

Case No. PZ-25-00027 – Middle Housing

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 10-20: Administration, Procedures, and Enforcement, Division 10-20.30: Common Procedures, Section 10-20.30.050: Concept Plan Review, as follows:**

10-20.30.050 Concept Plan Review

B. Applicability. Concept Plan review is required for the following:

4. **Residential Development** ~~A proposed single-family residence or duplex~~ located on a Parcel that is not part of a platted Subdivision; and

**Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.40: Permits and Approvals, Section 10-20.40.140: Site Plan Review and Approval, as follows:**

10-20.40.140 Site Plan Review and Approval

B. Applicability.

1. Site Plan Review. Site plan review and approval shall be required for all authorized uses, changes of use and approved conditional uses in any zone, except for the following:

- a. **Residential Developments with less than five Dwelling Units, where permitted by the zone** ~~Detached single-family dwellings (up to two on one lot or parcel, where permitted by the zone, including a proposed single-family residence located on a parcel that is not part of a platted subdivision), duplexes, and related accessory uses and buildings; in approved subdivisions;~~

2. Architectural Standards. Compliance with the architectural design standards (Division 10-50.20) is required for commercial, ~~multifamily~~ **Multi-Family Residential Development (duplex and greater)**, institutional, business parks and subdivisions (City Code Chapter 11-20, Subdivision and Land Split Regulations). Architectural standards do not apply to **residential Developments with less than five Dwelling Units** ~~single-family dwellings~~, industrial uses not defined as business parks, or the Downtown Overlay (DO) zone.

**Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.60: Nonconforming Provisions, Section 10-20.60.030: Restrictions on Nonconforming Uses and Structures and Section 10-20.60.040: Residential Exemptions, as follows:**

10-20.60.030 Restrictions on Nonconforming Uses and Structures

A. Nonconforming Uses. The continuance of a legal nonconforming use shall be allowed subject to the following provisions:

5. ~~Single-Family or Multifamily Structures~~ **Residential Structures**. A nonconforming use operating within a ~~single-family or multifamily structure~~ **residential Structure** may only be replaced by a conforming use or another nonconforming use that is the same as or similar to the previous nonconforming use; provided, not more than 180 days have passed since the cessation of the previous nonconforming use; and further provided, the replacement nonconforming use does not create new impacts or an increase in intensity of the land use.

10-20.60.040 Residential Exemptions

An involuntarily damaged or destroyed nonconforming ~~Single-Family or Multiple-Family~~ **residential** Development unit may be reconstructed or replaced with a new structure within the same footprint (including preexisting nonconforming setbacks), height and number of dwelling units, but in compliance with Title 4, Building Regulations; Title 5, Fire Code; and Division 10-50.70, Outdoor Lighting Standards.

**Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.50: Public Improvements, Section 10-30.50.040: Exemptions, as follows:**

10-30.50.040 Exemptions

The following are exempt from all the requirements of this division:

A. An expansion or alteration of an existing nonresidential or ~~multifamily residential~~ **Multi-Family Residential Development** use that results in a 25 percent or less increase in the intensity of the use in terms of additional dwelling units, gross floor area, seating capacity or parking spaces, either with a single or cumulative addition(s) or expansion(s); or

B. An expansion or alteration of an existing nonresidential or ~~multifamily residential~~ **Multi-Family Residential Development** use that results in a change of 50 percent or less of the actual value of the structure prior to the start of construction as determined from the records of the Coconino County Assessor or by a current appraisal by an appraiser licensed by the State of Arizona; or

C. Construction of or alteration to ~~a single-family detached residence or a duplex~~ **residential Development with less than five Dwelling Units** of any value.

**Section 5. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.60: Site Planning Design Standards, Section 10-30.60.020: Applicability, as follows:**

10-30.60.020 Applicability

D. Exemptions. The standards found within this division shall not apply to:

1. Industrial uses not located in the Research and Development zone;
2. Any change of use of a building or property that does not affect site design or layout;
3. ~~Individual single-family dwellings~~ **Residential Developments with less than five Dwelling Units.**

However, the standards shall apply to residential subdivisions.

**Section 6. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.010: Purpose, as follows:**

10-40.30.010 Purpose

This division provides regulatory standards governing land use and building form within the non-transect zones. **These standards are separate from and independent of any private Covenants, Conditions, and Restrictions (CC&Rs) or similar recorded instruments. The City does not enforce private CC&Rs, nor does compliance with this code imply compliance with such private restrictions.** These standards are intended to ensure that proposed development is compatible with existing and future development and produces an environment of desirable character consistent with the General Plan. The General Plan shall guide appropriate densities in the zones.

**Section 7. 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.B.: Residential Zones – Allowed Uses, as follows:**

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use <sup>1</sup>	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Ranching, Forestry and Animal Keeping								
Animal Keeping	10-40.60.070	p <sup>54</sup>	p <sup>54</sup>	--	--	--	--	--
Recreation, Education and Assembly								
Commercial Campgrounds	10-40.60.130	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	10-40.60.230							
Neighborhood		P	P	P	P	P	P	P
Outdoor Public Uses, General		P	P	P	--	P	P	P
Places of Worship with 250 seats or less		P	P	P	P	P	P	P
Places of Worship with more than 250 seats		UP	UP	UP	UP	UP	UP	UP
Schools – Private		P	P	P	P	P	P	P
Schools – Public and Charter		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	P	P	p <sup>2</sup>
Trade Schools		--	--	--	--	--	--	--
Residential								
Co-housing	10-40.60.120	P	P	P	--	P	P	--

Table 10-40.30.030.B.  
Residential Zones – Allowed Uses

Primary Land Use <sup>1</sup>	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Congregate Care Facilities		UP	UP	UP	UP	P	P	UP
Day Care, Centers	10-40.60.150.B	UP	UP	UP	UP	UP	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P	P
<del>Dwelling, Duplex</del>	-	<del>P<sup>3</sup></del>	<del>P<sup>3</sup></del>	<del>P<sup>3</sup></del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>--</del>
<del>Dwelling, Multiple Family</del>	-	<del>P<sup>3,4</sup></del>	<del>P<sup>3,4</sup></del>	<del>P<sup>3,4</sup></del>	<del>--</del>	<del>P</del>	<del>P</del>	<del>--</del>
<del>Dwelling, Attached Single Family</del>	-	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Dwelling, Detached Single Family</del>	-	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>
<b>Development, Four Unit Residential</b>		<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>
<b>Development, High Occupancy Housing</b>	<b>10-40.60.170</b>	<b>UP<sup>3</sup></b>	<b>UP<sup>3</sup></b>	<b>UP<sup>3</sup></b>	<b>--</b>	<b>UP<sup>3</sup></b>	<b>UP<sup>3</sup></b>	<b>--</b>
<b>Development, Multi-Family Residential</b>		<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>--</b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>--</b>
<b>Development, One Unit Residential</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Development, Three Unit Residential</b>		<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>P<sup>3</sup></b>
<b>Development, Two Unit Residential</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
Dormitories		--	--	--	--	UP	UP	--
Group Home		P	P	P	P	P	P	P

Table 10-40.30.030.B.  
Residential Zones – Allowed Uses

Primary Land Use <sup>1</sup>	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
<b>High Occupancy Housing Development, Single-Family</b>	<b>10-40.60.170</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>
<b>High Occupancy Housing Development, Two Units</b>	<b>10-40.60.170</b>	<b>UP<sup>3</sup></b>	<b>UP<sup>3</sup></b>	<b>UP<sup>3</sup></b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>--</b>
<b>High Occupancy Housing Development, Three Units</b>	<b>10-40.60.170</b>	<b>UP<sup>3,4</sup></b>	<b>UP<sup>3,4</sup></b>	<b>UP<sup>3,4</sup></b>	<b>--</b>	<b>UP</b>	<b>UP</b>	<b>--</b>
<b>High Occupancy Housing Development, Four Units and Greater</b>	<b>10-40.60.170</b>	<b>UP<sup>3,4</sup></b>	<b>UP<sup>3,4</sup></b>	<b>UP<sup>3,4</sup></b>	<b>--</b>	<b>UP</b>	<b>UP</b>	<b>--</b>
Home Occupation	10-40.60.180	P	P	P	P	P	P	P
Institutional Residential								
Custodial Care Facilities		UP	UP	UP	UP	UP	UP	UP
Homeless Shelters	10-40.60.190							
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	10-40.60.200	--	--	--	--	UP	UP	--
Manufactured Home	10-40.60.210	--	--	--	--	--	--	P
Manufactured Home Park	10-40.60.210.D	--	--	--	--	--	--	P
Manufactured Home Subdivision	10-40.60.210.C	--	--	--	--	--	--	P

