

3. 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.

None

4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday October 23, 2024.

Moved by Mary Norton, seconded by Ian Sharp to approve the minutes of October 23, 2024.

Vote: 7 - 0 - Unanimously

5. PUBLIC HEARING

A. Public Hearing: US Federal Courthouse CUP Request (PZ-23-00042-03)

PZ-23-00042-03; A Conditional Use Permit request from Shephard-Wesnitzer, Inc. an Ardurra Company, on behalf of Easterly Government Properties, Inc., for a courthouse office use at 1535 W Route 66 (APN 112-27-021A), within the Light Industrial -- Open (LI-O) zone. This application proposes to develop a 38,426 square foot federal courthouse which includes offices, meeting rooms, and courtrooms on a 4.05-acre site.



Planning & Zoning Commission

5. A.

Meeting Date: 12/11/2024

From: Tiffany Antol, Zoning Code Manager

Information

TITLE

PZ-24-00216: Resource Protection Standards Applicability - modify Zoning Code provisions in Chapter 10-50: Supplemental to Zones, Division 10-50.90: Resource Protection Standards, Section 10-50.90.20: Applicability to exempt all public rights-of-way in addition to arterial roads from the requirements of this division.

STAFF RECOMMENDED ACTION:

The work session with the Planning and Zoning Commission is required as a "Citizen Review Session" in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendments, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendments, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council.

Attachments

PZ-24-00216 Staff Memo

PZ-24-00216 Draft Amendment



Date: November 21, 2024
TO: Planning and Zoning Commission
FROM: Tiffany Antol, AICP, Zoning Code Manager
Through: Michelle McNulty, AICP, Planning Director
Alaxandra Pucciarelli, Current Planning Manager
RE: **PZ-24-00216: Resource Protection Standards Applicability**

I. Request:

PZ-24-00216: Resource Protection Standards Applicability - modify Zoning Code provisions in Chapter 10-50: Supplemental to Zones, Division 10-50.90: Resource Protection Standards, Section 10-50.90.20: Applicability to exempt all public rights-of-way in addition to arterial roads from the requirements of this division.

II. Purpose of the Work Session:

The work session with the Planning and Zoning Commission is required as a “Citizen Review Session” in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendments, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendments, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the 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:

December 11, 2024 – Planning and Zoning Commission Work Session

January 8, 2025 – Potential Planning and Zoning Commission Public Hearing

February 4, 2025 – Potential City Council Public Hearing (1st Reading of Ordinance)

February 18, 2025 – Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. Overview of Proposed Amendments:

A. PZ-24-00XXX: Resource Protection Standards Applicability

The proposed amendment (Attachment 1) includes one modification to the applicability requirements for the Resource Protection Standards. These standards only apply to properties within the Resource Protection Overlay (RPO). The RPO was generally applied to all vacant parcels over 5 acres in the early 1990s. The Resource Protection Standards have remained substantially the same over the last three decades with some changes occurring with the adoption of the 2011 Zoning Code.

The amendment removes all new public rights-of-ways from the resource calculations of a proposed development. This gives greater tools for staff to work with developers to create more road

connectivity and better overall design that supports all modes of transportation. This amendment results in a small decrease to the overall resources that are required to be protected within a proposed development.

IV. Findings:

At the January 8, 2025, Planning and Zoning Commission public hearing, the Commission will be requested to make a recommendation to the City Council on the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the required findings are specified below.

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.

V. 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 November 23, 2024, which is 18 days before the scheduled meeting date.

VI. 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. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. PZ-24-00216: Resource Protection Standards Applicability

Case No. PZ-24-00216 – Resource Protection Standards Applicability

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

Provisions that are being added are shown in bold red text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.90: Resource Protection Standards, Section 10-50.90.020: Applicability, as follows:

10-50.90.020 Applicability

- A. The provisions of this division apply to proposed development within the Resource Protection Overlay (RPO) zone. See Section 10-40.50.030, Overlay Zones, and Section 10-90.40.050, Resource Protection Overlay (RPO) Map. Any perceived conflict between the provisions of this division and any other section of this Zoning Code shall be resolved in compliance with the Zoning Code, Chapter 10-20, Administration, Procedures, and Enforcement. This division is meant to apply in conjunction with the Flagstaff Fire Department’s implementation of the Flagstaff Forest Stewardship Plan, which occurs before forest resource calculations are completed. See Appendix 5, Additional Information Applicable to Division 10-50.90, Resource Protection Standards. The Forest Stewardship Plan will continue to be applied by the Fire Department in coordination with Community Development Division staff so as not to negatively impact any future development options.
- B. Resource calculation standards for slope, floodplain, and forest resources do not apply to the area within the public rights-of-way ~~of existing or proposed major or minor arterial roads~~ **for streets and** ~~or to the right-of-way of~~ major (i.e., regional distribution) utility facilities.
- C. Appendix 5, Additional Information Applicable to Division 10-50.90, Resource Protection Standards, provides useful information on how the Flagstaff Fire Department implements Firewise principles. It also provides a summary and explanation of how to apply the resource protection standards described in this division.



