

PLANNING & ZONING COMMISSION
WEDNESDAY
OCTOBER 8, 2025

NOTICE AND AGENDA

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
JOSHUA MAHER
CHRISTINE SHEEHY
CJ LUCKE

MARY NORTON, VICE CHAIR
IAN SHARP
MEGAN WELLER

3. OPEN CALL TO THE PUBLIC

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

To approve the minutes from the special meeting on September 29, 2025.

5. **GENERAL BUSINESS**

- A. **PZ-25-00027: Middle Housing** -- The purpose of this amendment is to update the Zoning Code in accordance with HB 2721 to allow middle housing types (townhomes, duplexes, triplexes, and fourplexes) in all zones where single-family homes are permitted.

STAFF RECOMMENDED ACTION:

This item is for discussion purposes only.

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

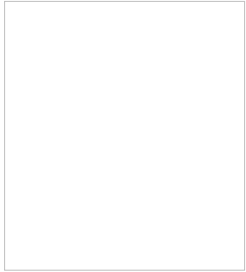
7. **ADJOURNMENT**

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 _____, 2025.

Alaxandra Pucciarelli, Commission Liaison



Planning & Zoning Commission

4.

Meeting Date: 10/08/2025

From: Nancy Corbin-Fuller, Administrative Specialist

Information

TITLE:

APPROVAL OF MINUTES

To approve the minutes from the special meeting on September 29, 2025.

STAFF RECOMMENDED ACTION:

Attachments

P&Z minutes 9.29.25

MINUTES

PLANNING & ZONING COMMISSION
MONDAY
SEPTEMBER 29, 2025

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:30 P.M.

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:34 p.m.

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.

PRESENT:
CAROLE MANDINO, CHAIR
MARY NORTON, VICE CHAIR
CHRISTINE SHEEHY
CJ LUCKE
IAN SHARP
MEGAN WELLER

EXCUSED:
JOSHUA MAHER

3. PUBLIC COMMENT

- None.

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 September 24, 2025.

Moved by Mary Norton, seconded by Ian Sharp to approve the minutes from the regular meeting on September 24, 2025.

Vote: 6 - 0 - Unanimously

5. REGULAR ITEM

A. Flagstaff Regional Land Use Plan 2045 Adoption.

Consideration and approval of recommendation to City Council.

The commission will continue deliberation and discussion of public comments received through September 24, 2025, when the public hearing was closed. Additional comments will be shared with City Council for their October 9, 2025, Public Hearing.

- Chair Mandino initiated the Commission's continued deliberation. During this time, questions and concerns raised by both the Commissioners and members of the public were addressed by the following individuals:
 - Sara Dechter, Comprehensive & Neighborhood Planning Manager
 - Michelle McNulty, Planning & Development Services Director
 - Alexandra Pucciarelli, Current Planning Manager
 - Martin Ince, Transportation Planner Senior Lead
 - Elsa Erling, Associate Planner
 - Stephanie Santana, Transportation Engineer Senior Lead
 - Rebecca Sayers, Parks, Recreation & Open Space Director
 - Lauren Clementino, Senior Planner-Heritage Preservation Officer
 - Paul Mood, City Engineer
 - Jenny Niemann, Climate Action Section Director

Moved by CJ Lucke, seconded by Ian Sharp to approve that the proposed comprehensive update of the General Plan be forwarded to the City Council for adoption, and that the proposed update be submitted to the voters for ratification at a special election in May 2026. This motion is subject to the following conditions:

1. Update the plan to include the corrections listed in the attached errata sheet.
2. Incorporate the changes outlined in the Conditions of Approval document, as prepared and reviewed during the hearing.

Vote: 6 - 0 - Unanimously

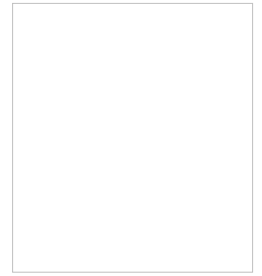
6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- None.

7. ADJOURNMENT

- The meeting was adjourned at 6:53 p.m.

| |
|----------------|
| SIGNATURE LINE |
| CHAIRPERSON |



Planning & Zoning Commission

5. A.

Meeting Date: 10/08/2025

From: Tiffany Antol, Zoning Code Manager

Information

TITLE

PZ-25-00027: Middle Housing -- The purpose of this amendment is to update the Zoning Code in accordance with HB 2721 to allow middle housing types (townhomes, duplexes, triplexes, and fourplexes) in all zones where single-family homes are permitted.

STAFF RECOMMENDED ACTION:

This item is for discussion purposes only.

Attachments

Staff Report

PZ-25-00027 Version 1

PZ-25-00027 Version 2

HB 2721



Date: September 17, 2025
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-25-00027: Middle Housing**

I. Request:

PZ-25-00027: Middle Housing – The purpose of this amendment is to update the Zoning Code in accordance with HB 2721 to allow middle housing types (townhomes, duplexes, triplexes, and fourplexes) in all zones where single-family homes are permitted. The legislation states that a municipality may NOT do any of the following:

- Discourage the development of middle housing through requirements or actions that individually or cumulatively make impactable the permitting, siting, or construction of middle housing.
- Restrict middle housing types to less than two floors.
- Restrict middle housing types to a floor area ratio less than 50 percent (0.50).
- Set restrictions, permitting or review process for middle housing that are more restrictive than those for single-family dwellings within the same zone.
- Require owner occupancy of any structures on the lot.
- Require more than one off-street parking space per unit.

This amendment includes modifications to the following Chapters and Divisions of the Flagstaff Zoning Code:

- Chapter 10-20: Administration, Procedures, and Enforcement
 - Division 10-20.30: Common Procedures
 - Division 10-20.40: Permits and Approvals
 - Division 10-20.60: Nonconforming Provisions
- Chapter 10-30: General to All
 - Division 10-30.50: Public Improvements
 - Division 10-30.60: Site Planning Design Standards
- Chapter 10-40: Specific to Zones
 - Division 10-40.30: Non-Transect Zones
 - Division 10-40.60: Specific to Uses
 - Division 10-40.40: Transect Zones
- Chapter 10-50: Supplemental to Zones

- Division 10-50.20: Architectural Design Standards
- Division 10-50.60: Landscape Standards
- Division 10-50.80: Parking Standards
- Chapter 10-80: Definitions
 - Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions

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:

October 8, 2025 – Planning and Zoning Commission Work Session

October 29, 2025 – Potential Planning and Zoning Commission Public Hearing

November 18, 2025 – Potential City Council Public Hearing (1st Reading of Ordinance)

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

III. Overview of Proposed Amendments:

A. PZ-25-00027 – Middle Housing Zoning Code Text Amendment

This proposed amendment covers several sections of the Zoning Code to ensure that middle housing types as defined by HB 2721 are treated like single-family housing types. HB 2721 defines middle housing as follows:

- Middle Housing: means buildings that are compatible in scale, form and character with single-family houses that contain two or more attached, detached, stacked, or clustered homes. Includes duplexes, triplexes, fourplexes, and townhouses.
 - Duplex: means two dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy by not more than two households living independently from each other.
 - Triplex: means three dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy by not more than three households living independently from each other.
 - Fourplex: means four dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy by not more than four households living independently from each other.
 - Townhouse: means dwelling units that are constructed in a row of two or more attached units in which each dwelling unit shares at least one common wall with an adjacent unit and that are accessed by separate outdoor entrances.

The following is a chapter-by-chapter review of each part of this amendment:

Chapter 10-20: Administration, Procedures, and Enforcement. The purpose of this chapter is to set forth the provisions for the orderly application and processing of development applications.

Division 10-20.30: Common Procedures, Section 10-20.30.050: Concept Plan Review

This section is amended to require a concept plan review for any residential development proposal that is not part of a platted subdivision. The current provision only requires concept plan review for single-family and duplex projects that are not part of a platted subdivision. Concept plans are already required for multi-family residential developments. Previously triplex and fourplex developments fell under the definition of multi-family.

Division 10-20.40: Permits and Approvals, Section 10-20.40.140: Site Plan Review and Approval

This section is amended to exempt all residential developments with less than five dwelling unit from the requirement of site plan review. Currently only single-family and duplex developments are exempt.

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

This section is amended for clarity, replaces single-family and multi-family structures with residential structures.

Chapter 10-30: General to All. This chapter provides standards and regulations for the creation and preservation of affordable housing, historic and cultural resources, provides minimum requirements for the installation of public improvements, promotes sustainable development practices through incentives, and establish site design standards for

Division 10-30.50: Public Improvements, Section 10-30.50.040: Exemptions

This section is amended to exempt residential developments with less than 5 dwelling units from the requirement of providing public improvements.

Division 10-30.60: Site Planning Design Standards, Section 10-30.60.020: Applicability

This section is amended to exempt residential developments with less than 5 dwelling units from the site planning design standards.

Chapter 10-40: Specific to Zones. This chapter establishes the zones applied to property within the city and indicates which land uses are permitted by right or as conditional uses subject to a conditional use permit.

Division 10-40.30: Non-Transect Zones

Section 10-40.30.030: Residential Zones, Table 10-40.30.030.B.: Residential Zones – Allowed Uses, and Table 10-40.30.030.C.: Residential Zones – Building Form and Property Development Standards

Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B.: Commercial Zones – Allowed Uses and Table 10-40.30.040.C.: Commercial Zones – Building Form and Property

Development

Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060.B.: Public and Open Space Zones – Allowed Uses

These tables are amended by replacing the existing land uses of duplex dwelling, multiple-family dwelling, single-family attached and detached dwelling with one unit, two unit, three unit, and four unit residential development in addition to multi-family residential development. The allowances for two unit, three unit, and four unit residential development are made consistent with one unit residential development with a requirement that they are only permitted where public water, sewer, and streets are available to serve the property.

Additionally, the same residential land uses as part of a mixed use development are removed from the commercial land use table. A footnote is added to clarify that residential uses are permitted without a conditional use permit when part of a mixed use project.

A floor area ratio (FAR) requirement is added to the Single-Family Residential Neighborhood (R1N) zone of .50.

Version #1 removes all High Occupancy Housing uses less than five units.

Version #2 replaces single-family, duplex, and triplex high occupancy uses with high occupancy less than four units. The trigger for requiring a conditional use permit is the same for existing single-family high occupancy land uses (7 bedrooms AND 5 bathrooms).

Division 10-40.60: Specific to Uses

Table 10-40.60.030.A.: Accessory Dwelling Unit Design, Development, and Exceptions Standards

This section is amended to remove the requirement for a separate water meter for detached accessory dwelling units. This is a clean up item from the previous amendment on accessory dwelling units at the request of the Water Services Director.

Section 10-40.60.170: High Occupancy Housing

This section is amended to reflect the changes addressed above according to the versions previously discussed.

Section 10-40.60.260: Mixed Use

This section is amended to clarify that mixed use is the combination of commercial uses with residential uses and not just a mix of commercial uses on the same site as well as clean up references to the regional plan.

Division 10-40.40: Transect Zones,

Section 10-40.40.040: T2 Rural (T2) Standards

This section is amended to allow building types that will support middle housing including apartment house and bungalow court (both limited to 4 units), duplex, triplex, and townhouse.

Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards

This section is amended to allow building types that will support middle housing including apartment house (limited to 4 units), triplex, and townhouse.

Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards

This section is amended to allow building types that will support middle housing including apartment house and townhouse.

Section 10-40.40.040: T2 Rural (T2) Standards, Subsection 10-40.40.040.H.: Allowed Uses

Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards, Subsection 10-40.40.050.H.: Allowed Uses

Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards, Subsection 10-40.40.060.H.: Allowed Uses

Section 10-40.40.070: T4 Neighborhood 1 (T4N.1) Standards, Subsection 10-40.40.070.I.: Allowed Uses

Section 10-40.40.080: T4 Neighborhood 2 (T4N.2) Standards, Subsection 10-40.40.080.I.: Allowed Uses

The tables are amended like the non transect zones as discussed above. Clean up items are included on meeting facilities bringing this portion of the code in alignment with the non-transect zones.

Chapter 10-50: Supplemental to Zones. This chapter provides standards that are supplemental to the regulations of each zone, and are specific to aspects of development, such as architectural design standards, landscaping, and parking.

Division 10-50.20: Architectural Design Standards, Section 10-50.20.020: Applicability

Division 10-50.60: Landscape Standards, Section 10-50.60.020: Applicability

Division 10-50.80: Parking Standards, Section 10-50.80.050 Bicycle Parking

These divisions are amended to exempt residential developments of less than 5 units from the requirement of the division or section.

Division 10-50.80: Parking Standards, Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required

This table is amended to require no more than one parking space per unit for middle housing developments. Single-family residential development requirements are updated to match the requirements for middle housing developments.