Table 10-40.30.030.B.  
Residential Zones – Allowed Uses

Primary Land Use <sup>1</sup>	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Mobile Home		--	--	--	--	--	--	P
Planned Residential Development	10-40.60.280	P	P	P	P	P	P	--
Single Room Occupancy, Fraternities and Sororities		--	--	--	--	UP	UP	--
Retail Trade								
Neighborhood Market								
≤ 1,500 sf		--	--	UP	--	--	--	UP
≤ 2,500 sf		--	--	--	--	UP	--	--
≤ 5,000 sf		--	--	--	--	--	UP	--
Offices		--	--	--	--	--	UP	--
Services								
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P	P
Cemeteries		UP	UP	UP	--	UP	UP	UP
Hospitals		UP	UP	UP	UP	UP	UP	UP
Public Services								
Emergency Services		UP	UP	UP	UP	UP	UP	UP
Public Services Minor		P	P	P	P	P	P	P
Public Services Major		--	--	--	--	--	--	--
Telecommunications Facilities								
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP

Table 10-40.30.030.B.  
Residential Zones – Allowed Uses

Primary Land Use <sup>1</sup>	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Antenna-Supporting Structure	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Attached Telecommunications Facilities	10-40.60.310	P	P	P	P	P	P	P
Colocation Facility	10-40.60.310	P	P	P	UP	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Stealth Telecommunications Facilities	10-40.60.310	P	P	P	P	P	P	P
Transportation and Infrastructure								
Accessory Wind Energy Systems	10-40.60.040	P	P	P	--	P	P	P
Urban Agriculture								
Community Garden	10-40.60.140	P	P	P	P	P	P	P
Nurseries		UP	--	--	--	--	--	--
End Notes								
1. A definition of each listed use type is in Chapter 10-80, Definitions.								
2. 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.								
<b>3. <del>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.</del></b>								

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use <sup>1</sup>	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
<p><b>43. Multifamily dwellings in the RR, ER, or R1 zones shall be limited to either a duplex (two units) building(s) and/or individual (single unit) detached building(s). Not permitted where public water, sewer, or streets are not available to serve the property.</b></p>								
<p><b>54.</b> Use is allowed only on a lot or parcel with a net lot area of five acres or greater.</p>								
Key								
P	=	Permitted Use						
UP	=	Conditional Use – Requires the Approval of a Conditional Use Permit						
--	=	Use Not Allowed						

**Section 8. 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.: Residential Zones – Building Form and Property Development Standards, 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								
Lot sizes	(1) Setbacks shall be provided in accordance with the building placement requirements of the property’s zone unless alternative setbacks are delineated on the recorded final plat.							
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 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.							
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' <sup>1</sup>	--	--	--	--
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' <sup>2</sup>	15'	15' <sup>3</sup>	15' <sup>3</sup>	10'

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
<b>Building Form Requirements</b>							
Building Height (max.) <sup>11,12, 13</sup>	35'	35'	35'	35'	35'	60' <sup>4</sup>	30'
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%
<b>Floor Area Ratio (max.)</b>				<b>0.50</b>			
Density Requirements See Division 10-30.20, Affordable Housing Incentives							
<b>Gross Density (units/acre)</b>							
Min.	--	--	2	2	6	10	--
Maximum	1	1	6	14	14	29 <sup>5</sup>	11
<b>Maximum Bedroom Requirements</b>							
Bedrooms per Acre <b>for Multi-Family Residential Development on a Development Site with Four Units and Greater</b>							
Maximum	---End note 14---		15	--	35	72.5	--
Maximum for a High Occupancy Housing Development	---End note 15---		21	--	49	101.5	--
<b>Minimum Lot Requirements</b>							
<b>Area</b>							
Gross	1 ac <sup>6</sup>	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	4,000 sf
Per Unit	1 ac <sup>6</sup>	1 ac	6,000 sf	3,000 sf	End note	End note <sup>5</sup>	4,000 sf
<b>Dimensions</b>							
Width Interior Lots	100' <sup>7,8</sup>	149' <sup>8</sup>	60' <sup>8</sup>	50' <sup>8</sup>	50' <sup>8</sup>	50' <sup>8,9</sup>	40'

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

		Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
	Width Corner Lots	100 <sup>7,8</sup>	149 <sup>8</sup>	65 <sup>8</sup>	50 <sup>8</sup>	50 <sup>8</sup>	50 <sup>8,9</sup>	45'
	Depth	200 <sup>7</sup>	--	100'	100'	100'	75 <sup>8,9</sup>	100'

Other Requirements

Common Space (% of Development Site Area) <sup>10</sup>	--	--	--	--	See Table 10-40.30.030.F			
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. Fifteen feet 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 feet from the rear property line; provided, that any portion of the structure located closer than 25 feet to the rear property line does not exceed 50 percent of the lot width.
3. May be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 square feet 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:

Area of Lot	Required Lot Area Per Dwelling Units
5,000 to 14,000 square feet	2,500 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
	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 feet and lot depth of 250 feet are required.							
8.	Lot width measured at the front setback line.							
9.	On lots greater than 9,000 square feet: 70 feet minimum width on interior lots, 75 feet minimum width on corner lots and 100 feet minimum depth on all lots.							
10.	Common 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, “Common Space” includes active and passive recreation uses, landscape areas, and community gardens.							
11.	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.							
12.	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.							
13.	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
14.	<del>Multiple</del> Multi-Family Dwellings are allowed three bedrooms for the first acre of a development site and two and one-half bedrooms per acre for each additional acre.						
15.	<del>Multiple</del> Multi-Family Dwellings are allowed four bedrooms for the first acre of a development site and three and one-half bedrooms per acre for each additional acre.						
Key							
-- Not Applicable							

**Section 9. 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, Table 10-40.30.040.B.: Commercial Zones – Allowed Uses, as follows:**

Table 10-40.30.040.B. Commercial Zones – Allowed Uses	
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Primary Land Use <sup>1</sup>	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 <sup>2</sup>	P	--
Research and Development Uses	10-40.60.300	--	--	--	UP	--	--
Transportation or Trucking Yards		--	--	--	--	P	--
Vehicle Towing/Impound Yard		--	--	--	p <sup>4</sup>	--	--
Warehousing		--	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	--	p <sup>3</sup>
Wholesaling and Distribution		--	--	--	--	P	p <sup>3</sup>
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	--	--

Libraries, Museums		P	P	P	P	P	P
Meeting Facilities	10-40.60.230						
Regional		--	P	P	P	P	P
Neighborhood		P	P	P	P	P	P
Outdoor Public Uses, General		P	P	P	P	--	--
Places of Worship with 250 seats or less		P	P	P	P	P	P
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 <sup>5</sup>							
Co-Housing	10-40.60.120	UP	UP	UP	UP	UP	UP
<b>Co-Housing as Part of a Mixed-Use Development</b>	<b>10-40.60.120</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
Congregate Care Facilities		UP	P	P	P	P	UP
Day Care, Centers	10-40.60.150.B	P	P	P	P	UP	UP

Day Care, Home	10-40.60.150.A	P	P	P	P	P	P
<b>Development, Four Unit Residential</b>		<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>p<sup>5,7</sup></b>	<b>p<sup>5,7</sup></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>
<b>Development, High Occupancy Housing</b>	<b>10-40.60.170</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>
<b>Development, Multi-Family Residential</b>		<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>
<b>Development, One Unit Residential</b>		<b>--</b>	<b>p<sup>5,7</sup></b>	<b>p<sup>5,7</sup></b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Development, Three Unit Residential</b>		<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>p<sup>5,7</sup></b>	<b>p<sup>5,7</sup></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>
<b>Development, Two Unit Residential</b>		<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>p<sup>5,7</sup></b>	<b>p<sup>5,7</sup></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>	<b>UP<sup>5,9,1</sup><sub>0</sub></b>
<b>Dwelling, Duplex</b>	-	<b>UP<sup>5</sup></b>	<b>UP<sup>5,7</sup></b>	<b>UP<sup>5,7</sup></b>	<b>UP<sup>5</sup></b>	<b>UP<sup>5</sup></b>	<b>UP<sup>5</sup></b>
<b>Dwelling, Duplex as Part of a Mixed-Use Development</b>	-	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Dwelling, Multiple-Family</b>	-	<b>UP<sup>5</sup></b>	<b>UP<sup>5</sup></b>	<b>UP<sup>5</sup></b>	<b>UP<sup>5</sup></b>	<b>UP<sup>5</sup></b>	<b>UP<sup>5</sup></b>
<b>Dwelling, Multiple-Family as Part of a Mixed-Use Development</b>	-	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Dwelling, Single-Family Attached</b>	-	-	<b>p<sup>5,7</sup></b>	<b>p<sup>5,7</sup></b>	-	-	-
<b>Dwelling, Single-Family Detached</b>	-	<b>--</b>	<b>p<sup>5,7</sup></b>	<b>p<sup>5,7</sup></b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Dwelling, Single-Family as Part of a Mixed-Use Development</b>	-	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
Dormitories		UP	UP	UP	UP	UP	UP
Fraternities and Sororities		UP	UP	UP	UP	UP	UP