Planning & Zoning Commission

5. B.

Meeting Date: 12/11/2024

From: Tiffany Antol, Zoning Code Manager

Information

TITLE:

PZ-24-00217: Urban Farm Land Use - modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Spaces Zones, Table 10-40.30.060.B: Allowed Uses to add the Urban Farm Land Use, Division 10-40.60: Specific to Uses to amend the development standards of Community Gardens and add development standards for Urban Farms, and Chapter 10-80: Definitions to add a definition for Urban Farm.

STAFF RECOMMENDED ACTION:

The work session with the Planning and Zoning Commission is required as a "Citizen Review Session" in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendments, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendments, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council.

Executive Summary:

A Zoning Code text amendment to add the Urban Farm land use.

Attachments

PZ=24-00217 Work Session Memo

PZ-24-00217 Draft ZCTA



Date: November 21, 2024
TO: Planning and Zoning Commission
FROM: Tiffany Antol, AICP, Zoning Code Manager
Through: Michelle McNulty, AICP, Planning Director
Alexandra Pucciarelli, Current Planning Manager
RE: **PZ-24-00217: Urban Farm Land Use**

I. Request:

PZ-24-00217: Urban Farm Land Use - modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Spaces Zones, Table 10-40.30.060.B: Allowed Uses to add the Urban Farm Land Use, Division 10-40.60: Specific to Uses to amend the development standards of Community Gardens and add development standards for Urban Farms, and Chapter 10-80: Definitions to add a definition for Urban Farm.

II. Purpose of the Work Session:

The work session with the Planning and Zoning Commission is required as a “Citizen Review Session” in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendments, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendments, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the 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:

December 11, 2024 – Planning and Zoning Commission Work Session

January 8, 2025 – Potential Planning and Zoning Commission Public Hearing

February 4, 2025 – Potential City Council Public Hearing (1st Reading of Ordinance)

February 18, 2025 – Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. Overview of Proposed Amendments:

A. PZ-24-00217: Urban Farm Land Use

The proposed amendment (Attachment 1) includes several minor modifications as described below:

- **Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060. B.: Public and Open Space Zones** – is amended to add Urban Farm as a primary land use in the Public Facility zone.
- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses** – is amended to add

Section 10-40.60.230: Urban Farm specific use standards.

- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.140: Community Garden** – is amended to align format, clarify parking and landscaping requirements.
- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses** - to add Section 10-40.60.320: Urban Farm which provides specific use standards for Urban Farms including requirements for structures, stormwater management, landscaping, parking, sale of products and educational events.
- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.210: Definitions “U”** - to add Urban Farm Definition.

IV. Findings:

At the January 8, 2025, Planning and Zoning Commission public hearing, the Commission will be requested to make a recommendation to the City Council on the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the required findings are specified below.

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.

V. 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 November 23, 2024, which is 18 days before the scheduled meeting date.

VI. 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. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. PZ-24-00217: Urban Farm Land Use ZCTA

Case No. PZ-24-00217 – Urban Farm

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

Provisions that are being added are shown in bold red 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 10-40.30.060.B.: Public and Open Space Zones – Allowed Uses to add Urban Farm as a primary land use as follows:

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	10-40.60.290	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	--	--
Passive Recreation		P	P	P

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
Schools – Public and Charter		P	--	--
Schools – Private		UP	--	--
Universities and Colleges		P	--	--
Residential				
Employee Housing		P ¹	--	--
Dwelling, Duplex		UP ¹	--	--
Dwelling, Multiple-Family		UP ¹	--	--
Dwelling, Attached Single-Family		UP ¹	--	--
Dwelling, Detached Single-Family		UP ¹	--	--
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	--	--
Transitional Housing		UP	--	--
Nursing Homes		UP	--	--
Sheltered Care Homes		UP	--	--
Retail Trade				
Farmers Markets and Flea Markets		P	--	--

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
Services				
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				

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
Community Gardens	10-40.60.140	P	--	--
Urban Farm	10-40.60.320	P	--	--
End Notes				
1. Residential uses, not including institutional residential uses, 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				

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, to add Section 10-40.60.230: Urban Farm as follows:

Division 10-40.60:

Specific to Uses

Sections:

- 10-40.60.010 Purpose and Applicability
- 10-40.60.020 Accessory Buildings and 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 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, Neighborhood and Regional
- 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
- 10-40.60.320 Urban Farm**

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.140: Community Garden, as follows:

10-40.60.140 Community Garden

A. **Applicability. General.** Community gardens **where allowed by Division 10-40.30, Non-Transect Zones, and Division 10-40.40, Transect Zones, are subject to the requirements of this section. Prior to the establishment of a Community Garden, the applicant shall complete a Concept Plan in accordance with Section 10-20.30.050, Concept Plan Review. shall consist of land used for the cultivation of fruits, vegetables, plants, flowers or herbs by multiple users. The land shall be served by a water supply sufficient to support the cultivation practices used on the site.**

~~Community gardens are allowed on rooftops of structures in compliance with the City's Low Impact Development (LID) Manual, Section 4.7 (Vegetated Roofs).~~