Division 10-50.110: Specific to Building Types, Table 10-50.110.030.A. Allowed Building Types

This table is amended to include the additional building types identified above.

Chapter 10-80: Definitions. This chapter provides definitions of terms and phrases used in the Zoning Code that are technical or specialized or that may not reflect common usage.

Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions

Section 10-80.20.040: Definitions “D”

This Division is amended to include new definitions for one, two, three, and four unit residential developments, update the multi-family residential development definition to be five units or more, and add a definition for triplex dwelling.

Section 10-80.20.080: Definitions “H”

Version #1 removes the definitions of single-family high occupancy housing development, two units high occupancy housing development, and three units high occupancy housing development. The definition of four units and greater high occupancy housing development is amended to high occupancy housing development and is defined as five or more dwelling units on a lot or parcel.

Version #2 removes the definitions of single-family high occupancy housing development, two units high occupancy housing development, and three units high occupancy housing development and replaces with a new definition of four units and less high occupancy housing development. The definition of four units and greater high occupancy housing development is amended to high occupancy housing development and is defined as five or more dwelling units on a lot or parcel.

Section 10-80.20.130: Definitions “M”

This section is amended to update the definition of mixed use in accordance with changes in the land use tables and specific to use provisions.

IV. Findings:

At the October 28, 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 September 23, 2025, 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-25-00027: Middle Housing – Version #1
2. PZ-25-00027: Middle Housing – Version #2

**Case No. PZ-25-00027 – Middle Housing
Version #1 – without HOH for 4 units and less**

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 10-40.30.030: 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 ¹ | Specific Use Regulations | Residential Zones | | | | | | |
| | | RR | ER | R1 | R1N | MR | HR | MH |
| Ranching, Forestry and Animal Keeping | | | | | | | | |
| Animal Keeping | 10-40.60.070 | p ⁵⁴ | p ⁵⁴ | -- | -- | -- | -- | -- |
| 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 ² | p ² | p ² | p ² | P | P | p ² |
| 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 ¹ | 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 |
| Dwelling, Duplex | - | P³ | P³ | P³ | P | P | P | -- |
| Dwelling, Multiple Family | - | P^{3,4} | P^{3,4} | P^{3,4} | -- | P | P | -- |
| Dwelling, Attached Single Family | - | P | P | P | P | P | P | P |
| Dwelling, Detached Single-Family | - | P | P | P | P | P | P | P |
| Development, Four Unit Residential | | P³ | P³ | P³ | P³ | P³ | P³ | P³ |
| Development, High Occupancy Housing | 10-40.60.170 | UP³ | UP³ | UP³ | -- | UP³ | UP³ | -- |
| Development, Multi-Family Residential | | P³ | P³ | P³ | -- | P³ | P³ | -- |
| Development, One Unit Residential | | P | P | P | P | P | P | P |
| Development, Three Unit Residential | | P³ | P³ | P³ | P³ | P³ | P³ | P³ |
| Development, Two Unit Residential | | P | P | P | P | P | P | P |
| 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 ¹ | Specific Use Regulations | Residential Zones | | | | | | |
|-------------------------------------------------------------------|--------------------------|-------------------------|-------------------------|-------------------------|-----------|-----------|-----------|-----------|
| | | RR | ER | R1 | R1N | MR | HR | MH |
| High Occupancy Housing Development, Single-Family | 10-40.60.170 | UP | UP | UP | UP | UP | UP | UP |
| High Occupancy Housing Development, Two Units | 10-40.60.170 | UP³ | UP³ | UP³ | UP | UP | UP | -- |
| High Occupancy Housing Development, Three Units | 10-40.60.170 | UP^{3,4} | UP^{3,4} | UP^{3,4} | -- | UP | UP | -- |
| High Occupancy Housing Development, Four Units and Greater | 10-40.60.170 | UP^{3,4} | UP^{3,4} | UP^{3,4} | -- | UP | UP | -- |
| 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 ¹ | 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 ¹ | 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. | | | | | | | | |
| 3. 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. | | | | | | | | |

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

| Primary Land Use ¹ | Specific Use Regulations | Residential Zones | | | | | | |
|-------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|-----|----|----|----|
| | | RR | ER | R1 | R1N | MR | HR | MH |
| | | 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. | | | | | | |
| | | 54. Use is allowed only on a lot or parcel with a net lot area of five acres or greater. | | | | | | |
| Key | | | | | | | | |
| P | = | Permitted Use | | | | | | |
| UP | = | Conditional Use – Requires the Approval of a Conditional Use Permit | | | | | | |
| -- | = | Use Not Allowed | | | | | | |

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.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' ¹ | -- | -- | -- | -- |
| Side (min.) | | | | | | | | |
| | Interior Side Yard | 10' | 20' min./45' total | 8' | 6' | 5' | 5' | 8' |
| | Street Side Yard | 25' | 20' | 15' | 6' | 5' | 5' | 12' |
| Rear (min.) | | | | | | | | |
| | | 10' | 60' | 25' ² | 15' | 15' ³ | 15' ³ | 10' |

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

| | Residential Zones | | | | | | |
|---------------------------------------------------------------------------------------------------------------------|---------------------|-------------------|------------------|------------------|------------------|-----------------------|----------|
| | RR | ER | R1 | R1N | MR | HR | MH |
| Building Form Requirements | | | | | | | |
| Building Height (max.) ^{11,12, 13} | 35' | 35' | 35' | 35' | 35' | 60' ⁴ | 30' |
| Coverage (max.) | 20% | 17% | 35% | 35% | 40% | 50% | 43% |
| Floor Area Ratio (max.) | | | | 0.50 | | | |
| Density Requirements See Division 10-30.20, Affordable Housing Incentives | | | | | | | |
| Gross Density (units/acre) | | | | | | | |
| Min. | -- | -- | 2 | 2 | 6 | 10 | -- |
| Maximum | 1 | 1 | 6 | 14 | 14 | 29 ⁵ | 11 |
| Maximum Bedroom Requirements | | | | | | | |
| Bedrooms per Acre for Multi-Family Residential Development on a Development Site with Four Units and Greater | | | | | | | |
| Maximum | ---End note 14--- | | 15 | -- | 35 | 72.5 | -- |
| Maximum for a High Occupancy Housing Development | ---End note 15--- | | 21 | -- | 49 | 101.5 | -- |
| Minimum Lot Requirements | | | | | | | |
| Area | | | | | | | |
| Gross | 1 ac ⁶ | 1 ac | 6,000 sf | 6,000 sf | 6,000 sf | 6,000 sf | 4,000 sf |
| Per Unit | 1 ac ⁶ | 1 ac | 6,000 sf | 3,000 sf | End note | End note ⁵ | 4,000 sf |
| Dimensions | | | | | | | |
| Width Interior Lots | 100' ^{7,8} | 149' ⁸ | 60' ⁸ | 50' ⁸ | 50' ⁸ | 50' ^{8,9} | 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 ^{7,8} | 149 ⁸ | 65 ⁸ | 50 ⁸ | 50 ⁸ | 50 ^{8,9} | 45' |
| | Depth | 200 ⁷ | -- | 100' | 100' | 100' | 75 ^{8,9} | 100' |

Other Requirements

| | | | | | | | | |
|---------------------------------------------------------|------------------------|----|----|----|--------------------------|--|--|--|
| Common Space (% of Development Site Area) ¹⁰ | -- | -- | -- | -- | 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. | Multiple 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. | Multiple 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 8. 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 | |
|----------------------------------------------------------|--|
|----------------------------------------------------------|--|

| Primary Land Use ¹ | Specific Use Regulations | Commercial Zones | | | | | |
|---------------------------------------------------------|--------------------------|------------------|----------------|----------------|-----------------|----|----------------|
| | | SC | CC | NCC | HC | CS | CB |
| Industrial, Manufacturing, Processing and Wholesaling | | | | | | | |
| Carpenter or Cabinet Shops | | -- | -- | -- | -- | P | - |
| Flammable Liquid, Gas, and Bulk Fuel – Storage and Sale | | -- | -- | -- | UP | -- | |
| Machine or Metal Working Shops | | -- | -- | -- | -- | P | -- |
| Manufacturing and Processing – Incidental | | -- | P | P | P | P | P |
| Micro-brewery or Micro-distillery | 10-40.60.240 | -- | P | P | P | P | P |
| Mini-storage Warehousing | 10-40.60.250 | -- | -- | -- | UP ² | P | -- |
| Research and Development Uses | 10-40.60.300 | -- | -- | -- | UP | -- | -- |
| Transportation or Trucking Yards | | -- | -- | -- | -- | P | -- |
| Vehicle Towing/Impound Yard | | -- | -- | -- | p ⁴ | -- | -- |
| Warehousing | | -- | p ³ | p ³ | p ³ | -- | p ³ |
| Wholesaling and Distribution | | -- | -- | -- | -- | P | p ³ |
| Recreation, Education and Assembly | | | | | | | |
| Automobile, Go-kart, Miniature Automobile Racing | 10-40.60.080 | -- | UP | UP | UP | -- | -- |
| Commercial Campgrounds | 10-40.60.130 | -- | -- | -- | P | -- | -- |
| Commercial Recreation Facilities, Indoor | | P | P | P | P | -- | P |
| Commercial Recreation Facilities, Outdoor | 10-40.60.270 | -- | UP | UP | UP | -- | -- |

| | | | | | | | |
|------------------------------------------------------|---------------------|----------|----------|----------|----------|----------|----------|
| 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 ⁵ | | | | | | | |
| Co-Housing | 10-40.60.120 | UP | UP | UP | UP | UP | UP |
| Co-Housing as Part of a Mixed-Use Development | 10-40.60.120 | P | P | P | P | P | P |
| 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 |
| Development, Four Unit Residential | | UP^{5,9,1}₀ | p^{5,7} | p^{5,7} | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ |
| Development, High Occupancy Housing | 10-40.60.170 | UP | UP | UP | UP | UP | UP |
| Development, Multi-Family Residential | | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ |
| Development, One Unit Residential | | -- | p^{5,7} | p^{5,7} | -- | -- | -- |
| Development, Three Unit Residential | | UP^{5,9,1}₀ | p^{5,7} | p^{5,7} | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ |
| Development, Two Unit Residential | | UP^{5,9,1}₀ | p^{5,7} | p^{5,7} | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ |
| Dwelling, Duplex | - | UP⁵ | UP^{5,7} | UP^{5,7} | UP⁵ | UP⁵ | UP⁵ |
| Dwelling, Duplex as Part of a Mixed-Use Development | - | P | P | P | P | P | P |
| Dwelling, Multiple-Family | - | UP⁵ | UP⁵ | UP⁵ | UP⁵ | UP⁵ | UP⁵ |
| Dwelling, Multiple-Family as Part of a Mixed-Use Development | - | P | P | P | P | P | P |
| Dwelling, Single-Family Attached | - | - | p^{5,7} | p^{5,7} | - | - | - |
| Dwelling, Single-Family Detached | - | -- | p^{5,7} | p^{5,7} | -- | -- | -- |
| Dwelling, Single-Family as Part of a Mixed-Use Development | - | P | P | P | P | P | P |
| Dormitories | | UP | UP | UP | UP | UP | UP |
| Fraternities and Sororities | | UP | UP | UP | UP | UP | UP |

| | | | | | | | |
|-------------------------------------------------------------------|---------------------|------------------|----------------|----------------|------------------|------------------|------------------|
| Group Homes | | p ^{5,8} | p ⁵ | p ⁵ | p ^{5,8} | p ^{5,8} | p ^{5,8} |
| High Occupancy Housing Development, Single-Family | 10-40.60.170 | -- | UP | UP | -- | -- | -- |
| High Occupancy Housing Development, Two Units | 10-40.60.170 | UP | UP | UP | UP | UP | UP |
| High Occupancy Housing Development, Three Units | 10-40.60.170 | UP | UP | UP | UP | UP | UP |
| High Occupancy Housing Development, Four Units and Greater | 10-40.60.170 | UP | UP | UP | UP | UP | UP |
| Home Occupation | 10-40.60.180 | P | P | P | P | P | P |
| Institutional Residential | | | | | | | |
| Custodial Care Facilities | | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ |
| Homeless Shelters | | | | | | | |
| Emergency Shelters | 10-40.60.190 | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ |
| Short Term Housing | | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ |
| 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 ¹¹ | -- | -- |
| 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 ² | UP ² | -- |
| 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. Single-family and duplex dwellings Residential Developments with less than five Dwelling Units 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. | | | | | | | |
| 10. Permitted without a Conditional Use permit when included in a Mixed Use Development per the provisions of Section 10-40.60.260. | | | | | | | |
| Key | | | | | | | |
| P = Permitted Use | | | | | | | |
| UP = Conditional Use Permit Required | | | | | | | |
| -- = Use Not Allowed | | | | | | | |