Group Homes		p <sup>5,8</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5,8</sup>	p <sup>5,8</sup>	p <sup>5,8</sup>
<b>High Occupancy Housing Development, Single-Family</b>	<b>10-40.60.170</b>	--	UP	UP	--	--	--
<b>High Occupancy Housing Development, Two Units</b>	<b>10-40.60.170</b>	UP	UP	UP	UP	UP	UP
<b>High Occupancy Housing Development, Three Units</b>	<b>10-40.60.170</b>	UP	UP	UP	UP	UP	UP
<b>High Occupancy Housing Development, Four Units and Greater</b>	<b>10-40.60.170</b>	UP	UP	UP	UP	UP	UP
Home Occupation	10-40.60.180	P	P	P	P	P	P
Institutional Residential							
Custodial Care Facilities		p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>
Homeless Shelters							
Emergency Shelters	10-40.60.190	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>
Short Term Housing		p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>
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	10-40.60.200	P	P	P	P	P	P
Residence for Owner, Caretaker or Manager		P	P	P	P	P	P

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	10-40.60.160	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	10-40.60.260	P	P	P	P	P	P
Mixed-Use High Occupancy Housing Development	10-40.60.170 and 10-40.60.260	UP	UP	UP	UP	UP	UP
Restaurant or Cafe		P	P	P	P	P	P
Services							
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P
Cemeteries		UP	UP	UP	UP	UP	--
Dry-cleaning, Processing		P	P	P	P	--	--
Equipment Rental Yard		--	UP	UP	P	P	--

Funeral Homes, Chapels and Mortuaries		--	P	P	P	--	UP
General Services		P	P	P	P	P	P
Hospital		UP	UP	UP	UP	UP	UP
Kennel, Animal Boarding	10-40.60.195	--	--	--	UP <sup>11</sup>	--	--
Marijuana Dispensary	10-40.60.220	--	--	--	P	--	--
Marijuana Testing Facility		P	P	--	P	P	--
Office		P	P	P	P	P	P
Public Services							
Public Services Major		--	--	--	--	--	--
Public Services Minor		P	P	P	P	P	P
Emergency Services		UP	UP	UP	UP	UP	UP
Travel Accommodations		UP	--	--	P	--	P
Veterinary Clinics		P	P	P	P	P	--
Veterinary Hospitals		--	--	--	UP	UP	--
Telecommunication Facilities							
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP
Antenna-Supporting Structure	10-40.60.310	UP	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P
Collocation Facility	10-40.60.310	P	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P	P	P	P	P

Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P
Transportation and Infrastructure							
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P	P
Garages, Off-Street		P	P	P	P	P	P
Parking Lots, Off-Street	10-50.80	P	P	P	P	P	P
Passenger Transportation Facilities		--	--	--	UP	UP	UP
Urban Agriculture							
Community Gardens	10-40.60.140	P	P	P	P	P	P
Food Production		--	--	--	UP <sup>2</sup>	UP <sup>2</sup>	--
Vehicle Sales and Services							
Automobile Service Station and Convenience Store	10-40.60.090	P	P	P	P	P	--
Automobile and Trailer Rental		--	--	--	P	P	--
Automobile/Vehicle Sales and Service, New and Used		--	UP	UP	P	P	UP
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	--	--	P	P	--
Automobile/Vehicle Repair Garages – Minor	10-40.60.100	--	UP	UP	P	P	--
Car Washes		P	P	P	P	--	--

Mobile Homes and Recreational Vehicles, Sales, and Service		--	--	--	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.							
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. Residential uses in the SC, CC, HC, CS and CB zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses. Residential uses in the 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.							
6. Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile.							
7. <del>Single-family and duplex dwellings</del> <b>Residential Developments with less than five Dwelling Units</b> are permitted by right on existing lots 9,000 square feet or less subject to the building placement and building form requirements of the MR zone.							
8. Only permitted in legal nonconforming Single-Family Dwellings (Attached or Detached).							
9. Permitted without a Conditional Use permit per the provisions of Division 10-30.20: Affordable Housing Incentives.							
<b>10. Permitted without a Conditional Use permit when included in a Mixed Use Development per the provisions of Section 10-40.60.260.</b>							
Key							
P = Permitted Use							
UP = Conditional Use Permit Required							
-- = Use Not Allowed							

**Section 10. 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, 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
<b>Building Placement Requirements</b>						
Setback from property line						
Front (Also see Section 10-50.60.040.B)	15' <sup>1</sup>	0'	0'	0' <sup>2</sup>	0'	0'
Side						
Adjacent to Residential Use	----- 15' min. <sup>6</sup> -----					
Street Side (min.)	10' <sup>3</sup>	10' <sup>3</sup>	10' <sup>3</sup>	10' <sup>3</sup>	10' <sup>3</sup>	0'
All Other Sides	----- 0' -----					
Rear						
Adjacent to Residential	----- 15' min. -----					
All Other Rears	----- 0' -----					
<b>Building Form Requirements</b>						
Building Height (max.) <sup>8, 9, 10</sup>	35'	60' <sup>4, 7</sup>	45' <sup>7, 13</sup>	60' <sup>4</sup>	60' <sup>4</sup>	60' <sup>4</sup>
Gross FAR (max.)	0.8	2.5	2.5	3.0	2.0	No max.
<b>Density Requirements</b>						

Table 10-40.30.040.C.

Commercial Zones – Building Form and Property Development Standards

Commercial Zones						
	SC	CC	NCC	HC	CS	CB
Gross Density (units/acre)						
Maximum	13 <sup>11</sup>	----- 29 <sup>11</sup> -----				
Maximum Bedroom Requirements						
Bedrooms per Acre <b>for Multi-Family Residential Development on a Development Site with Four Dwelling Units or More</b>						
Maximum	35 <sup>12</sup>	----- 72.5 <sup>12</sup> -----				
Minimum Lot Requirements						
Area (Gross sf)	6,000	9,000 <sup>5</sup>	9,000 <sup>5</sup>	9,000	9,000	7,000
Width	50'	60' <sup>5</sup>	60' <sup>5</sup>	60'	60'	50'
Depth	100'	100' <sup>5</sup>	100' <sup>5</sup>	100'	100'	--
Common Space						
<b>Multiple Multi-Family Dwellings Residential Developments</b>	----- 15 percent of the gross lot or parcel 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					

Table 10-40.30.040.C.

Commercial Zones – Building Form and Property Development Standards

	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Signs	See Division 10-50.100					
End Notes						
1. Front setbacks shall be equal to 15 feet 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 feet minimum, if the landscape street buffer is reduced in accordance with Section 10-50.60.040.B, Nonresidential Zone Buffers.						
4. Conditional use permit required for structures over 60 feet in height.						
5. 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 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.						
6. Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5 feet minimum.						
7. 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.						
8. 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.						
9. 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.						

Table 10-40.30.040.C.

Commercial Zones – Building Form and Property Development Standards

	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
10. 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.						
11. Additional density may be approved with an HOHD or MHOHD conditional use permit.						
12. Additional bedrooms per acre may be approved with an HOHD or MHOHD conditional use permit.						
13. Conditional use permit required for structures over 45 feet in height.						