B. **Standards. Community gardens are subject to the following regulations:**

1. Community gardens shall have a set of operating rules addressing the governance structure of the garden, hours of operation, maintenance, and security requirements and responsibilities. A garden coordinator shall be designated to perform the coordinating role for the management of the community gardens. The garden coordinator shall be responsible for assigning garden plots in a fair and impartial manner according to the operating rules established for that garden. The name and telephone number of the garden coordinator and a copy of the operating rules shall be kept on file with the **Sustainability Public Works** Division and posted on-site.
2. ~~The site is designed and maintained so that water and fertilizer will not drain onto adjacent property.~~ **The first 1 inch of runoff must be maintained on site within the Community Garden see the City's Low Impact Development (LID) Manual.**
3. ~~There shall be no retail sales on-site, except for produce grown on the site.~~ **The sale of fresh produce and cottage foods (i.e., baked, pickled, canned, or similarly produced foods grown in the Community Garden) is permitted on site subject to compliance with all State and local regulations.**
4. ~~No~~ **The following Buildings** or structures ~~shall only may~~ be permitted on the site, **as set forth below: with the exception of the following:**
 - a. Sheds for storage of tools limited in size to 200 square feet;

b. Greenhouses, limited in size to 200 square feet and designed in compliance with setbacks for accessory structures, consisting of buildings made of glass, plastic or fiberglass in which plants are cultivated; and

c. Other small hardscape areas and amenities (such as benches, bike racks, raised/accessible planting beds, compost or waste bins, picnic tables, seasonal farm stands, fences, garden art, rain barrels, and children's play areas).

d.5. The combined area of all **buildings or** structures shall not exceed 15 percent of the community garden site area.

5. Vertical gardens mounted on a perimeter wall or fence are permitted provided they do not affect the integrity of the wall or fence.

6. Community Gardens shall not be subject to the provisions of Division 10-50.60, Landscape Standards except as identified in 10-40.60.140.C.

7. Community Gardens shall not be subject to the provisions of Division 10-50.80, Parking Standards where either on-street parking or shared parking is available.

~~6. Fences shall be in compliance with Division 10-50.50, Fences and Screening.~~

~~7. The sale of fresh produce and cottage foods (i.e., baked, pickled, canned or similarly produced foods grown in the community garden) is permitted subject to compliance with all State and local regulations.~~

~~8. On-site storm water systems and irrigation shall be consistent with the *Stormwater Regulations*.~~

~~C. Maintenance Required. Maintenance of community gardens shall be in compliance with Section 10-50.60.080, Maintenance.~~

CD. Abandoned or Unproductive Community Gardens. If a community garden is left in an unproductive state for longer than a period of 12 months, the garden coordinator or other individual(s) responsible for the community garden shall ensure that it is replaced with landscaping in compliance with Division 10-50.60, Landscaping Standards, or seeded in accordance with Chapter 13-17 of the *Engineering Standards*.

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, to add Section 10-40.60.320: Urban Farm, as follows:

10-40.60.320 Urban Farm

A. Applicability. Urban Farms where allowed by Division 10-40.30, Non-Transect Zones, and Division 10-40.40, Transect Zones, are subject to the requirements of this section. Prior to the establishment of an Urban Farm, the applicant shall complete a Concept Plan in accordance with Section 10-20.30.050, Concept Plan Review. Additional reviews may be required as determined by the Inter-division Staff Review Team.

B. Standards.

1. Greenhouses are permitted as accessory buildings or structures in accordance with Section 10-40.60.020.
2. Vertical gardens mounted on a perimeter wall or fence are permitted provided they do not affect the integrity of the wall or fence.
3. The keeping of animals is permitted as an accessory use to the Urban Farm in accordance with City Code Chapter 6-03, Animal Keeping.
4. The first 1 inch of runoff must be maintained on site within the Urban Farm see the City's *Low Impact Development (LID) Manual*.
5. Urban Farms shall not be subject to the provisions of Division 10-50.60, Landscape Standards except as identified in 10-40.60.140.C.
6. Urban Farms shall not be subject to the provisions of Division 10-50.80, Parking Standards where either on-street parking or shared parking is available.
7. The sale of fresh produce, cottage foods (i.e., baked, pickled, canned, or similarly produced foods grown in the Urban Farm), and other agricultural products is permitted on-site subject to compliance with all State and local regulations.

8. Urban Farms may include accessory educational events. Events advertised Citywide shall only be allowed with the issuance of a Temporary Use Permit or Special Event Permit.

C. Abandoned or Unproductive Urban Farms. If an urban farm is left in an unproductive state for longer than a period of 12 months, the farm coordinator or other individual(s) responsible for the urban farm shall ensure that it is replaced with landscaping in compliance with Division 10-50.60, Landscaping Standards, or seeded in accordance with Chapter 13-17 of the *Engineering Standards*.

Section 5. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.210: Definitions "U", to add Urban Farm Definition as follows:

Urban Farm: The growing and harvesting of agricultural products to provide food, fiber, or horticultural vegetation for ornamental purposes. May include commercial hydroponic crop production, greenhouses, gardens, and the accessory keeping of animals as allowed by City Code Chapter 6-03 Animal Keeping.