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.C.: Commercial Zones – Building Form and Property Development Standards, as follows:

| Table 10-40.30.040.C. | | | | | | |
|---------------------------------------------------------------------|-----------------------------------|---------------------|----------------------|------------------|------------------|------------------|
| Commercial Zones – Building Form and Property Development Standards | | | | | | |
| | Commercial Zones | | | | | |
| | SC | CC | NCC | HC | CS | CB |
| Building Placement Requirements | | | | | | |
| Setback from property line | | | | | | |
| Front (Also see Section 10-50.60.040.B) | 15' ¹ | 0' | 0' | 0' ² | 0' | 0' |
| Side | | | | | | |
| Adjacent to Residential Use | ----- 15' min. ⁶ ----- | | | | | |
| Street Side (min.) | 10' ³ | 10' ³ | 10' ³ | 10' ³ | 10' ³ | 0' |
| All Other Sides | ----- 0' ----- | | | | | |
| Rear | | | | | | |
| Adjacent to Residential | ----- 15' min. ----- | | | | | |
| All Other Rears | ----- 0' ----- | | | | | |
| Building Form Requirements | | | | | | |
| Building Height (max.) ^{8, 9, 10} | 35' | 60' ^{4, 7} | 45' ^{7, 13} | 60' ⁴ | 60' ⁴ | 60' ⁴ |
| Gross FAR (max.) | 0.8 | 2.5 | 2.5 | 3.0 | 2.0 | No max. |
| Density Requirements | | | | | | |

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 ¹¹ | ----- 29 ¹¹ ----- | | | | |
| Maximum Bedroom Requirements | | | | | | |
| Bedrooms per Acre for Multi-Family Residential Development on a Development Site with Four Dwelling Units or More | | | | | | |
| Maximum | 35 ¹² | ----- 72.5 ¹² ----- | | | | |
| Minimum Lot Requirements | | | | | | |
| Area (Gross sf) | 6,000 | 9,000 ⁵ | 9,000 ⁵ | 9,000 | 9,000 | 7,000 |
| Width | 50' | 60' ⁵ | 60' ⁵ | 60' | 60' | 50' |
| Depth | 100' | 100' ⁵ | 100' ⁵ | 100' | 100' | -- |
| Common Space | | | | | | |
| Multiple Multi-Family Dwellings Residential Developments | ----- 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 10. 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 ¹ | -- | -- |
| Development, Four Unit Residential | | UP^{1,2} | -- | -- |

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 |
| Development, Multi-Family Residential | | UP^{1,2} | -- | -- |
| Development, One Unit Residential | | UP^{1,2} | -- | -- |
| Development, Three Unit Residential | | UP^{1,2} | -- | -- |
| Development, Two Unit Residential | | UP^{1,2} | -- | -- |
| Dwelling, Multiple-Family | - | UP¹ | -- | -- |
| Dwelling, Attached Single-Family | - | UP¹ | -- | -- |
| Dwelling, Detached Single-Family | - | UP¹ | -- | -- |
| 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 11. 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. Detached ADUs shall have a separate water meter. |

Section 12. 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

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.~~
- 4.1. 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 Footprint¹ Sizes and Separation Requirements for HOHD or MHOHD ~~with Four Units and Greater~~ within a Historic Overlay Zone.

1. Maximum building footprint¹ 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 footprint¹ 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 13. 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

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 under-utilized 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 Housing. **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 14. 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^{1,2}

| | |
|------------------------------------|-------------------------|
| Apartment House³ | Single-Family Estate |
| Bungalow Court³ | Single-Family House |
| Carriage House | Triplex, Stacked |
| Duplex, Front-and-Back | Townhouse |
| Duplex, Side-by-Side | |
| Duplex, Stacked | |

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

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

³Limited to four dwelling units.

Section 15. 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:

H. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T2 | Land Use ¹ | Specific Use Regulations | T2 |
|--------------------------------------------|--------------------------|----------|---------------------------------------|--------------------------|----|
| Ranching, Forestry, and Resource | | | Services | | |
| Animal Keeping | 10-40.60.070 | P | Bed and Breakfast | 10-40.60.110 | P |
| Nurseries | | P | Cemeteries | | P |
| Ranching | | P | Crematoriums | | UP |
| Residential | | | Daycare | 10-40.60.150 | |
| Accessory Buildings and Structures | 10-40.60.020 | P | Home | | P |
| Accessory Dwelling Unit | 10-40.60.030 | P | Centers | | P |
| Co-Housing | 10-40.60.120 | P | Public Services | | |
| Congregate Care Facilities | | UP | Emergency Services | | UP |
| Dwelling: Single-Family | | P | Telecommunication Facilities | | |
| Development, Four Unit Residential | | P | AM Broadcasting Facilities | 10-40.60.310 | UP |
| Development, One Unit Residential | | P | Antenna-Supporting Structure | 10-40.60.310 | UP |
| Development, Three Unit Residential | | P | Attached Telecommunication Facilities | 10-40.60.310 | P |
| | | | Collocation Facility | 10-40.60.310 | P |

| | | | | | |
|------------------------------------------------------------|--------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------|---|
| Development, Two Unit Residential | | P | FM/DTV Broadcasting Facilities | 10-40.60.310 | P |
| Group Home | | P | Stealth Telecommunication Facilities | 10-40.60.310 | P |
| Home Occupation | 10-40.60.180 | P | Transportation and Infrastructure | | |
| Institutional Residential | | | | | |
| Custodial Care Facilities | | UP | Accessory Wind Energy Systems | 10-40.60.040 | P |
| Nursing Homes | | UP | Urban Agriculture | | |
| Homeless Shelter | 10-40.60.190 | UP | Community Gardens | 10-40.60.140 | P |
| Sheltered Care Home | | UP | | | |
| Recreation, Education and Public Assembly Uses | | | Greenhouses | | P |
| Commercial Campgrounds | 10-40.60.130 | UP | End Notes | | |
| Commercial Recreation Facilities, Outdoor | | UP | 1. See Chapter 10-80, Definitions, for use type definitions. | | |
| Libraries, Museums | | UP | 2. UP required if liquor is sold or if facilities exceed 250 seats. | | |
| Meeting Facilities, Public and Private Neighborhood | 10-40.60.230 | P ² | 32. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater. | | |
| Outdoor Public Use, General | | P | 43. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use. | | |
| Places of Worship | | P/UP ⁴ | | | |

| | | | |
|------------------------------|---------------------------------|----------------|--|
| Schools – Private | | P | |
| Schools – Public and Charter | | P ³ | |
| Key | | | |
| P | Permitted Use | | |
| UP | Conditional Use Permit Required | | |

Section 16. 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^{1, 3}

Apartment House²

- | | |
|-------------------------------------|------------------------------|
| Bungalow Court ² | Duplex, Stacked ² |
| Carriage House | Single-Family Cottage |
| Duplex, Front-and-Back ² | Single-Family House |
| Duplex, Side-by-Side ² | Triplex, Stacked |

¹See Division [10-50.110](#), **Townhouse** Specific to Building Types, for building type descriptions and regulations.

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

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

Section 17. 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 ¹ | Specific Use Regulations | T3N.1 | Land Use ¹ | Specific Use Regulations | T3N.1 |
|-----------------------|--------------------------|-------|-----------------------------|--------------------------|-------|
| Residential | | | Outdoor Public Use, General | | P |

H. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T3N.1 | Land Use ¹ | Specific Use Regulations | T3N.1 |
|------------------------------------------|------------------------------|--------------------------|--------------------------------|------------------------------|--------------------|
| Accessory Buildings and Structures | 10-40.60.020 | P | Places of Worship | | P/UP ⁶⁴ |
| Accessory Dwelling Unit | 10-40.60.040 | P | Schools – Private | | P |
| Co-Housing | 10-40.60.120 | P | Schools – Public and Charter | | p ⁵³ |
| Congregate Care Facilities | | UP | Retail Trade | | |
| Dormitories and Fraternities/Sororities | | UP | Neighborhood Market ≤ 1,500 sf | | UP |
| Dwelling: Multiple-Family | - | p² | Services | | |
| Dwelling: Single-Family | - | p | Bed and Breakfast | 10-40.60.110 | P |
| Duplex | - | p ² | Cemeteries | | UP |
| Development, One Unit Residential | | P | Daycare | 10-40.60.150 | |
| Development, Two Unit Residential | | P | Home | | P |
| | | | Centers | | UP |
| | | | Public Services | | |

H. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T3N.1 | Land Use ¹ | Specific Use Regulations | T3N.1 |
|-----------------------------------------------------------------------|--------------------------|---------------|------------------------------------------|--------------------------|-------|
| Development, Three Unit Residential | | P | Public Services Minor | | P |
| Development, Four Unit Residential | | P | Emergency Services | | UP |
| Group Home | | P | Telecommunication Facilities | | |
| High Occupancy Housing Development, Single-Family | 10-40.60.170 | UP | Stealth Telecommunication Facilities | 10-40.60.310 | P |
| | | | Transportation and Infrastructure | | |
| High Occupancy Housing Development, Two-units | 10-40.60.170 | UP | Accessory Wind Energy Systems | 10-40.60.040 | P |
| High Occupancy Housing Development, Three-units | 10-40.60.170 | UP | Urban Agriculture | | |
| High Occupancy Housing Development, Four-units and Greater | 10-40.60.170 | UP | Community Gardens | 10-40.60.140 | P |
| Home Occupation | 10-40.60.180 | P | | | |
| Institutional Residential | 10-40.60.190 | UP | | | |
| Recreation, Education and Public Assembly | | | | | |

H. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T3N.1 | Land Use ¹ | Specific Use Regulations | T3N.1 |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------|-----------------------|--------------------------|-------|
| Dance or Music Studio ≤ 650 sf | | p 3 ² | | | |
| Libraries, Museums | | | | | |
| ≤ 2,500 sf | | P | | | |
| > 2,500 sf | | UP | | | |
| Meeting Facilities, Public and Private Neighborhood | 10-40.60.230 | P/ UP ⁴ | | | |
| End Notes | | | | | |
| 1. See Chapter 10-80 , Definitions, for use type definitions. | | | | | |
| 2. Permitted only if the use exists at the effective date of this code. | | | | | |
| 3.2. Not allowed on the ground floor unless behind an allowed ground-floor use. | | | | | |
| 4. UP required if liquor is sold or if facilities exceed 250 seats. | | | | | |
| 5.3. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater. | | | | | |
| 6.4. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use. | | | | | |
| Key | | | | | |
| 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 10-40.40.060: T3 Neighborhood (T3N.2) Standards, as follows:

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

B. Allowed Building Types^{1, 2}

| | |
|------------------------|-----------------------|
| Apartment House | Duplex, Stacked |
| Bungalow Court | Single-Family Cottage |
| Carriage House | Single-Family House |