**Section 11. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-transect Zones, Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060.B.: Public and Open Space Zones – Allowed Uses, 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
Schools – Public and Charter		P	--	--
Schools – Private		UP	--	--
Universities and Colleges		P	--	--
Residential				
Employee Housing		P <sup>1</sup>	--	--
<b>Development, Four Unit Residential</b>		<b>UP<sup>1,2</sup></b>	<b>--</b>	<b>--</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
<b>Development, Multi-Family Residential</b>		<b>UP<sup>1,2</sup></b>	--	--
<b>Development, One Unit Residential</b>		<b>UP<sup>1,2</sup></b>	--	--
<b>Development, Three Unit Residential</b>		<b>UP<sup>1,2</sup></b>	--	--
<b>Development, Two Unit Residential</b>		<b>UP<sup>1,2</sup></b>	--	--
<b>Dwelling, Multiple-Family</b>	-	<b>UP<sup>1</sup></b>	--	--
<b>Dwelling, Attached Single-Family</b>	-	<b>UP<sup>1</sup></b>	--	--
<b>Dwelling, Detached Single-Family</b>	-	<b>UP<sup>1</sup></b>	--	--
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	--
Services				
	Cemeteries		UP	--

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
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	--	--
Urban Farm	10-40.60.320	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
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.				
2. Permitted without a Conditional Use permit per the provisions of Division 10-30.20: Affordable Housing Incentives.				
Key				
P = Permitted Use				
UP = Conditional Use Permit Required				
-- = Use Not Allowed				

**Section 12. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Table 10-40.60.030.A.: Accessory Dwelling Unit Design, Development and Exceptions Standards, as follows:**

Table 10-40.60.030.A.

Accessory Dwelling Unit Design, Development and Exceptions Standards

(11) Utility Service	(a) An attached or interior ADU shall be connected to the same utilities (except internet, telephone, and television) as the primary Single-Family Dwelling. <del>Detached ADUs shall have a separate water meter.</del>
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**Section 13. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.170: High Occupancy Housing, as follows:**

10-40.60.170 High Occupancy Housing

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10-40.60.170 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

A. Applicability. This section provides general requirements and Conditional Use Permit standards for High Occupancy Housing Developments (HOHD) and Mixed-Use High Occupancy Housing Developments (MHOHD). The following Development types meet the definition of High Occupancy Housing and are required to obtain a Conditional Use permit.

~~1. Single-Family High Occupancy Housing Development: A Single-Family Attached or Detached Dwelling Unit with seven or more Bedrooms or five or more Sanitation Facilities.~~

~~2. Two Units High Occupancy Housing Development: A Development consisting of two Dwelling Units on one Lot or Parcel, excluding an Accessory Dwelling Unit, with more than a total of seven Bedrooms or one or more Dwelling Unit(s) containing four or more Sanitation Facilities.~~

~~3. Three Units High Occupancy Housing Development: A Development consisting of three Dwelling Units on one Lot or Parcel with more than a total of nine Bedrooms or one or more Dwelling Unit(s) containing four or more Sanitation Facilities.~~

~~41. Four Units and Greater High Occupancy Housing Development: A Development Site Lot or Parcel containing four~~ **five** or more Dwelling Units with any of the following:

- a. More than 20 percent of the total Dwelling Units have four Bedrooms; or
- b. One or more of the Dwelling Unit(s) contain four or more Sanitation Facilities; or
- c. The total number of Dwelling Units and Bedrooms per Acre exceeds the maximums of the building form and property development standards of the property's designated Non-Transect Zone; or
- d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.

~~52. Mixed Use High Occupancy Housing Development: A Mixed-Use Development~~ **containing five or more Dwelling Units** with any of the following:

- a. More than 20 percent of the total Dwelling Units have four Bedrooms or more; or

- b. One or more Dwelling Unit(s) contain four or more Sanitation Facilities; or
- c. The total number of Dwelling Units and Bedrooms per Acre exceeds the maximums the building form and property development standards of the property's designated Non-Transect zone; or
- d. If the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre and 72.5 bedrooms per acre.

B. Exceptions. Housing Developments, either for rental or purchase, in which all Dwelling Units are permanently affordable and offered at 60 percent or less of the area median income (AMI) in compliance with the Department of Housing and Urban Development regulations shall not be categorized as High Occupancy Housing Development, regardless of the number of Dwelling Units, Bedrooms, or zoning.

C. General Requirements.

~~1. The maximum number of Bedrooms in a two-unit HOHD or MHOHD: 10.~~

~~2. The maximum number of Bedrooms in a three-unit HOHD or MHOHD: 12.~~

**31.** An HOHD ~~with four units and greater~~ in a residential zone shall not exceed a Bedroom-to-Dwelling Unit ratio of 3.5.

**42.** An HOHD or MHOHD ~~with four units and greater~~ in a commercial zone shall have:

- a. A minimum of 20 percent of the Bedrooms contained in studio and/or one-Bedroom Dwelling Units; and

- b. A maximum of 30 percent of Bedrooms contained in Dwelling Units with four Bedrooms or more.

**53.** An MHOHD with 4 units and greater shall be on a lot or parcel that abuts a street classified as a Collector or Arterial.

**64.** An MHOHD shall comply with the Mixed-Use Development standards of Section 10-40.60.260.

**75.** Prior to the final approval of a land division that creates a Development that conforms to the definition of an HOHD or MHOHD, a Conditional Use permit shall be obtained for the Development Site that will contain the HOHD or MHOHD.

D. Building Footprint<sup>1</sup> Sizes and Separation Requirements for HOHD or MHOHD ~~with Four Units and Greater~~ within a Historic Overlay Zone.

1. Maximum building footprint<sup>1</sup> on a Development Site within a historic overlay zone, excluding properties zoned Central Business (CB), T6 Downtown, T5 Main Street, or T5-O Main Street Open shall not exceed 5,000 square feet.
2. Maximum building footprint<sup>1</sup> on a Development Site within a historic overlay zone and zoned Central Business (CB), T6 Downtown, T5 Main Street, and T5-O Main Street Open shall not exceed 22,000 square feet.
3. The minimum separation between building footprints on the same lot or parcel and building footprints on an abutting lot or parcel (not including Accessory Structures), shall be a distance that is the greater of 10 feet, or one-third the height of the taller structure, excluding properties zoned Central Business (CB), T6 Downtown, T5 Main Street or T5-O Main Street Open.

Note 1: The maximum allowable building footprint is equal to the largest floor plate of a structure, including interior courtyards, abutting and interior, or partial interior, podium and above ground parking structure(s), and structures connected with a roof.

E. Waste Management Plan for HOHD or MHOHD ~~with Four Units and Greater~~.

1. A waste management plan shall be reviewed and approved by the City's Public Works Director, or designee, prior to the approval of the site plan.
2. The building permit shall include all necessary improvements to comply with the approved waste management plan.
3. The Development shall be maintained in compliance with the approved waste management plan.

F. Additional Conditional Use Permit Criteria for HOHD or MHOHD Developments ~~with Four Units and Greater~~. In addition to the criteria of Section 10-20.40.050.E., the Planning and Zoning Commission shall not approve a Conditional Use Permit unless:

1. The applicant has consulted with the City's Police Department to create a safety plan for the Development.
2. The Development Site has a permanent transit stop located within 1,320 feet, measured following a continuously improved walkway, sidewalk, and/or public trail. A distance greater than 1,320 feet may be approved by the Planning & Zoning Commission when the applicant can demonstrate that the additional distance does not impede reasonable access to transit.
3. The proposed HOHD or MHOHD is consistent with and conforms to the goals and policies of the General Plan and any applicable Specific Plan.

**Section 14. 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, as follows:**

#### 10-40.60.260 Mixed Use

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A. **Purpose.** The Regional Plan promotes ~~the concept of a more~~ a compact development pattern for the City by mapping and describing ~~activity centers in~~ urban, suburban, and rural ~~centers area types,~~ and encouraging mixed-use development. ~~Mixed use is intended to encourage reinvestment of underutilized parcels and infill development of vacant parcels with a compatible and balanced mix of residential, commercial, and institutional uses within close proximity to each other, rather than the separation of uses. Mixed use is also encouraged in new developments in Greenfield locations.~~ Mixed-use developments foster pedestrian-oriented residential and commercial development by providing more housing options, reducing traffic congestion, providing a stronger economy in commercial areas, and encouraging pedestrian trips. Mixed use also has the potential to provide increased opportunities for **Affordable H**ousing. ~~In order to accomplish these goals, higher intensities of land use are permitted for mixed-use structures than for the individual uses permitted in a zone.~~

B. Mix of Uses.

1. A mixed-use development combines residential and nonresidential uses, ~~or different types of nonresidential uses,~~ on the same site with the residential units either located above the nonresidential uses (vertical mixed use) or allowed at ground level behind street-fronting nonresidential uses (horizontal mixed use) under the limited circumstances specified by this section. Examples of vertical and horizontal mixed use are illustrated in Figure 10-40.60.260.A.