Duplex, Front-and-Back Triplex, Stacked
 Duplex, Side-by-Side **Townhouse**

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

²See 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 10-40.40.060: T3 Neighborhood (T3N.2) Standards, Subsection 10-40.40.060.H.: Allowed Uses, as follows:

| H. Allowed Uses | | | | | |
|-----------------------|--------------------------|-------|-----------------------|--------------------------|-------|
| | | | | | |
| Land Use ¹ | Specific Use Regulations | T3N.2 | Land Use ¹ | Specific Use Regulations | T3N.2 |
| Residential | | | Libraries, Museums | | |

| H. Allowed Uses | | | | | |
|----------------------------------------------|--------------------------|--------------|-----------------------------------------------------------------------|--------------------------|------------------------------|
| | | | | | |
| Land Use ¹ | Specific Use Regulations | T3N.2 | Land Use ¹ | Specific Use Regulations | T3N.2 |
| Accessory Buildings and Structures | 10-40.60.020 | P | ≤ 2,500 sf | | P |
| | | | > 2,500 sf | | UP |
| | | | Meeting Facilities, Public and Private Neighborhood | 10-40.60.230 | P/UP ³ |
| Accessory Dwelling Unit | 10-40.60.030 | P | Outdoor Public Use, General | | P |
| Co-Housing | 10-40.60.120 | P | | | |
| Congregate Care Facilities | | UP | Places of Worship | | P/UP ⁵⁴ |
| Dormitories and Fraternities/Sororities | | UP | Schools – Private | | P |
| | | | Schools – Public and Charter | | p ⁴³ |
| Dwelling: Multiple-Family | - | P | Retail Trade | | |
| Dwelling: Single-Family | - | P | Neighborhood Market ≤ 1,500 sf | | P |
| Duplex | - | P | Services | | |
| Development, Four Unit Residential | | P | Bed and Breakfast | 10-40.60.110 | P |
| Development, Multi-Family Residential | | P | Cemeteries | | UP |
| Development, One Unit Residential | | P | Crematoriums | | UP |

| H. Allowed Uses | | | | | |
|-----------------------------------------------------------------------|--------------------------|---------------|------------------------------------------|--------------------------|-------|
| Land Use ¹ | Specific Use Regulations | T3N.2 | Land Use ¹ | Specific Use Regulations | T3N.2 |
| Development, Three Unit Residential | | P | Daycare | 10-40.60.150 | |
| Development, Two Unit Residential | | P | Home | | P |
| Group Home | | P | Centers | | UP |
| High Occupancy Housing Development, Single-Family | 10-40.60.175 | UP | Public Services | | |
| | | | Public Services Minor | | P |
| High Occupancy Housing Development, Two units | 10-40.60.175 | UP | Emergency Services | | UP |
| | | | Telecommunication Facilities | | |
| High Occupancy Housing Development, Three units | 10-40.60.175 | UP | Stealth Telecommunication Facilities | 10-40.60.310 | P |
| | | | Transportation and Infrastructure | | |
| High Occupancy Housing Development, Four units and Greater | 10-40.60.175 170 | UP | Accessory Wind Energy Systems | 10-40.60.040 | P |
| | | | Urban Agriculture | | |
| Home Occupation | 10-40.60.180 | P | Community Gardens | 10-40.60.140 | P |
| Institutional Residential | 10-40.60.190 | UP | | | |
| Live/Work | | P | | | |
| Recreation, Education and Public Assembly Uses | | | | | |

| H. Allowed Uses | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------|--|-----------------------|--------------------------|-------|
| | | | | | | |
| Land Use ¹ | Specific Use Regulations | T3N.2 | | Land Use ¹ | Specific Use Regulations | T3N.2 |
| Dance or Music Studio ≤ 650 sf | | p ² | | | | |
| End Notes | | | | | | |
| 1. See Chapter 10-80 , Definitions, for use type definitions. | | | | | | |
| 2. Not allowed on the ground floor unless behind an allowed ground-floor use. | | | | | | |
| 3. UP required if liquor is sold or if facilities exceed 250 seats. | | | | | | |
| 43. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater. | | | | | | |
| 54. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use. | | | | | | |
| Key | | | | | | |
| P | Permitted Use | | | | | |
| UP | Conditional Use Permit Required | | | | | |

Section 20. 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.I.: Allowed Uses, as follows:

| I. Allowed Uses |
|-----------------|
| |

| Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O | Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O |
|----------------------------------------------------------|--------------------------|----------------|----------------|------------------------------------|--------------------------|-------|---------|
| Residential | | | | Markets | | | |
| Accessory Buildings and Structures | 10-40.60.020 | P ² | P ² | Neighborhood Market ≤ 2,500 sf | - | P | |
| Accessory Dwelling Unit | 10-40.60.030 | P | P | Micro-brewery/Micro-distillery | 10-40.60.240 | - | P |
| Co-Housing | 10-40.60.120 | P | P | Restaurant, or Cafes | | - | P |
| Congregate Care Facilities | | P | P | Services | | | |
| Dormitories, Fraternities/Sororities and SRO (≤15 rooms) | | UP | UP | ATM | | - | P |
| Development, Four Unit Residential | | P | P | Bed and Breakfast | 10-40.60.110 | P | p |
| Development, Multi-Family Residential | | P | P | Cemeteries | | UP | UP |
| Development, One Unit Residential | | P | P | Crematorium | | - | UP |
| Development, Three Unit Residential | | P | P | Daycare | 10-40.60.150 | | |
| Development, Two Unit Residential | | P | P | Home | | P | P |
| Dwelling: Multiple-Family | - | P | P | Centers | | UP | UP |
| Dwelling: Single-Family | - | P | P | Funeral Homes, Chapels, Mortuaries | | - | P |
| Duplex | - | P | P | General Services | | - | P |
| | | | | Lodging | | | |

| | | | | | | | |
|------------------------------------------------------------|-----------------------------|-----------|-----------|------------------------------------------|--------------|----|----|
| Group Home | | P | P | ≤ 15 rooms | | - | P |
| High Occupancy Housing Development, Single-Family | 10-40.60.175 | UP | UP | Offices | | - | P |
| High Occupancy Housing Development, Two-units | 10-40.60.175 | UP | UP | Public Services | | | |
| High Occupancy Housing Development, Three-units | 10-40.60.175 | UP | UP | Public Services Minor | | P | P |
| High Occupancy Housing Development, Four-units and Greater | 10-40.60.175 ¹⁷⁰ | UP | UP | Emergency Services | | UP | UP |
| Home Occupation | 10-40.60.180 | P | P | Veterinary Clinic | | - | P |
| Institutional Residential | 10-40.60.190 | UP | UP | Telecommunication Facilities | | | |
| Live/Work | | - | P | Stealth Telecommunication Facilities | 10-40.60.310 | P | P |
| Recreation, Education and Public Assembly | | | | Transportation and Infrastructure | | | |
| Libraries, Museums | | | | Accessory Wind Energy Systems | 10-40.60.040 | P | P |
| ≤ 2,500 sf | | P | P | Urban Agriculture | | | |
| > 2,500 sf | | UP | UP | Community Gardens | 10-40.60.140 | P | P |

| | | | |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------|
| Meeting Facilities, Public and Private Neighborhood | 10-40.60.230 | P ³ | P ³ |
| Places of Worship | | P/UP ⁴ 3 | P/UP ⁴³ |
| Schools – Private | | P | P |
| Schools – Public and Charter | | P | P |
| Retail Trade | | | |
| Bars/Taverns | | - | P |
| General Retail Businesses, except with any of the following features | | - | P |
| Drive-Through | | - | - |
| Floor Area ≥ 3,500 sf | | - | UP |
| End Notes | | | |
| 1. | See Chapter 10-80 , Definitions, for use type definitions. | | |
| 2. | Not allowed on the ground floor unless behind an allowed ground-floor use. | | |
| 3. | UP required if liquor is sold or if facilities exceed 250 seats. | | |
| 43. | A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use. | | |
| Key | | | |
| P | Permitted Use | | |
| UP | Conditional Use Permit Required | | |
| - | Use Not Allowed | | |

Section 21. 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:

I. Allowed Uses

| Land Use¹ | Specific Use Regulations | T4N.2 | T4N.2-O |
|------------------------------------|---------------------------------|----------------|----------------|
| Residential | | | |
| Accessory Buildings and Structures | 10-40.60.020 | P ² | P ² |
| Accessory Dwelling Unit | 10-40.60.030 | P | P |

| Land Use¹ | Specific Use Regulations | T4N.2 | T4N.2-O |
|----------------------------------------------------------------------|---------------------------------|--------------|----------------|
| General Retail Businesses, except with any of the following features | | - | P |
| Drive-Through | | - | - |

I. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T4N.2 | T4N.2-O | Land Use ¹ | Specific Use Regulations | T4N.2 | T4N.2-O |
|------------------------------------------------------------|--------------------------|----------|----------|--------------------------------|--------------------------|-------|---------|
| Co-Housing | 10-40.60.120 | P | P | Floor Area ≥ 3,500 sf | | - | UP |
| Congregate Care Facilities | | P | P | Markets | | | |
| Dormitories, Fraternities/Sororities and SROs (≤ 15 rooms) | | UP | UP | Neighborhood Market ≤ 2,500 sf | - | P | |
| Development, Four Unit Residential | | P | P | Micro-brewery/Micro-distillery | 10-40.60.240 | - | P |
| Development, Multi-Family Residential | | P | P | Restaurant, or Cafes | | - | P |
| Development, One Unit Residential | | P | P | Services | | | |
| Development, Three Unit Residential | | P | P | ATM | | - | P |
| Development, Two Unit Residential | | P | P | Bed and Breakfast | 10-40.60.110 | P | P |
| Dwelling: Multiple-Family | - | P | P | Cemeteries | | UP | UP |
| Dwelling: Single-Family | - | P | P | Crematorium | | UP | UP |
| Duplex | - | P | P | Daycare | 10-40.60.150 | | |

I. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T4N.2 | T4N.2-O | Land Use ¹ | Specific Use Regulations | T4N.2 | T4N.2-O |
|-------------------------------------------------------------------|-----------------------------|-------|---------|------------------------------------------|--------------------------|-------|---------|
| Group Home | | P | P | Home | | P | P |
| High Occupancy Housing Development, Single-Family | 10-40.60.175 | UP | UP | Centers | | UP | UP |
| | | | | Funeral Homes, Chapels, Mortuaries | | - | P |
| High Occupancy Housing Development, Two-units | 10-40.60.175 | UP | UP | General Services | | - | P |
| | | | | Lodging | | UP | UP |
| High Occupancy Housing Development, Three-units | 10-40.60.175 | UP | UP | Offices | | - | P |
| | | | | Public Services | | | |
| High Occupancy Housing Development, Four-units and Greater | 10-40.60.175 ¹⁷⁰ | UP | UP | Public Services Minor | | P | P |
| | | | | Emergency Services | | UP | UP |
| Home Occupation | 10-40.60.180 | P | P | Veterinary Clinic | | - | P |
| Institutional Residential | 10-40.60.190 | UP | UP | Telecommunication Facilities | | | |
| Live/Work | | - | UP | Stealth Telecommunication Facilities | 10-40.60.310 | P | P |
| Recreation, Education and Public Assembly | | | | Transportation and Infrastructure | | | |

I. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T4N.2 | T4N.2-O | Land Use ¹ | Specific Use Regulations | T4N.2 | T4N.2-O |
|------------------------------------------------------------|--------------------------|------------------------|------------------------|-------------------------------|--------------------------|-------|---------|
| Libraries, Museums | | | | Accessory Wind Energy Systems | 10-40.60.040 | P | P |
| ≤ 2,500 sf | | P | P | Urban Agriculture | | | |
| > 2,500 sf | | UP | UP | Community Gardens | 10-40.60.140 | P | P |
| Meeting Facilities, Public and Private Neighborhood | 10-40.60.230 | P ³ | P ³ | | | | |
| Places of Worship | | P/UP ⁴ 3 | P/UP ⁴ 3 | | | | |
| Schools – Private | | P | P | | | | |
| Schools – Public and Charter | | P | P | | | | |
| Retail Trade | | | | | | | |
| Bars/Taverns | | - | P | | | | |

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.
3. ~~UP required if liquor is sold or if facilities exceed 250 seats.~~

I. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T4N.2 | T4N.2-O | Land Use ¹ | Specific Use Regulations | T4N.2 | T4N.2-O |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------|---------|-----------------------|--------------------------|-------|---------|
| <p>43. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.</p> | | | | | | | |
| Key | | | | | | | |
| P | Permitted Use | | | | | | |
| UP | Conditional Use Permit Required | | | | | | |
| - | Use Not Allowed | | | | | | |

Section 22. 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 23. 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 24. 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 |
| Residential | |
| Accessory Dwelling Units | 1.0 |

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

| Use | Number of Required Spaces |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| One Unit Residential Development Single-Family Dwelling (Attached and Detached)¹ | 1.0 space 2.0 spaces , plus 1 space for each additional bedroom above 4 bedrooms. The maximum number of required parking spaces shall not exceed 8 spaces. |
| Two Unit Residential Development | 1.0 spaces per unit |
| Three Unit Residential Development | 1.0 spaces per unit |
| Four Unit Residential Development | 1.0 spaces per unit |
| Multiple-Family Residential Development and Duplex² Developments | |
| Unit Type | |
| Studio per unit | 1.25 spaces per unit |
| 1 Bedroom per unit | 1.5 spaces per unit |
| 2 – 3 Bedrooms per unit | 2.0 spaces per unit |
| 4 Bedrooms per unit | 2.5 spaces per unit |
| 5+ Bedrooms per unit | 3.0 spaces for the first 5 bedrooms plus 0.5 space for each additional bedroom per unit |
| Guest Spaces (Includes spaces for Boats and RVs) | 0.25 per each 2+ bedroom units 0.25 spaces for each unit with 2 bedrooms and greater |
| Affordable Housing Incentive for Multi-Family Residential Development (All Dwelling Classifications) | |
| Studio | 1.0 space per unit |
| 1 Bedroom | 1.0 space per unit |
| 2 – 3 Bedrooms | 1.5 spaces per unit |
| 4+ Bedrooms | 2.0 spaces per unit |

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

| Use | Number of Required Spaces |
|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Guest Spaces for Multifamily Dwelling (Includes Boats and RVs) | 0.25 per each 2+ bedroom units |
| High Occupancy Housing Development | |
| a. Single-Family— Attached and Detached, Duplex, and Development Sites with three units or less | 1 space per bedroom |
| b. Developments Sites with four units or more High Occupancy Housing Development | 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 |

| Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required | |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Use | Number of Required Spaces |
| Live/Work | See residential parking requirement plus, 1 per 300 gsf of work area |
| Manufactured Homes | 2 per unit; and 1 guest parking space per 8 manufactured home sites |
| End Note | |
| 1. Parking reductions allowed in Section 10-50.80.060, Parking Adjustments, shall not apply to single-family dwellings and duplexes. | |
| Key | sf square foot gsf gross square feet |

Section 25. 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 26. 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 ¹ | 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 | -- | -- | -- |
| Single-Family Estate | 10- 50.110.050 | -- | A | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Single-Family House | 10- 50.110.060 | -- | A | A | A | A | A | A | A | -- | -- | -- |
| Single-Family Cottage | 10- 50.110.070 | -- | -- | A | A | A | A | A | A | -- | -- | -- |
| Bungalow Court | 10- 50.110.080 | -- | --A | A | A | A | A | A | A | -- | -- | -- |
| Duplex, Side-by- Side | 10- 50.110.090 | -- | --A | A | A | A | A | A | A | -- | -- | -- |
| Duplex, Stacked | 10- 50.110.100 | -- | --A | A | A | A | A | A | A | -- | -- | -- |
| Duplex, Front-and- Back | 10- 50.110.110 | -- | --A | A | A | A | A | A | A | -- | -- | -- |
| Triplex, Stacked | 10- 50.110.120 | -- | --A | --A | A | A | A | A | A | -- | -- | -- |
| Townhouse | 10- 50.110.130 | -- | --A | --A | --A | A | A | A | A | -- | A | -- |
| Apartment House | 10- 50.110.140 | -- | --A | --A | --A | A | A | A | A | -- | A | -- |
| 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 27. 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.