**Section 15. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.010: Purpose, as follows:**

#### 10-40.40.010 Purpose

This division provides regulatory standards governing land use, building form, and development within transect zones. **These standards are separate from and independent of any private Covenants, Conditions, and Restrictions (CC&Rs) or similar recorded instruments. The City does not enforce private CC&Rs, nor does compliance with this code imply compliance with such private restrictions.**

The standards in this division are a reflection of the community's vision for implementing the intent of the General Plan to preserve natural areas, such as the Coconino National Forest, to create walkable, mixed-use neighborhoods, and to reinforce downtown. The transect zones have been created in relation to the context and setting of each area, focusing on physical form rather than separation of uses as an organizing principle. Where parcels have both non-transect and transect zones applied, the transect zones are optional, and are provided as alternatives to the underlying non-transect zones described in the previous division. They are intended to ensure that proposed development is compatible with existing and future development and produces an environment of desirable character, consistent with the General Plan.

**Section 16. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.040: T2 Rural (T2) Standards, as follows:**

10-40.40.040 T2 Rural (~~TS~~ T2) Standards

B. Allowed Building Types<sup>1,2</sup>

<b>Apartment House<sup>3</sup></b>	Single-Family Estate
<b>Bungalow Court<sup>3</sup></b>	Single-Family House
Carriage House	<b>Triplex, Stacked</b>
<b>Duplex, Front-and-Back</b>	<b>Townhouse</b>
<b>Duplex, Side-by-Side</b>	
<b>Duplex, Stacked</b>	

<sup>1</sup>See Division 10-50.110, Specific to Building Types, for building type descriptions and regulations.

<sup>2</sup>See Divisions 10-50.30, Building Height, and 10-50.110, Specific to Building Type, for additional building form regulations.

<sup>3</sup>**Limited to four dwelling units.**

Section 17. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.040: T2 Rural (T2) Standards, Subsection 10-40.40.040.H.: Allowed Uses, as follows:

<b>H. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T2</b>
<b>Ranching, Forestry, and Research</b>		
Animal Keeping	10-40.60.070	P
Nurseries		P
Ranching		P
<b>Recreation, Education and Public Assembly Uses</b>		
Commercial Campgrounds	10-40.60.130	UP
Commercial Recreation Facilities, Outdoor		UP
Libraries, Museums		UP
Meeting Facilities, <b>Public and Private Neighborhood</b>	10-40.60.230	P <sup>2</sup>
Outdoor Public Use, General		P
Places of Worship		P/UP <sup>43</sup>
Schools - Private		P
Schools – Public and Charter		P <sup>32</sup>
<b>Residential</b>		
Accessory Buildings and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.030	P
Co-Housing	10-40.60.120	P
<b>Dwelling: Single-Family</b>		<b>P</b>
<b>Development, Four Unit Residential</b>		<b>P</b>
<b>Development, One Unit Residential</b>		<b>P</b>
<b>Development, Three Unit Residential</b>		<b>P</b>
<b>Development, Two Unit Residential</b>		<b>P</b>
Group Home		P
Home Occupation	10-40.60.180	P

<b>H. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T2</b>
Institutional Residential		
Custodial Care Facilities		UP
Nursing Home		UP
Homeless Shelter	10-46.60.190	UP
Sheltered Care Home		UP
<b>Services</b>		
Bed and Breakfast	10-40.60.110	P
Cemeteries		P
Crematoriums		UP
Daycare	10-40.60.150	
Home		P
Centers		P
Public Services		
Emergency Services		UP
<b>Telecommunication Facilities</b>		
AM Broadcasting Facilities	10-40.60.310	UP
Antenna-Supporting Structure	10-40.60.310	UP
Attached Telecommunication Facilities	10-40.60.310	P
Collocation Facility	10-40.60.310	P
FM/DTV Broadcasting Facilities	10-40.60.310	P
Stealth Telecommunication Facilities	10-40.60.310	P
<b>Transportation and Infrastructure</b>		
Accessory Wind Energy Systems	10-40.60.040	P
<b>Urban Agriculture</b>		

<b>H. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T2</b>
Community Gardens	10-40.60.140	P
Greenhouses		P
<b>End Notes</b>		
1. See Chapter 10-80, Definitions, for use type definitions.		
<b>2. UP required if liquor is sold or if facilities exceed 250 seats.</b>		
<b>32.</b> Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.		
<b>43.</b> A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.		
<b>Key</b>		
P	Permitted Use	
UP	Conditional Use Permit Required	

**Section 18. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards, as follows:**

**10-40.40.050 T3 Neighborhood I (T3N.1) Standards**

**B. Allowed Building Types<sup>1, 3</sup>**

**Apartment House<sup>2</sup>**

Bungalow Court <sup>2</sup>	Duplex, Stacked <sup>2</sup>
Carriage House	Single-Family Cottage
Duplex, Front-and-Back <sup>2</sup>	Single-Family House
Duplex, Side-by-Side <sup>2</sup>	<b>Triplex, Stacked</b>

<sup>1</sup>See Division [10-50.110](#), Specific to Building Types, for building type descriptions and regulations.

**Townhouse**

<sup>2</sup> ~~Permitted only if the building type exists at the effective date of this Zoning Code.~~ **Limited to four dwelling units**

<sup>3</sup>See Divisions [10-50.30](#), Building Height, and [10-50.110](#), Specific to Building Types, for additional building form regulations.

**Section 19. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards, Subsection 10-40.40.050.H.: Allowed Uses, as follows:**

**H. Allowed Uses**

Land Use <sup>1</sup>	Specific Use Regulations	T3N.1
<b>Recreation, Education and Public Assembly Uses</b>		
Dance or Music Studio ≤ 650 sf		p <sup>32</sup>
Libraries, Museums ≤ 2,500 sf		P
Libraries, Museums ≥ 2,500 sf		UP
Meeting Facilities, <del>Public and Private</del> <b>Neighborhood</b>	10-40.60.230	P
Outdoor Public Use, General		P
Places of Worship		P/UP <sup>64</sup>
Schools - Private		P
Schools – Public and Charter		p <sup>53</sup>
<b>Residential</b>		
Accessory Buildings and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.030	P
Co-Housing	10-40.60.120	P
Congregate Care Facilities		UP
Dormitories and Fraternities/Sororities		UP
<b>Development, Four Unit Residential</b>		<b>P</b>
<b>Development, One Unit Residential</b>		<b>P</b>
<b>Development, Three Unit Residential</b>		<b>P</b>
<b>Development, Two Unit Residential</b>		<b>P</b>
<del>Dwelling: Multiple-Family</del>		<del>p<sup>2</sup></del>
<del>Dwelling: Single-Family</del>		<del>P</del>
<b>Duplex</b>		<b>p<sup>2</sup></b>
Group Home		P
<del>High Occupancy Housing Development, Single-Family</del>	<del>10-40.60.170</del>	<del>UP</del>
Home Occupation	10-40.60.180	P
Institutional Residential	10-46.60.190	UP
<b>Retail Trade</b>		
Neighborhood Market ≤ 1,500 sf		UP

<b>Services</b>		
Bed and Breakfast	10-40.60.110	P
Cemeteries		P
Daycare	10-40.60.150	
Home		P
Centers		P
Public Services		
Emergency Services		UP
Public Services Minor		P
<b>Telecommunication Facilities</b>		
Stealth Telecommunication Facilities	10-40.60.310	P
<b>Transportation and Infrastructure</b>		
Accessory Wind Energy Systems	10-40.60.040	P
<b>Urban Agriculture</b>		
Community Gardens	10-40.60.140	P
<b>End Notes</b>		
1. See Chapter 10-80, Definitions, for use type definitions.		
<b>2. Permitted only if the use exists at the effective date of this code.</b>		
<b>3.</b> Not allowed on the ground floor unless behind an allowed ground-floor use.		
<b>4. UP required if liquor is sold or if facilities exceed 250 seats.</b>		
<b>5.</b> Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.		
<b>6.</b> A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.		
<b>Key</b>		
P	Permitted Use	

UP	Conditional Use Permit Required
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**Section 20. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards, as follows:**

**10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards**

**B. Allowed Building Types<sup>1, 2</sup>**

<b>Apartment House</b>	Duplex, Stacked
Bungalow Court	Single-Family Cottage
Carriage House	Single-Family House
Duplex, Front-and-Back	Triplex, Stacked
Duplex, Side-by-Side	<b>Townhouse</b>

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<sup>1</sup>See Division [10-50.110](#), Specific to Building Types, for building type descriptions and regulations.

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<sup>2</sup>See Divisions [10-50.30](#), Building Height, and [10-50.110](#), Specific to Building Types, for additional building form regulations.

**Section 21. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards, Subsection 10-40.40.060.H.: Allowed Uses, as follows:**

<b>H. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T3N.2</b>
<b>Recreation, Education and Public Assembly Uses</b>		
Dance or Music Studio ≤ 650 sf		p <sup>2</sup>
Libraries, Museums		

<b>H. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T3N.2</b>
≤ 2,500 sf		P
> 2,500 sf		UP
Meeting Facilities, <del>Public and Private</del> <b>Neighborhood</b>	10-40.60.230	<del>P/UP</del> <sup>3</sup>
Outdoor Public Use, General		P
Places of Worship		P/UP <sup>54</sup>
Schools – Private		P
Schools – Public and Charter		p <sup>43</sup>
<b>Residential</b>		
Accessory Buildings and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.030	P
Co-Housing	10-40.60.120	P
Congregate Care Facilities		UP
Dormitories and Fraternities/Sororities		UP
<del>Dwelling: Multiple-Family</del>		<del>P</del>
<del>Dwelling: Single-Family</del>		<del>P</del>
<del>Duplex</del>		<del>P</del>
<b>Development, Four Unit Residential</b>		<b>P</b>
<b>Development, Multi-Family Residential</b>		<b>P</b>
<b>Development, One Unit Residential</b>		<b>P</b>
<b>Development, Three Unit Residential</b>		<b>P</b>
<b>Development, Two Unit Residential</b>		<b>P</b>
Group Home		P
<del>High Occupancy Housing Development, Single-Family</del>	<del>10-40.60.175</del>	<del>UP</del>
<del>High Occupancy Housing Development, Two-units</del>	<del>10-40.60.175</del>	<del>UP</del>
<del>High Occupancy Housing Development, Three-units</del>	<del>10-40.60.175</del>	<del>UP</del>
High Occupancy Housing Development, <del>Four-units and Greater</del>	10-40.60. <del>175</del> <b>170</b>	UP

<b>H. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T3N.2</b>
Home Occupation	10-40.60.180	P
Institutional Residential	10-40.60.190	UP
Live/Work		P
<b>Retail Trade</b>		
Neighborhood Market ≤ 1,500 sf		P
<b>Services</b>		
Bed and Breakfast	10-40.60.110	P
Cemeteries		UP
Crematoriums		UP
Daycare	10-40.60.150	
Home		P
Centers		UP
Public Services		
Public Services Minor		P
Emergency Services		UP
<b>Telecommunication Facilities</b>		
Stealth Telecommunication Facilities	10-40.60.310	P
<b>Transportation and Infrastructure</b>		
Accessory Wind Energy Systems	10-40.60.040	P
<b>Urban Agriculture</b>		
Community Gardens	10-40.60.140	P
<b>End Notes</b>		
1. See Chapter 10-80, Definitions, for use type definitions.		
2. Not allowed on the ground floor unless behind an allowed ground-floor use.		
<b>3. UP required if liquor is sold or if facilities exceed 250 seats.</b>		

<b>43.</b> Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.	
<b>54.</b> A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.	
<b>Key</b>	
P	Permitted Use
UP	Conditional Use Permit Required

**Section 22. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.070: T4 Neighborhood 1 (T4N.1) Standards, Subsection 10-40.40.070.1.: Allowed Uses, as follows:**

<b>I. Allowed Uses</b>			
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T4N.1</b>	<b>T4N.1-O</b>
<b>Recreation, Education and Public Assembly Uses</b>			

<b>I. Allowed Uses</b>			
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T4N.1</b>	<b>T4N.1-O</b>
Libraries, Museums			
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, <del>Public and Private</del> <b>Neighborhood</b>	10-40.60.230	p <sup>3</sup>	p <sup>3</sup>
Places of Worship		P/UP <sup>43</sup>	P/UP <sup>43</sup>
Schools – Private		P	P
Schools – Public and Charter		P	P
<b>Residential</b>			
Accessory Buildings and Structures	10-40.60.020	p <sup>2</sup>	p <sup>2</sup>
Accessory Dwelling Unit	10-40.60.030	P	P
Co-Housing	10-40.60.120	P	P
Congregate Care Facilities		P	P
Dormitories, Fraternities/Sororities and SRO (≤15 rooms)		UP	UP
<b>Development, Four Unit Residential</b>		<b>P</b>	<b>P</b>
<b>Development, Multi-Family Residential</b>		<b>P</b>	<b>P</b>
<b>Development, One Unit Residential</b>		<b>P</b>	<b>P</b>
<b>Development, Three Unit Residential</b>		<b>P</b>	<b>P</b>
<b>Development, Two Unit Residential</b>		<b>P</b>	<b>P</b>
<del>Dwelling: Multiple-Family</del>	-	<del>P</del>	<del>P</del>
<del>Dwelling: Single-Family</del>	-	<del>P</del>	<del>P</del>
<del>Duplex</del>	-	<del>P</del>	<del>P</del>
Group Home		P	P
<del>High Occupancy Housing Development, Single-Family</del>	<del>10-40.60.175</del>	<del>UP</del>	<del>UP</del>
<del>High Occupancy Housing Development, Two-units</del>	<del>10-40.60.175</del>	<del>UP</del>	<del>UP</del>
<del>High Occupancy Housing Development, Three-units</del>	<del>10-40.60.175</del>	<del>UP</del>	<del>UP</del>
High Occupancy Housing Development, <del>Four-units and Greater</del>	10-40.60.175 <b>170</b>	UP	UP

<b>I. Allowed Uses</b>			
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T4N.1</b>	<b>T4N.1-O</b>
Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	P
<b>Retail Trade</b>			
Bars/Taverns	-	P	
General Retail Businesses, except with any of the following features		-	P
Drive-Through	-	-	
Floor Area ≥ 3,500 sf	-	UP	
Markets			
Neighborhood Market ≤ 2,500 sf	-	P	
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurant, or Cafes		-	P
<b>Services</b>			
ATM		-	P
Bed and Breakfast	10-40.60.110	P	p
Cemeteries		UP	UP
Crematorium		-	UP
Daycare	10-40.60.150		
Home		P	P
Centers		UP	UP
Funeral Homes, Chapels, Mortuaries		-	P
General Services		-	P
Lodging			
≤ 15 rooms		-	P
Offices		-	P
Public Services			

<b>I. Allowed Uses</b>			
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T4N.1</b>	<b>T4N.1-O</b>
Public Services Minor		P	P
Emergency Services		UP	UP
Veterinary Clinic		-	P
<b>Telecommunication Facilities</b>			
Stealth Telecommunication Facilities	10-40.60.310	P	p
<b>Transportation and Infrastructure</b>			
Accessory Wind Energy Systems	10-40.60.040	P	p
<b>Urban Agriculture</b>			
Community Gardens	10-40.60.140	P	p
<b>End Notes</b>			
1. See Chapter 10-80, Definitions, for use type definitions.			
2. Not allowed on the ground floor unless behind an allowed ground-floor use.			
<b>3. UP required if liquor is sold or if facilities exceed 250 seats.</b>			
<b>43.</b> A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.			
<b>Key</b>			
P	Permitted Use		
UP	Conditional Use Permit Required		

**Section 23. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.080: T4 Neighborhood 2 (T4N.2) Standards, Subsection 10-40.40.080.I.: Allowed Uses, as follows:**