**Case No. PZ-25-00027 – Middle Housing
Version #2 – with HOH 4 units and less**

Provisions that are being deleted are shown in bold ~~striketrough~~ 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 10-40.30.030: 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 ¹ | Specific Use Regulations | Residential Zones | | | | | | |
| | | RR | ER | R1 | R1N | MR | HR | MH |
| Ranching, Forestry and Animal Keeping | | | | | | | | |
| Animal Keeping | 10-40.60.070 | p ⁵⁴ | p ⁵⁴ | -- | -- | -- | -- | -- |
| 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 ² | p ² | p ² | p ² | P | P | p ² |
| 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 ¹ | 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 |
| Dwelling, Duplex | - | p³ | p³ | p³ | p | p | p | -- |
| Dwelling, Multiple Family | - | p^{3,4} | p^{3,4} | p^{3,4} | -- | p | p | -- |
| Dwelling, Attached Single Family | - | p | p | p | p | p | p | p |
| Dwelling, Detached Single-Family | - | p | p | p | p | p | p | p |
| Development, Four Unit Residential | | p³ | p³ | p³ | p³ | p³ | p³ | p³ |
| Development, Multi-Family Residential | | p³ | p³ | p³ | -- | p³ | p³ | -- |
| Development, One Unit Residential | | P | P | P | P | P | P | P |
| Development, Three Unit Residential | | p³ | p³ | p³ | p³ | p³ | p³ | p³ |
| Development, Two Unit Residential | | P | P | P | P | P | P | P |
| Dormitories | | -- | -- | -- | -- | UP | UP | -- |
| Group Home | | P | P | P | P | P | P | P |
| High Occupancy Housing Development, Single-Family | 10-40.60.170 | UP | UP | UP | UP | UP | UP | UP |

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

| Primary Land Use ¹ | Specific Use Regulations | Residential Zones | | | | | | |
|------------------------------------------------------------------------|--------------------------|-------------------------|-------------------------|-------------------------|-----------|-----------|-----------|-----------|
| | | RR | ER | R1 | R1N | MR | HR | MH |
| High Occupancy Housing Development, Two Units | 10-40.60.170 | UP³ | UP³ | UP³ | UP | UP | UP | -- |
| High Occupancy Housing Development, Three Units | 10-40.60.170 | UP^{3,4} | UP^{3,4} | UP^{3,4} | -- | UP | UP | -- |
| High Occupancy Housing Development, Four Five Units and Greater | 10-40.60.170 | UP ^{3,4} | UP ^{3,4} | UP ^{3,4} | -- | UP | UP | -- |
| High Occupancy Housing Development, Four Units and Less | 10-40.60.170 | UP³ | UP³ | UP³ | UP | UP | UP | UP |
| 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 |

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

| Primary Land Use ¹ | Specific Use Regulations | Residential Zones | | | | | | |
|----------------------------------------------------|--------------------------|-------------------|----|----|-----|----|----|----|
| | | RR | ER | R1 | R1N | MR | HR | MH |
| Manufactured Home Subdivision | 10-40.60.210.C | -- | -- | -- | -- | -- | -- | P |
| 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 | | | | | | | | |

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

| Primary Land Use ¹ | Specific Use Regulations | Residential Zones | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------|----|----|-----|----|----|----|
| | | RR | ER | R1 | R1N | MR | HR | MH |
| AM Broadcasting Facilities | 10-40.60.310 | UP | UP | UP | UP | UP | UP | UP |
| 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. | | | | | | | | |
| 3. 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. | | | | | | | | |

| Table 10-40.30.030.B. Residential Zones – Allowed Uses | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------|----|----|-----|----|----|----|
| Primary Land Use ¹ | Specific Use Regulations | Residential Zones | | | | | | |
| | | RR | ER | R1 | R1N | MR | HR | MH |
| <p>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.</p> | | | | | | | | |
| <p>54. 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 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.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' ¹ | -- | -- | -- | -- |
| Side (min.) | | | | | | | | |
| | Interior Side Yard | 10' | 20' min./45' total | 8' | 6' | 5' | 5' | 8' |
| | Street Side Yard | 25' | 20' | 15' | 6' | 5' | 5' | 12' |
| Rear (min.) | | 10' | 60' | 25' ² | 15' | 15' ³ | 15' ³ | 10' |
| Building Form Requirements | | | | | | | | |

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

| | Residential Zones | | | | | | |
|---------------------------------------------------------------------------------------------------------------------|---------------------|-------------------|------------------|------------------|------------------|-----------------------|----------|
| | RR | ER | R1 | R1N | MR | HR | MH |
| Building Height (max.) ^{11,12, 13} | 35' | 35' | 35' | 35' | 35' | 60' ⁴ | 30' |
| Coverage (max.) | 20% | 17% | 35% | 35% | 40% | 50% | 43% |
| Floor Area Ratio (max.) | | | | 0.50 | | | |
| Density Requirements See Division 10-30.20, Affordable Housing Incentives | | | | | | | |
| Gross Density (units/acre) | | | | | | | |
| Min. | -- | -- | 2 | 2 | 6 | 10 | -- |
| Maximum | 1 | 1 | 6 | 14 | 14 | 29 ⁵ | 11 |
| Maximum Bedroom Requirements | | | | | | | |
| Bedrooms per Acre for Multi-Family Residential Development on a Development Site with Four Units and Greater | | | | | | | |
| Maximum | ---End note 14--- | | 15 | -- | 35 | 72.5 | -- |
| Maximum for a High Occupancy Housing Development | ---End note 15--- | | 21 | -- | 49 | 101.5 | -- |
| Minimum Lot Requirements | | | | | | | |
| Area | | | | | | | |
| Gross | 1 ac ⁶ | 1 ac | 6,000 sf | 6,000 sf | 6,000 sf | 6,000 sf | 4,000 sf |
| Per Unit | 1 ac ⁶ | 1 ac | 6,000 sf | 3,000 sf | End note | End note ⁵ | 4,000 sf |
| Dimensions | | | | | | | |
| Width Interior Lots | 100' ^{7,8} | 149' ⁸ | 60' ⁸ | 50' ⁸ | 50' ⁸ | 50' ^{8,9} | 40' |
| Width Corner Lots | 100' ^{7,8} | 149' ⁸ | 65' ⁸ | 50' ⁸ | 50' ⁸ | 50' ^{8,9} | 45' |

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

| | | Residential Zones | | | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------|------|--------------------------|--------------------|------|-------------|--------------------------------------|-----------------------------|-------------------|------------------------------|-------------------|
| | | RR | ER | R1 | R1N | MR | HR | MH | | | | | | |
| Depth | | 200' ⁷ | -- | 100' | 100' | 100' | 75' ^{8,9} | 100' | | | | | | |
| Other Requirements | | | | | | | | | | | | | | |
| Common Space (% of Development Site Area) ¹⁰ | | -- | -- | -- | -- | 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: | | | | | | | | | | | | | | |
| | | <table border="1"> <thead> <tr> <th>Area of Lot</th> <th>Required Lot Area Per Dwelling Units</th> </tr> </thead> <tbody> <tr> <td>5,000 to 14,000 square feet</td> <td>2,500 square feet</td> </tr> <tr> <td>14,001 to 24,000 square feet</td> <td>2,000 square feet</td> </tr> </tbody> </table> | | | | | | | Area of Lot | Required Lot Area Per Dwelling Units | 5,000 to 14,000 square feet | 2,500 square feet | 14,001 to 24,000 square feet | 2,000 square feet |
| Area of Lot | Required Lot Area Per Dwelling Units | | | | | | | | | | | | | |
| 5,000 to 14,000 square feet | 2,500 square feet | | | | | | | | | | | | | |
| 14,001 to 24,000 square feet | 2,000 square feet | | | | | | | | | | | | | |

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

| | Residential Zones | | | | | | |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------------|-----|----|----|----|
| | RR | ER | R1 | R1N | MR | HR | MH |
| | 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. | Multiple 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. | Multiple 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 8. 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 | |
|----------------------------------------------------------|--|
|----------------------------------------------------------|--|

| Primary Land Use ¹ | Specific Use Regulations | Commercial Zones | | | | | |
|---------------------------------------------------------|--------------------------|------------------|----------------|----------------|-----------------|----|----------------|
| | | SC | CC | NCC | HC | CS | CB |
| Industrial, Manufacturing, Processing and Wholesaling | | | | | | | |
| Carpenter or Cabinet Shops | | -- | -- | -- | -- | P | - |
| Flammable Liquid, Gas, and Bulk Fuel – Storage and Sale | | -- | -- | -- | UP | -- | |
| Machine or Metal Working Shops | | -- | -- | -- | -- | P | -- |
| Manufacturing and Processing – Incidental | | -- | P | P | P | P | P |
| Micro-brewery or Micro-distillery | 10-40.60.240 | -- | P | P | P | P | P |
| Mini-storage Warehousing | 10-40.60.250 | -- | -- | -- | Up ² | P | -- |
| Research and Development Uses | 10-40.60.300 | -- | -- | -- | UP | -- | -- |
| Transportation or Trucking Yards | | -- | -- | -- | -- | P | -- |
| Vehicle Towing/Impound Yard | | -- | -- | -- | p ⁴ | -- | -- |
| Warehousing | | -- | p ³ | p ³ | p ³ | -- | p ³ |
| Wholesaling and Distribution | | -- | -- | -- | -- | P | p ³ |
| Recreation, Education and Assembly | | | | | | | |
| Automobile, Go-kart, Miniature Automobile Racing | 10-40.60.080 | -- | UP | UP | UP | -- | -- |
| Commercial Campgrounds | 10-40.60.130 | -- | -- | -- | P | -- | -- |
| Commercial Recreation Facilities, Indoor | | P | P | P | P | -- | P |
| Commercial Recreation Facilities, Outdoor | 10-40.60.270 | -- | UP | UP | UP | -- | -- |

| | | | | | | | |
|------------------------------------------------------|---------------------|----------|----------|----------|----------|----------|----------|
| 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 ⁵ | | | | | | | |
| Co-Housing | 10-40.60.120 | UP | UP | UP | UP | UP | UP |
| Co-Housing as Part of a Mixed-Use Development | 10-40.60.120 | P | P | P | P | P | P |
| 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 |
| Development, Four Unit Residential | | UP^{5,9,1}₀ | p^{5,7} | p^{5,7} | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ |
| Development, Multi-Family Residential | | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ |
| Development, One Unit Residential | | -- | p^{5,7} | p^{5,7} | -- | -- | -- |
| Development, Three Unit Residential | | UP^{5,9,1}₀ | p^{5,7} | p^{5,7} | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ |
| Development, Two Unit Residential | | UP^{5,9,1}₀ | p^{5,7} | p^{5,7} | UP^{5,9,1}₀ | UP^{5,9,1}₀ | UP^{5,9,1}₀ |
| Dwelling, Duplex | - | UP⁵ | UP^{5,7} | UP^{5,7} | UP⁵ | UP⁵ | UP⁵ |
| Dwelling, Duplex as Part of a Mixed-Use Development | - | P | P | P | P | P | P |
| Dwelling, Multiple-Family | - | UP⁵ | UP⁵ | UP⁵ | UP⁵ | UP⁵ | UP⁵ |
| Dwelling, Multiple-Family as Part of a Mixed-Use Development | - | P | P | P | P | P | P |
| Dwelling, Single-Family Attached | - | - | p^{5,7} | p^{5,7} | - | - | - |
| Dwelling, Single-Family Detached | - | -- | p^{5,7} | p^{5,7} | -- | -- | -- |
| Dwelling, Single-Family as Part of a Mixed-Use Development | - | P | P | P | P | P | P |
| Dormitories | | UP | UP | UP | UP | UP | UP |
| Fraternities and Sororities | | UP | UP | UP | UP | UP | UP |
| Group Homes | | p ^{5,8} | p ⁵ | p ⁵ | p ^{5,8} | p ^{5,8} | p ^{5,8} |