<b>I. Allowed Uses</b>
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Land Use <sup>1</sup>	Specific Use Regulations	T4N.2	T4N.2-O
<b>Recreation, Education and Public Assembly Uses</b>			
Libraries, Museums			
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, <del>Public and Private</del> <b>Neighborhood</b>	10-40.60.230	p <sup>3</sup>	p <sup>3</sup>
Places of Worship		P/UP <sup>43</sup>	P/UP <sup>43</sup>
Schools – Private		P	P
Schools – Public and Charter		P	P
<b>Residential</b>			
Accessory Buildings and Structures	10-40.60.020	p <sup>2</sup>	p <sup>2</sup>
Accessory Dwelling Unit	10-40.60.030	P	P
Co-Housing	10-40.60.120	P	P
Congregate Care Facilities		P	P
Dormitories, Fraternities/Sororities and SRO (≤15 rooms)		UP	UP
<b>Development, Four Unit Residential</b>		<b>P</b>	<b>P</b>
<b>Development, Multi-Family Residential</b>		<b>P</b>	<b>P</b>
<b>Development, One Unit Residential</b>		<b>P</b>	<b>P</b>
<b>Development, Three Unit Residential</b>		<b>P</b>	<b>P</b>
<b>Development, Two Unit Residential</b>		<b>P</b>	<b>P</b>
<del>Dwelling: Multiple-Family</del>	-	<del>P</del>	<del>P</del>
<del>Dwelling: Single-Family</del>	-	<del>P</del>	<del>P</del>
<del>Duplex</del>	-	<del>P</del>	<del>P</del>
Group Home		P	P
<del>High Occupancy Housing Development, Single-Family</del>	<del>10-40.60.175</del>	<del>UP</del>	<del>UP</del>
<del>High Occupancy Housing Development, Two-units</del>	<del>10-40.60.175</del>	<del>UP</del>	<del>UP</del>
<del>High Occupancy Housing Development, Three-units</del>	<del>10-40.60.175</del>	<del>UP</del>	<del>UP</del>
High Occupancy Housing Development, <del>Four-units and Greater</del>	10-40.60.175 <b>170</b>	UP	UP

Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	P
<b>Retail Trade</b>			
Bars/Taverns	-	-	P
General Retail Businesses, except with any of the following features		-	P
Drive-Through	-	-	-
Floor Area $\geq$ 3,500 sf	-	-	UP
Markets			
Neighborhood Market $\leq$ 2,500 sf	-	P	-
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurant, or Cafes		-	P
<b>Services</b>			
ATM		-	P
Bed and Breakfast	10-40.60.110	P	p
Cemeteries		UP	UP
Crematorium		UP	UP
Daycare	10-40.60.150		
Home		P	P
Centers		UP	UP
Funeral Homes, Chapels, Mortuaries		-	P
General Services		-	P
Lodging		UP	UP
Offices		-	P
Public Services			
Public Services Minor		P	P
Emergency Services		UP	UP
Veterinary Clinic		-	P
<b>Telecommunication Facilities</b>			

Stealth Telecommunication Facilities	10-40.60.310	P	p
<b>Transportation and Infrastructure</b>			
Accessory Wind Energy Systems	10-40.60.040	P	p
<b>Urban Agriculture</b>			
Community Gardens	10-40.60.140	P	p
<b>End Notes</b>			
1. See Chapter 10-80, Definitions, for use type definitions.			
2. Not allowed on the ground floor unless behind an allowed ground-floor use.			
<b>3. UP required if liquor is sold or if facilities exceed 250 seats.</b>			
<b>43.</b> A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.			
<b>Key</b>			
P	Permitted Use		
UP	Conditional Use Permit Required		

**Section 24. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.20: Architectural Design Standards, Section 10-50.20.020: Applicability, as follows:**

10-50.20.020 Applicability

A. The standards found within this division shall apply to all development within the City in accordance with the requirements and procedures established in Section 10-20.40.140, Site Plan Review and Approval, and as follows:

1. Applications for site plan review or expansions involving commercial, ~~duplex, multifamily~~ **Multi-Family Residential Development**, business park, and institutional uses that:

- a. Contain greater than 1,000 square feet of gross floor area; or
  - b. Include expansions greater than 25 percent of gross floor area. Building additions, either with a single addition or cumulative additions subsequent to February 1, 2002 (the effective date of the Design Review Guidelines adopted into the 1991 Land Development Code), will count towards the 25 percent expansion of gross floor area;
- 2. Applications for conditional use permits;
  - 3. Applications involving facade changes to building and structure elevations that are visible from a public way, including, but not limited to, public and private streets, public trails and paths, and alleys; and
  - 4. Applications for new development in historic districts which shall comply with these standards as well as any design standards established for the district.
- B. The standards found within this division shall not apply to the following:
- 1. ~~Individual single family dwellings~~ **Residential Development with less than 5 dwelling units;**
  - 2. Industrial uses and buildings outside of the RD zone and business parks; and
  - 3. Buildings within a traditional neighborhood community plan (See Division 10-30.80) that provide their own architectural standards.

**Section 25. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.60: Landscape Standards, Section 10-50.60.020: Applicability, as follows:**

10-50.60.020 Applicability

The provisions of this division shall apply to new and existing development as follows. Exceptions are provided in subsection C. of this section.

A. **New Developments.** All new developments, except those listed in subsection (C) of this section, shall provide landscaping in compliance with this division.

B. **Existing Development.** A single addition or cumulative additions subsequent to May 7, 1992, that meet the following thresholds, shall, to the maximum extent feasible as determined by the Director,

provide landscaping in compliance with this division. Where existing site conditions may make it difficult to achieve full compliance as otherwise required below and to ensure that as much as feasible the business expansion is successful, landscaping standards may be modified in accordance with Section 10-20.40.090, Minor Modifications to Development Approvals.

1. An expansion or alteration of an existing nonresidential or residential use that results in a 35 percent or more increase in dwelling units, gross floor area, seating capacity, or parking spaces, either with a single or cumulative addition(s) or expansion(s).
2. Change or intensification of a use that increases the required parking by 35 percent or more. If the required additional parking is less than 35 percent, then landscaping is only required for the new parking spaces in compliance with Section 10-50.60.050, Landscaping Standards.
3. Developments or uses requiring a Conditional Use Permit to the maximum extent feasible as determined by the Planning Commission.

C. Exceptions. The provisions of this division do not apply to the following:

1. ~~Construction of a new single-family dwelling or of an addition or alteration to an existing single-family dwelling.~~ **Residential Developments with less than 5 dwelling units and their associated accessory structures including Accessory Dwelling Units.**
2. ~~Individual single-family detached residences and accessory structures.~~
3. ~~Single-family cluster dwelling residences in the RR and ER zones.~~
4. ~~Secondary single-family detached dwellings on the same lot as the primary dwelling, where permitted.~~
5. ~~Accessory dwelling units.~~

Section 26. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.80: Parking Standards, Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required, as follows:

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	Number of Required Spaces
<b>Residential</b>	
<b>Accessory Dwelling Units</b>	<b>1.0</b>
<b>One Unit Residential Development</b>	<b>1.0 space 2.0 spaces, plus 1 space for each additional bedroom above 4 bedrooms. The</b>

**Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required**

Use	Number of Required Spaces
<b>Single-Family Dwelling (Attached and Detached)*</b>	<del>maximum number of required parking spaces shall not exceed 8 spaces.</del>
<b>Two Unit Residential Development</b>	<b>1.0 spaces per unit</b>
<b>Three Unit Residential Development</b>	<b>1.0 spaces per unit</b>
<b>Four Unit Residential Development</b>	<b>1.0 spaces per unit</b>
<b>Multiple-Family Residential Development and Duplex* Developments</b>	
Unit Type	
Studio <del>per unit</del>	<b>1.25 spaces per unit</b>
1 Bedroom <del>per unit</del>	<b>1.5 spaces per unit</b>
2 – 3 Bedrooms <del>per unit</del>	<b>2.0 spaces per unit</b>
4 Bedrooms <del>per unit</del>	<b>2.5 spaces per unit</b>
5+ Bedrooms <del>per unit</del>	3.0 spaces for the first 5 bedrooms plus 0.5 space for each additional bedroom <b>per unit</b>
Guest Spaces (Includes <del>spaces for B</del> boats and RVs)	<b>0.25 per each 2+ bedroom units 0.25 spaces for each unit with 2 bedrooms and greater</b>
<b>Affordable Housing Incentive for Multi-Family Residential Development (All Dwelling Classifications)</b>	
Studio	<b>1.0 space per unit</b>
1 Bedroom	<b>1.0 space per unit</b>
2 – 3 Bedrooms	<b>1.5 spaces per unit</b>
4+ Bedrooms	<b>2.0 spaces per unit</b>
Guest Spaces <del>for Multifamily Dwelling</del> (Includes Boats and RVs)	0.25 per each 2+ bedroom units

**Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required**

Use	Number of Required Spaces
High Occupancy Housing Development	
<b>a. Single-Family — Attached and Detached, Duplex, and Development Sites with three units or less</b>	<b>1 space per bedroom</b>
<b>b. <del>Developments Sites with four units or more</del> High Occupancy Housing Development</b>	The sum of: 1 to 75 bedrooms = 1 space per bedroom, plus 76 to 325 bedrooms = 0.90 spaces per bedroom, plus 326 to 650 bedrooms = 0.80 spaces per bedroom, plus Greater than 650 bedrooms = 0.70 spaces per bedroom
Co-Housing	1 per bedroom
Congregate Care Facility	0.75 per unit plus 1 per employee
Institutional Residential	1 per 6 beds plus 1 per employee
Convents or Monasteries	In addition, if a chapel is open to the public, the parking requirements for “Meeting Facilities, Public or Private” shall apply.
All Other Institutional Residential Uses (Listed in the Definition)	1 per 6 beds plus 1 per employee
Dormitories, Single Room Occupancies, and Fraternities and Sororities	
Private Rooms	1 per bedroom or sleeping room plus 1 for owner or manager
Live/Work	See residential parking requirement plus, 1 per 300 gsf of work area

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	Number of Required Spaces
Manufactured Homes	<b>21</b> per unit; and 1 guest parking space per 8 manufactured home sites
<b>End Note</b>	
1. <del>Parking reductions allowed in Section 10-50.80.060, Parking Adjustments, shall not apply to single-family dwellings and duplexes.</del>	
<b>Key</b>	sf square foot      gsf gross square feet

**Section 27. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.80: Parking Standards, Section 10-50.80.050 Bicycle Parking, as follows:**

10-50.80.050 Bicycle Parking

A. Applicability.

1. The following regulations are applicable whenever the provisions of Section 10-50.80.020, Applicability, have been met.
2. Bicycle parking is not required for **Residential Developments with less than five dwelling units.**  
~~single-family residential developments and uses.~~

**Section 28. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.110: Specific to Building Types, Table 10-50.110.030.A. Allowed Building Types, as follows:**

Table 10-50.110.030.A. Allowed Building Types												
Building Type <sup>1</sup>	Section	TRANSECT ZONE										
		T1	T2	T3N.1	T3N.2	T4N.1	T4N.1- O	T4N.2	T4N.2- O	T5	T5- O	T6

**Table 10-50.110.030.A. Allowed Building Types**

Building Type <sup>1</sup>	Section	TRANSECT ZONE											
		T1	T2	T3N.1	T3N.2	T4N.1	T4N.1-O	T4N.2	T4N.2-O	T5	T5-O	T6	
Carriage House	10- 50.110.040	--	A	A	A	A	A	A	A	A	--	--	--
Single-Family Estate	10- 50.110.050	--	A	--	--	--	--	--	--	--	--	--	--
Single-Family House	10- 50.110.060	--	A	A	A	A	A	A	A	A	--	--	--
Single-Family Cottage	10- 50.110.070	--	--	A	A	A	A	A	A	A	--	--	--
Bungalow Court	10- 50.110.080	--	--A	A	A	A	A	A	A	A	--	--	--
Duplex, Side-by-Side	10- 50.110.090	--	--A	A	A	A	A	A	A	A	--	--	--
Duplex, Stacked	10- 50.110.100	--	--A	A	A	A	A	A	A	A	--	--	--
Duplex, Front-and-Back	10- 50.110.110	--	--A	A	A	A	A	A	A	A	--	--	--
Triplex, Stacked	10- 50.110.120	--	--A	--A	A	A	A	A	A	A	--	--	--
Townhouse	10- 50.110.130	--	--A	--A	--A	A	A	A	A	A	--	A	--
Apartment House	10- 50.110.140	--	--A	--A	--A	A	A	A	A	A	--	A	--

**Table 10-50.110.030.A. Allowed Building Types**

Building Type <sup>e</sup>	Section	TRANSECT ZONE										
		T1	T2	T3N.1	T3N.2	T4N.1	T4N.1-O	T4N.2	T4N.2-O	T5	T5-O	T6
Courtyard Apartment	10-50.110.150	--	--	--	--	A	A	A	A	--	A	--
Live/Work	10-50.110.160	--	--	--	--	--	A	--	A	A	A	A
Apartment Building	10-50.110.170	--	--	--	--	A	A	A	A	--	A	--
Commercial Block	10-50.110.180	--	--	--	--	--	--	--	A	A	A	A

**Section 29. 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, Duplex: A development consisting of one or more lots or parcels that contains a duplex.~~

**Development, Four Unit Residential:** A development consisting of four Dwelling Units on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than four families living independently of each other.

**Development, Multi-Family Residential:** A development consisting of five or more Dwelling Units on the same Lot or Parcel in attached, detached or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by five or more families living independently of each other.

**Development, One Unit Residential:** A development consisting of one primary Dwelling Unit, and any associated Accessory Dwelling Units, on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than one family living independently per unit.

**Development, Three Unit Residential:** A development consisting of three Dwelling Units on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than three families living independently of each other.

**Development, Two Unit Residential:** A development consisting of two Dwelling Units on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than two families living independently of each other.

**Dwelling, Fourplex:** A Building having four Dwelling Units on a single Lot or Parcel used, designed, or intended for use or occupancy as living quarters for four families living independently of each other.

**Dwelling, Multiple-Family:** A Building, or portion thereof, having three five or more Dwelling Units on a single Lot or Parcel used, or designed, or intended for use or occupancy as living quarters by three five or more families living independently of each other.

**Dwelling, Triplex:** A Building having three Dwelling Units on a single Lot or Parcel used, designed, or intended for use or occupancy as living quarters for three families living independently of each other.

**Section 28. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.080: Definitions "H", as follows:**

~~High Occupancy Housing Development, Single-Family: A single-family attached or detached dwelling unit with:~~

- ~~a. Seven or more bedrooms; or~~
- ~~b. Five or more sanitation facilities.~~

~~High Occupancy Housing Development, Two-Units: A lot or parcel containing two dwelling units, excluding an accessory dwelling unit, with:~~

- ~~a. More than a total of seven bedrooms; or~~

~~b. One or more dwelling unit(s) containing four or more sanitation facilities.~~

**High Occupancy Housing Development, Three Units:** A lot or parcel containing three dwelling units with:

~~a. More than a total of nine bedrooms; or~~

~~b. One or more dwelling unit(s) containing four or more sanitation facilities.~~

**High Occupancy Housing Development, Four Units and Greater:** A **Development Site Lot or Parcel** containing **four five** or more Dwelling Units where:

- a. More than 20 percent of the total Dwelling Units have four Bedrooms or more; or
- b. One or more of the Dwelling Unit(s) contain four or more Sanitation Facilities; or
- c. The total number of Dwelling Units and Bedrooms per Acre exceeds the building form and property development standards of the property's designated Non-Transect Zone; or
- d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.

**Section 29. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.130: Definitions "M", as follows:**

Mixed Use: ~~The A development of a single building containing both residential and nonresidential land uses including, more than one type of land use or a single development of more than one building and use including, but not limited to, residential, office, retail trade, services, recreation, education, or assembly. public, or entertainment, where the different land use types are in close proximity, planned as a unified complementary whole, and shared pedestrian and vehicular access and parking areas are functionally integrated.~~

- 1. Horizontal Mixed Use: **Residential and nonresidential land uses** ~~Two or more different types of uses are~~ placed next to each other on the same **Development Site parcel**, planned as a unit, and connected ~~together~~ with pedestrian and vehicular access. ~~For instance, a subdivision containing single family dwellings that is adjacent to a neighborhood commercial development and office complex.~~
- 2. Vertical Mixed Use: **Residential and nonresidential land uses** ~~Where two or more different uses~~ occupying the same building usually on different floors. For instance, retail on the ground floor and ~~office and/or~~ residential uses on the second and/or third floors.

Mixed-Use High Occupancy Housing Development (MHOHD):

1. A Mixed-Use Development **containing five or more Dwelling Units** with:
  - a. More than 20 percent of the total Dwelling Units have four Bedrooms or more; or
  - b. One or more Dwelling Unit(s) contain four or more Sanitation Facilities; or
  - c. The total number of Dwelling Units and Bedrooms per Acre exceeds the building form and property development standards of the property's designated Non-Transect zone; or
  - d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.