| | | | | | | | |
|------------------------------------------------------------------------|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| High Occupancy Housing Development, Single-Family | 10-40.60.170 | -- | UP | UP | -- | -- | -- |
| High Occupancy Housing Development, Two Units | 10-40.60.170 | UP | UP | UP | UP | UP | UP |
| High Occupancy Housing Development, Three Units | 10-40.60.170 | UP | UP | UP | UP | UP | UP |
| High Occupancy Housing Development, Four Five Units and Greater | 10-40.60.170 | UP | UP | UP | UP | UP | UP |
| High Occupancy Housing Development, Four Units and Less | 10-40.60.170 | UP⁵ | UP⁵ | UP⁵ | UP⁵ | UP⁵ | UP⁵ |
| Home Occupation | 10-40.60.180 | P | P | P | P | P | P |
| Institutional Residential | | | | | | | |
| Custodial Care Facilities | | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ |
| Homeless Shelters | | | | | | | |
| Emergency Shelters | 10-40.60.190 | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ |
| Short Term Housing | | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ |
| 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 ¹¹ | -- | -- |
| 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 ² | UP ² | -- |
| 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. Single-family and duplex dwellings Residential Developments with less than five Dwelling Units 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. | | | | | | | |
| 10. Permitted without a Conditional Use permit when included in a Mixed Use Development per the provisions of Section 10-40.60.260. | | | | | | | |
| Key | | | | | | | |
| P = Permitted Use | | | | | | | |
| UP = Conditional Use Permit Required | | | | | | | |
| -- = Use Not Allowed | | | | | | | |

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.C.: Commercial Zones – Building Form and Property Development Standards, as follows:

| Table 10-40.30.040.C. | | | | | | |
|---------------------------------------------------------------------|-----------------------------------|---------------------|----------------------|------------------|------------------|------------------|
| Commercial Zones – Building Form and Property Development Standards | | | | | | |
| | Commercial Zones | | | | | |
| | SC | CC | NCC | HC | CS | CB |
| Building Placement Requirements | | | | | | |
| Setback from property line | | | | | | |
| Front (Also see Section 10-50.60.040.B) | 15' ¹ | 0' | 0' | 0' ² | 0' | 0' |
| Side | | | | | | |
| Adjacent to Residential Use | ----- 15' min. ⁶ ----- | | | | | |
| Street Side (min.) | 10' ³ | 10' ³ | 10' ³ | 10' ³ | 10' ³ | 0' |
| All Other Sides | ----- 0' ----- | | | | | |
| Rear | | | | | | |
| Adjacent to Residential | ----- 15' min. ----- | | | | | |
| All Other Rears | ----- 0' ----- | | | | | |
| Building Form Requirements | | | | | | |
| Building Height (max.) ^{8, 9, 10} | 35' | 60' ^{4, 7} | 45' ^{7, 13} | 60' ⁴ | 60' ⁴ | 60' ⁴ |
| Gross FAR (max.) | 0.8 | 2.5 | 2.5 | 3.0 | 2.0 | No max. |
| Density Requirements | | | | | | |

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 ¹¹ | ----- 29 ¹¹ ----- | | | | |
| Maximum Bedroom Requirements | | | | | | |
| Bedrooms per Acre for Multi-Family Residential Development on a Development Site with Four Dwelling Units or More | | | | | | |
| Maximum | 35 ¹² | ----- 72.5 ¹² ----- | | | | |
| Minimum Lot Requirements | | | | | | |
| Area (Gross sf) | 6,000 | 9,000 ⁵ | 9,000 ⁵ | 9,000 | 9,000 | 7,000 |
| Width | 50' | 60' ⁵ | 60' ⁵ | 60' | 60' | 50' |
| Depth | 100' | 100' ⁵ | 100' ⁵ | 100' | 100' | -- |
| Common Space | | | | | | |
| Multiple Multi-Family Dwellings Residential Developments | ----- 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 10. 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 ¹ | -- | -- |

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 |
| Development, Three and Four Unit Residential | | UP^{1,2} | -- | -- |
| Development, Multi-Family Residential | | UP^{1,2} | -- | -- |
| Development, One and Two Unit Residential | | UP^{1,2} | -- | -- |
| Dwelling, Multiple-Family | - | UP¹ | -- | -- |
| Dwelling, Attached Single-Family | - | UP¹ | -- | -- |
| Dwelling, Detached Single-Family | - | UP¹ | -- | -- |
| 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 | -- | -- |

| 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 |
| 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. | | | | |
| 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 11. 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. Detached ADUs shall have a separate water meter. |

Section 12. 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

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.~~ **Four Units and Less High Occupancy Housing Development: A Development consisting of four Dwelling Units or Less on one Lot or Parcel, excluding an Accessory Dwelling Unit, with seven or more Bedrooms and five or more Sanitation Facilities in any unit.**

~~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.~~

~~4. Four-Units and Greater~~ **Five Units and More** 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 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 Footprint¹ Sizes and Separation Requirements for HOHD or MHOHD with Four Units and Greater within a Historic Overlay Zone.

- 1. Maximum building footprint¹ 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 footprint¹ 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 13. 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

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 under-~~

~~utilized 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 14. 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^{1,2}

| | |
|------------------------------------|-------------------------|
| Apartment House³ | Single-Family Estate |
| Bungalow Court³ | Single-Family House |
| Carriage House | Triplex, Stacked |
| Duplex, Front-and-Back | Townhouse |
| Duplex, Side-by-Side | |
| Duplex, Stacked | |

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

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

³**Limited to four dwelling units.**

Section 15. 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:

H. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T2 | Land Use ¹ | Specific Use Regulations | T2 |
|--------------------------------------------|--------------------------|----------|---------------------------------------|--------------------------|----|
| Ranching, Forestry, and Resource | | | Services | | |
| Animal Keeping | 10-40.60.070 | P | Bed and Breakfast | 10-40.60.110 | P |
| Nurseries | | P | Cemeteries | | P |
| Ranching | | P | Crematoriums | | UP |
| Residential | | | Daycare | 10-40.60.150 | |
| Accessory Buildings and Structures | 10-40.60.020 | P | Home | | P |
| Accessory Dwelling Unit | 10-40.60.030 | P | Centers | | P |
| Co-Housing | 10-40.60.120 | P | Public Services | | |
| Congregate Care Facilities | | UP | Emergency Services | | UP |
| Dwelling: Single-Family | | P | Telecommunication Facilities | | |
| Development, Four Unit Residential | | P | AM Broadcasting Facilities | 10-40.60.310 | UP |
| Development, One Unit Residential | | P | Antenna-Supporting Structure | 10-40.60.310 | UP |
| Development, Three Unit Residential | | P | Attached Telecommunication Facilities | 10-40.60.310 | P |
| Development, Two Unit Residential | | P | Collocation Facility | 10-40.60.310 | P |
| | | | FM/DTV Broadcasting Facilities | 10-40.60.310 | P |

| | | | | | |
|------------------------------------------------------------|--------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------|---|
| Group Home | | P | Stealth Telecommunication Facilities | 10-40.60.310 | P |
| Home Occupation | 10-40.60.180 | P | Transportation and Infrastructure | | |
| Institutional Residential | | | | | |
| Custodial Care Facilities | | UP | Accessory Wind Energy Systems | 10-40.60.040 | P |
| Nursing Homes | | UP | Urban Agriculture | | |
| Homeless Shelter | 10-40.60.190 | UP | Community Gardens | 10-40.60.140 | P |
| Sheltered Care Home | | UP | Greenhouses | | P |
| Recreation, Education and Public Assembly Uses | | | End Notes | | |
| Commercial Campgrounds | 10-40.60.130 | UP | 1. See Chapter 10-80, Definitions, for use type definitions. | | |
| Commercial Recreation Facilities, Outdoor | | UP | 2. UP required if liquor is sold or if facilities exceed 250 seats. | | |
| Libraries, Museums | | UP | 32. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater. | | |
| Meeting Facilities, Public and Private Neighborhood | 10-40.60.230 | P ² | 43. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use. | | |
| Outdoor Public Use, General | | P | | | |
| Places of Worship | | P/UP ⁴ | | | |
| Schools – Private | | P | | | |

| | | | |
|------------------------------|---------------------------------|----------------|--|
| Schools – Public and Charter | | p ³ | |
| Key | | | |
| P | Permitted Use | | |
| UP | Conditional Use Permit Required | | |

Section 16. 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^{1, 3}

Apartment House²

- | | |
|-------------------------------------|------------------------------|
| Bungalow Court ² | Duplex, Stacked ² |
| Carriage House | Single-Family Cottage |
| Duplex, Front-and-Back ² | Single-Family House |
| Duplex, Side-by-Side ² | Triplex, Stacked |

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

Townhouse

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

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

Section 17. 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 ¹ | Specific Use Regulations | T3N.1 | Land Use ¹ | Specific Use Regulations | T3N.1 |
|------------------------------------|------------------------------|-------|-----------------------------|--------------------------|--------------------|
| Residential | | | Outdoor Public Use, General | | P |
| Accessory Buildings and Structures | 10-40.60.020 | P | Places of Worship | | P/UP ⁶⁴ |
| | | | Schools – Private | | P |

H. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T3N.1 | Land Use ¹ | Specific Use Regulations | T3N.1 |
|--------------------------------------------|------------------------------|--------------------------|--------------------------------|------------------------------|-----------------|
| Accessory Dwelling Unit | 10-40.60.040 | P | Schools – Public and Charter | | p ⁵³ |
| Co-Housing | 10-40.60.120 | P | Retail Trade | | |
| Congregate Care Facilities | | UP | Neighborhood Market ≤ 1,500 sf | | UP |
| Dormitories and Fraternities/Sororities | | UP | Services | | |
| Dwelling: Multiple-Family | - | p² | Bed and Breakfast | 10-40.60.110 | P |
| Dwelling: Single-Family | - | P | Cemeteries | | UP |
| Duplex | - | p² | Daycare | 10-40.60.150 | |
| Development, One Unit Residential | | P | Home | | P |
| Development, Two Unit Residential | | P | Centers | | UP |
| Development, Three Unit Residential | | P | Public Services | | |
| Development, Four Unit Residential | | P | Public Services Minor | | P |
| | | | Emergency Services | | UP |

H. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T3N.1 | Land Use ¹ | Specific Use Regulations | T3N.1 |
|------------------------------------------------------------------------------------------|--------------------------|-----------------|------------------------------------------|--------------------------|-------|
| Group Home | | P | Telecommunication Facilities | | |
| High Occupancy Housing Development, Single-Family | 10-40.60.170 | UP | Stealth Telecommunication Facilities | 10-40.60.310 | P |
| High Occupancy Housing Development, Two-units | 10-40.60.170 | UP | Transportation and Infrastructure | | |
| High Occupancy Housing Development, Three-units Five-units and Greater | 10-40.60.170 | UP | Accessory Wind Energy Systems | 10-40.60.040 | P |
| High Occupancy Housing Development, Four-units and Greater Less | 10-40.60.170 | UP | Urban Agriculture | | |
| Home Occupation | 10-40.60.180 | P | Community Gardens | 10-40.60.140 | P |
| Institutional Residential | 10-40.60.190 | UP | | | |
| Recreation, Education and Public Assembly | | | | | |
| Dance or Music Studio ≤ 650 sf | | p ³² | | | |
| Libraries, Museums | | | | | |

H. Allowed Uses

| Land Use ¹ | Specific Use Regulations | T3N.1 | Land Use ¹ | Specific Use Regulations | T3N.1 |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------|--------------------------|-------|
| ≤ 2,500 sf | | P | | | |
| > 2,500 sf | | UP | | | |
| Meeting Facilities, Public and Private Neighborhood | 10-40.60.230 | P / UP ⁴ | | | |
| End Notes | | | | | |
| 1. | See Chapter 10-80 , Definitions, for use type definitions. | | | | |
| 2. | Permitted only if the use exists at the effective date of this code. | | | | |
| 3. | Not allowed on the ground floor unless behind an allowed ground-floor use. | | | | |
| 4. | UP required if liquor is sold or if facilities exceed 250 seats. | | | | |
| 5. 3. | Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater. | | | | |
| 6. 4. | A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use. | | | | |
| Key | | | | | |
| 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 10-40.40.060: T3 Neighborhood (T3N.2) Standards, as follows:

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

B. Allowed Building Types^{1, 2}

| | |
|------------------------|-----------------------|
| Apartment House | Duplex, Stacked |
| Bungalow Court | Single-Family Cottage |
| Carriage House | Single-Family House |
| Duplex, Front-and-Back | Triplex, Stacked |
| Duplex, Side-by-Side | Townhouse |

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

²See 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 10-40.40.060: T3 Neighborhood (T3N.2) Standards, Subsection 10-40.40.060.H.: Allowed Uses, as follows:

| H. Allowed Uses | | | | | |
|------------------------------------|---------------------------------|--------------|-----------------------------|---------------------------------|--------------|
| Land Use¹ | Specific Use Regulations | T3N.2 | Land Use¹ | Specific Use Regulations | T3N.2 |
| Residential | | | Libraries, Museums | | |
| Accessory Buildings and Structures | 10-40.60.020 | P | ≤ 2,500 sf | | P |
| | | | > 2,500 sf | | UP |

| H. Allowed Uses | | | | | |
|----------------------------------------------|--------------------------|--------------|------------------------------------------------------------|--------------------------|---------------------------------------|
| | | | | | |
| Land Use ¹ | Specific Use Regulations | T3N.2 | Land Use ¹ | Specific Use Regulations | T3N.2 |
| | | | Meeting Facilities, Public and Private Neighborhood | 10-40.60.230 | P / UP ³ |
| Accessory Dwelling Unit | 10-40.60.030 | P | Outdoor Public Use, General | | P |
| Co-Housing | 10-40.60.120 | P | | | |
| Congregate Care Facilities | | UP | Places of Worship | | P/UP ⁵⁴ |
| Dormitories and Fraternities/Sororities | | UP | Schools – Private | | P |
| | | | Schools – Public and Charter | | P ⁴³ |
| Dwelling: Multiple-Family | - | P | Retail Trade | | |
| Dwelling: Single-Family | - | P | Neighborhood Market ≤ 1,500 sf | | P |
| Duplex | - | P | Services | | |
| Development, Four Unit Residential | | P | Bed and Breakfast | 10-40.60.110 | P |
| Development, Multi-Family Residential | | P | Cemeteries | | UP |
| Development, One Unit Residential | | P | Crematoriums | | UP |
| Development, Three Unit Residential | | P | Daycare | 10-40.60.150 | |
| Development, Two Unit Residential | | P | Home | | P |

| H. Allowed Uses | | | | | |
|------------------------------------------------------------------------------------------|-------------------------------------|----------------|------------------------------------------|--------------------------|-------|
| | | | | | |
| Land Use ¹ | Specific Use Regulations | T3N.2 | Land Use ¹ | Specific Use Regulations | T3N.2 |
| Group Home | | P | Centers | | UP |
| High Occupancy Housing Development, Single-Family | 10-40.60.175 | UP | Public Services | | |
| | | | Public Services Minor | | P |
| High Occupancy Housing Development, Two-units | 10-40.60.175 | UP | Emergency Services | | UP |
| | | | Telecommunication Facilities | | |
| High Occupancy Housing Development, Three-units Five-units and Greater | 10-40.60. 175 170 | UP | Stealth Telecommunication Facilities | 10-40.60.310 | P |
| | | | Transportation and Infrastructure | | |
| High Occupancy Housing Development, Four-units and Greater Less | 10-40.60. 175 170 | UP | Accessory Wind Energy Systems | 10-40.60.040 | P |
| | | | Urban Agriculture | | |
| Home Occupation | 10-40.60.180 | P | Community Gardens | 10-40.60.140 | P |
| Institutional Residential | 10-40.60.190 | UP | | | |
| Live/Work | | P | | | |
| Recreation, Education and Public Assembly Uses | | | | | |
| Dance or Music Studio ≤ 650 sf | | p ² | | | |
| End Notes | | | | | |

| H. Allowed Uses | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------|--|-----------------------|--------------------------|-------|
| | | | | | | |
| Land Use ¹ | Specific Use Regulations | T3N.2 | | Land Use ¹ | Specific Use Regulations | T3N.2 |
| 1. See Chapter 10-80 , Definitions, for use type definitions. | | | | | | |
| 2. Not allowed on the ground floor unless behind an allowed ground-floor use. | | | | | | |
| 3. UP required if liquor is sold or if facilities exceed 250 seats. | | | | | | |
| 43. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater. | | | | | | |
| 54. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use. | | | | | | |
| Key | | | | | | |
| P | Permitted Use | | | | | |
| UP | Conditional Use Permit Required | | | | | |

Section 20. 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:

| I. Allowed Uses | | | | | | | |
|-----------------------|--------------------------|-------|---------|-----------------------|--------------------------|-------|---------|
| | | | | | | | |
| Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O | Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O |
| Residential | | | | Markets | | | |

| I. Allowed Uses | | | | | | | |
|----------------------------------------------------------|--------------------------|----------------|----------------|------------------------------------|--------------------------|-------|---------|
| Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O | Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O |
| Accessory Buildings and Structures | 10-40.60.020 | p ² | p ² | Neighborhood Market ≤ 2,500 sf | - | P | |
| Accessory Dwelling Unit | 10-40.60.030 | P | P | Micro-brewery/Micro-distillery | 10-40.60.240 | - | P |
| Co-Housing | 10-40.60.120 | P | P | Restaurant, or Cafes | | - | P |
| Congregate Care Facilities | | P | P | Services | | | |
| Dormitories, Fraternities/Sororities and SRO (≤15 rooms) | | UP | UP | ATM | | - | P |
| Development, Four Unit Residential | | P | P | Bed and Breakfast | 10-40.60.110 | P | p |
| Development, Multi-Family Residential | | P | P | Cemeteries | | UP | UP |
| Development, One Unit Residential | | P | P | Crematorium | | - | UP |
| Development, Three Unit Residential | | P | P | Daycare | 10-40.60.150 | | |
| Development, Two Unit Residential | | P | P | Home | | P | P |
| Dwelling: Multiple-Family | - | P | P | Centers | | UP | UP |
| Dwelling: Single-Family | - | P | P | Funeral Homes, Chapels, Mortuaries | | - | P |
| Duplex | - | P | P | General Services | | - | P |
| | | | | Lodging | | | |

| I. Allowed Uses | | | | | | | |
|------------------------------------------------------------------------------------------|--------------------------|---------------|---------------|------------------------------------------|--------------------------|-------|---------|
| Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O | Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O |
| Group Home | | P | P | ≤ 15 rooms | | - | P |
| High Occupancy Housing Development, Single-Family | 10-40.60.175 | UP | UP | Offices | | - | P |
| High Occupancy Housing Development, Two-units | 10-40.60.175 | UP | UP | Public Services | | | |
| High Occupancy Housing Development, Three-units Five-units and Greater | 10-40.60.175 170 | UP | UP | Public Services Minor | | P | P |
| High Occupancy Housing Development, Four-units and Greater Less | 10-40.60.175 170 | UP | UP | Emergency Services | | UP | UP |
| Home Occupation | 10-40.60.180 | P | P | Veterinary Clinic | | - | P |
| Institutional Residential | 10-40.60.190 | UP | UP | Telecommunication Facilities | | | |
| Live/Work | | - | P | Stealth Telecommunication Facilities | 10-40.60.310 | P | P |
| Recreation, Education and Public Assembly | | | | Transportation and Infrastructure | | | |
| Libraries, Museums | | | | Accessory Wind Energy Systems | 10-40.60.040 | P | P |
| | | | | Urban Agriculture | | | |
| | | | | Community Gardens | 10-40.60.140 | P | P |

| I. Allowed Uses | | | | | | | |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|-----------------------|--------------------------|-------|---------|
| Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O | Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O |
| ≤ 2,500 sf | | P | P | | | | |
| > 2,500 sf | | UP | UP | | | | |
| Meeting Facilities, Public and Private Neighborhood | 10-40.60.230 | p ³ | p ³ | | | | |
| Places of Worship | | P/UP ⁴³ | P/UP ⁴³ | | | | |
| Schools – Private | | P | P | | | | |
| Schools – Public and Charter | | P | P | | | | |
| Retail Trade | | | | | | | |
| Bars/Taverns | | - | P | | | | |
| General Retail Businesses, except with any of the following features | | - | P | | | | |
| Drive-Through | | - | - | | | | |
| Floor Area ≥ 3,500 sf | | - | UP | | | | |
| End Notes | | | | | | | |
| 1. | See Chapter 10-80 , Definitions, for use type definitions. | | | | | | |
| 2. | Not allowed on the ground floor unless behind an allowed ground-floor use. | | | | | | |
| 3. | UP required if liquor is sold or if facilities exceed 250 seats. | | | | | | |
| 43. | A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use. | | | | | | |

| I. Allowed Uses | | | | | | | |
|-----------------------|---------------------------------|-------|---------|-----------------------|--------------------------|-------|---------|
| Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O | Land Use ¹ | Specific Use Regulations | T4N.1 | T4N.1-O |
| Key | | | | | | | |
| P | Permitted Use | | | | | | |
| UP | Conditional Use Permit Required | | | | | | |
| - | Use Not Allowed | | | | | | |

Section 21. 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 10-40.40.080.1.: Allowed Uses, as follows:

| |
|------------------------|
| I. Allowed Uses |
|------------------------|

| Land Use ¹ | Specific Use Regulations | T4N.2 | T4N.2-O |
|------------------------------------------------------------|--------------------------|----------------|----------------|
| Residential | | | |
| Accessory Buildings and Structures | 10-40.60.020 | p ² | p ² |
| 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 SROs (≤ 15 rooms) | | UP | UP |
| Development, Four Unit Residential | | P | P |
| Development, Multi-Family Residential | | P | P |
| Development, One Unit Residential | | P | P |
| Development, Three Unit Residential | | P | P |
| Development, Two Unit Residential | | P | P |
| Dwelling: Multiple-Family | - | P | P |
| Dwelling: Single-Family | - | P | P |

| Land Use ¹ | Specific Use Regulations | T4N.2 | T4N.2-O |
|----------------------------------------------------------------------|--------------------------|-------|---------|
| 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 |
| Services | | | |
| ATM | | - | P |
| Bed and Breakfast | 10-40.60.110 | P | P |
| Cemeteries | | UP | UP |
| Crematorium | | UP | UP |

| | | | | | | | |
|------------------------------------------------------------------------|------------------|----|----|--------------------------------------|--------------|----|----|
| Duplex | - | P | P | Daycare | 10-40.60.150 | | |
| Group Home | | P | P | Home Centers | | P | P |
| High Occupancy Housing Development, Single-Family | 10-40.60.175 | UP | UP | Funeral Homes, Chapels, Mortuaries | | - | P |
| High Occupancy Housing Development, Two-units | 10-40.60.175 | UP | UP | General Services | | - | P |
| High Occupancy Housing Development, Three-units Five-units and Greater | 10-40.60.175 170 | UP | UP | Lodging | | UP | UP |
| High Occupancy Housing Development, Four-units and Greater | 10-40.60.175 170 | UP | UP | Offices | | - | P |
| Home Occupation | 10-40.60.180 | P | P | Public Services | | | |
| Institutional Residential | 10-40.60.190 | UP | UP | Public Services Minor | | P | P |
| Live/Work | | - | UP | Emergency Services | | UP | UP |
| Recreation, Education and Public Assembly | | | | Veterinary Clinic | | - | P |
| | | | | Telecommunication Facilities | | | |
| Libraries, Museums | | | | Stealth Telecommunication Facilities | 10-40.60.310 | P | P |
| | | | | Transportation and Infrastructure | | | |
| | | | | Accessory Wind Energy Systems | 10-40.60.040 | P | P |

| | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------|--------------------|--------------------------|--|--|--|
| ≤ 2,500 sf | | P | P | Urban Agriculture | | | |
| > 2,500 sf | | UP | UP | | | | |
| Meeting Facilities, Public and Private Neighborhood | 10-40.60.230 | p ³ | p ³ | | | | |
| Places of Worship | | P/UP ⁴³ | P/UP ⁴³ | | | | |
| Schools – Private | | P | P | | | | |
| Schools – Public and Charter | | P | P | | | | |
| Retail Trade | | | | | | | |
| Bars/Taverns | | - | P | | | | |
| End Notes | | | | | | | |
| 1. See Chapter 10-80, Definitions, for use type definitions. | | | | | | | |
| 2. Not allowed on the ground floor unless behind an allowed ground-floor use. | | | | | | | |
| 3. UP required if liquor is sold or if facilities exceed 250 seats. | | | | | | | |
| 43. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use. | | | | | | | |
| Key | | | | | | | |
| P | Permitted Use | | | | | | |
| UP | Conditional Use Permit Required | | | | | | |
| - | Use Not Allowed | | | | | | |

Section 22. 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 23. 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 24. 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 |
| Residential | |
| Accessory Dwelling Units | 1.0 |
| Residential Development with less than 5 Dwelling Units Single-Family Dwelling (Attached and Detached)¹ | 1.0 space 2.0 spaces, plus 1 space for each additional bedroom above 4 bedrooms. The maximum number of required parking spaces shall not exceed 8 spaces. |
| Multiple-Family Residential Development and Duplex¹ Developments | |
| Unit Type | |

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

| Use | Number of Required Spaces |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Studio per unit | 1.25 spaces per unit |
| 1 Bedroom per unit | 1.5 spaces per unit |
| 2 – 3 Bedrooms per unit | 2.0 spaces per unit |
| 4 Bedrooms per unit | 2.5 spaces per unit |
| 5+ Bedrooms per unit | 3.0 spaces for the first 5 bedrooms plus 0.5 space for each additional bedroom per unit |
| Guest Spaces (Includes spaces for B boats and RVs) | 0.25 per each 2+ bedroom units 0.25 spaces for each unit with 2 bedrooms and greater |
| Affordable Housing Incentive for Multi-Family Residential Development (All Dwelling Classifications) | |
| Studio | 1.0 space per unit |
| 1 Bedroom | 1.0 space per unit |
| 2 – 3 Bedrooms | 1.5 spaces per unit |
| 4+ Bedrooms | 2.0 spaces per unit |
| Guest Spaces for Multifamily Dwelling (Includes Boats and RVs) | 0.25 per each 2+ bedroom units |
| High Occupancy Housing Development | |
| a. Single-Family – Attached and Detached, Duplex, and Development Sites with three four units or less | 1 space per bedroom |
| b. Developments Sites with four five units or more | The sum of: 1 to 75 bedrooms = 1 space per bedroom, plus 76 to 325 bedrooms = 0.90 spaces per bedroom, plus |

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

| Use | Number of Required Spaces |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| | 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 |
| Manufactured Homes | 2 per unit; and 1 guest parking space per 8 manufactured home sites |
| End Note | |
| 1. Parking reductions allowed in Section 10-50.80.060, Parking Adjustments, shall not apply to single family dwellings and duplexes. | |

| | | |
|------------|----------------|-----------------------|
| Key | sf square foot | gsf gross square feet |
|------------|----------------|-----------------------|

Section 25. 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 26. 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 Type¹ | 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 | -- | -- | -- |

Table 10-50.110.030.A. Allowed Building Types

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

Section 27. 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 Less: A Development consisting of four Dwelling Units or less on one Lot or Parcel, excluding an Accessory Dwelling Unit, with seven or more Bedrooms or five or more Sanitation Facilities in any unit.

High Occupancy Housing Development, ~~Four~~ **Five**-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.

Senate Engrossed House Bill
municipal zoning; middle housing

State of Arizona
House of Representatives
Fifty-sixth Legislature
Second Regular Session
2024

HOUSE BILL 2721

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 6.1, ARIZONA REVISED STATUTES, BY
ADDING SECTION 9-462.10; RELATING TO MUNICIPAL ZONING.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 9, chapter 4, article 6.1, Arizona Revised
3 Statutes, is amended by adding section 9-462.10, to read:

4 9-462.10. Zoning; development; middle housing; applicability;
5 definitions

6 A. ON OR BEFORE JANUARY 1, 2026, A MUNICIPALITY WITH A POPULATION
7 OF SEVENTY-FIVE THOUSAND PERSONS OR MORE MUST AUTHORIZE BY ORDINANCE AND
8 INCORPORATE INTO ITS DEVELOPMENT REGULATIONS, ZONING REGULATIONS AND OTHER
9 OFFICIAL CONTROLS THE DEVELOPMENT OF DUPLEXES, TRIPLEXES, FOURPLEXES AND
10 TOWNHOMES AS A PERMITTED USE ON BOTH OF THE FOLLOWING:

11 1. ALL LOTS ZONED FOR SINGLE-FAMILY RESIDENTIAL USE WITHIN ONE MILE
12 OF THE MUNICIPALITY'S CENTRAL BUSINESS DISTRICT.

13 2. AT LEAST TWENTY PERCENT OF ANY NEW DEVELOPMENT OF MORE THAN TEN
14 CONTIGUOUS ACRES.

15 B. THE MUNICIPALITY MAY NOT DO ANY OF THE FOLLOWING:

16 1. DISCOURAGE THE DEVELOPMENT OF MIDDLE HOUSING THROUGH
17 REQUIREMENTS OR ACTIONS THAT INDIVIDUALLY OR CUMULATIVELY MAKE
18 IMPRACTICABLE THE PERMITTING, SITING, OR CONSTRUCTION OF MIDDLE HOUSING.

19 2. RESTRICT MIDDLE HOUSING TYPES TO LESS THAN TWO FLOORS.

20 3. RESTRICT MIDDLE HOUSING TYPES TO A FLOOR AREA RATIO OF LESS THAN
21 FIFTY PERCENT.

22 4. SET RESTRICTIONS, PERMITTING OR REVIEW PROCESSES FOR MIDDLE
23 HOUSING THAT ARE MORE RESTRICTIVE THAN THOSE FOR SINGLE-FAMILY DWELLINGS
24 WITHIN THE SAME ZONE.

25 5. REQUIRE OWNER OCCUPANCY OF ANY STRUCTURES ON THE LOT.

26 6. REQUIRE ANY STRUCTURES TO COMPLY WITH A COMMERCIAL BUILDING CODE
27 OR TO CONTAIN A FIRE SPRINKLER.

28 7. REQUIRE MORE THAN ONE OFF-STREET PARKING SPACE PER UNIT.

29 C. THIS SECTION DOES NOT PROHIBIT THE GOVERNING BODY OF A
30 MUNICIPALITY FROM ALLOWING EITHER OF THE FOLLOWING:

31 1. SINGLE-FAMILY DWELLINGS IN AREAS ZONED FOR SINGLE-FAMILY
32 DWELLINGS.

33 2. ADDITIONAL TYPES OF MIDDLE HOUSING NOT REQUIRED UNDER THIS
34 SECTION.

35 D. THIS SECTION DOES NOT APPLY TO ANY OF THE FOLLOWING:

36 1. AREAS THAT ARE NOT INCORPORATED.

37 2. AREAS THAT LACK SUFFICIENT URBAN SERVICES.

38 3. AREAS THAT ARE NOT SERVED BY WATER AND SEWER SERVICES.

39 4. AREAS THAT ARE NOT ZONED FOR RESIDENTIAL USE.

40 5. AREAS THAT ARE NOT INCORPORATED AND ARE ZONED UNDER AN INTERIM
41 ZONING DESIGNATION THAT MAINTAINS THE AREA'S POTENTIAL FOR PLANNED URBAN
42 DEVELOPMENT.

43 6. AREAS COVERED UNDER TITLE 48, CHAPTER 6, ARTICLE 4.

44 7. ANY LAND WITHIN THE TERRITORY IN THE VICINITY OF A PUBLIC
45 AIRPORT AS DEFINED IN SECTION 28-8486 OR TO THE EXTENT THIS SECTION WOULD

1 INTERFERE WITH THE PUBLIC AIRPORT'S ABILITY TO COMPLY WITH THE LAWS,
2 REGULATIONS AND REQUIREMENTS OF THE UNITED STATES RELATED TO APPLYING FOR,
3 RECEIVING OR SPENDING FEDERAL MONIES.

4 8. ANY LAND WITHIN THE TERRITORY IN THE VICINITY OF A MILITARY
5 AIRPORT AS DEFINED IN SECTION 28-8461.

6 E. IF A MUNICIPALITY DOES NOT ADOPT THE REGULATIONS REQUIRED BY
7 THIS SECTION ON OR BEFORE JANUARY 1, 2026, MIDDLE HOUSING SHALL BE ALLOWED
8 ON ALL LOTS IN THE MUNICIPALITY ZONED FOR SINGLE-FAMILY RESIDENTIAL USE
9 WITHOUT ANY LIMITATIONS.

10 F. THIS SECTION DOES NOT CHANGE OR OTHERWISE IMPAIR THE TERMS OF
11 ANY DEVELOPMENT AGREEMENT THAT EXISTS ON THE EFFECTIVE DATE OF THIS
12 SECTION.

13 G. NOTWITHSTANDING SUBSECTION A OF THIS SECTION, A UTILITY PROVIDER
14 IMPACTED BY A DEVELOPMENT BEING DEVELOPED PURSUANT TO THIS SECTION SHALL
15 HAVE THE OPPORTUNITY TO REVIEW AND APPROVE THE SITE PLAN FOR THE
16 DEVELOPMENT.

17 H. FOR THE PURPOSE OF THIS SECTION:

18 1. "BUILDING CODE":

19 (a) MEANS A CONSTRUCTION CODE ADOPTED BY A MUNICIPALITY.

20 (b) INCLUDES A MODEL BUILDING CODE, COMMERCIAL CODE, PLUMBING AND
21 MECHANICAL CODE, ELECTRIC CODE, ENERGY CONSERVATION CODE, FIRE CODE,
22 PROPERTY MAINTENANCE CODE, NEIGHBORHOOD PRESERVATION CODE, ANTI-BLIGHT
23 CODE OR OTHER SIMILAR CODE.

24 2. "CENTRAL BUSINESS DISTRICT" MEANS AN AREA OR SERIES OF AREAS
25 DESIGNATED BY A MUNICIPALITY THAT ARE PRIMARILY NONINDUSTRIAL AND THAT
26 ATTRACT COMMUNITY ACTIVITY, INCLUDING THE ENTIRE GEOGRAPHIC AREA THAT THE
27 MUNICIPALITY HAS OFFICIALLY DESIGNATED AS ITS DOWNTOWN OR EQUIVALENT ON
28 THE EFFECTIVE DATE OF THE SECTION.

29 3. "DUPLEX" MEANS TWO DWELLING UNITS ON THE SAME PARCEL OR LOT IN
30 ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR
31 RESIDENTIAL OCCUPANCY BY NOT MORE THAN TWO HOUSEHOLDS LIVING INDEPENDENTLY
32 FROM EACH OTHER.

33 4. "FLOOR AREA RATIO" MEANS THE RATIO OF ALLOWED SQUARE FOOTAGE IN
34 A MIDDLE HOUSING PROJECT TO THE SQUARE FOOTAGE OF THE PARCEL ON WHICH IT
35 IS BUILT.

36 5. "FOURPLEX" MEANS FOUR DWELLING UNITS ON THE SAME PARCEL OR LOT
37 IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR
38 RESIDENTIAL OCCUPANCY BY NOT MORE THAN FOUR HOUSEHOLDS LIVING
39 INDEPENDENTLY FROM EACH OTHER.

40 6. "HOUSEHOLD" MEANS EITHER:

41 (a) A SINGLE PERSON LIVING OR RESIDING IN A DWELLING OR PLACE OF
42 RESIDENCE.

43 (b) TWO OR MORE PERSONS LIVING TOGETHER OR RESIDING IN THE SAME
44 DWELLING OR PLACE OF RESIDENCE.

- 1 7. "MIDDLE HOUSING":
2 (a) MEANS BUILDINGS THAT ARE COMPATIBLE IN SCALE, FORM AND
3 CHARACTER WITH SINGLE-FAMILY HOUSES AND THAT CONTAIN TWO OR MORE ATTACHED,
4 DETACHED, STACKED OR CLUSTERED HOMES.
5 (b) INCLUDES DUPLEXES, TRIPLEXES, FOURPLEXES AND TOWNHOUSES.
6 8. "PERMITTED USE" MEANS THE ABILITY FOR A DEVELOPMENT TO BE
7 APPROVED WITHOUT REQUIRING A PUBLIC HEARING, VARIANCE, CONDITIONAL USE
8 PERMIT, SPECIAL PERMIT OR SPECIAL EXCEPTION, OTHER THAN A DISCRETIONARY
9 ZONING ACTION TO DETERMINATION THAT A SITE PLAN CONFORMS WITH APPLICABLE
10 ZONING REGULATIONS.
11 9. "TOWNHOUSES" MEANS DWELLING UNITS THAT ARE CONSTRUCTED IN A ROW
12 OF TWO OR MORE ATTACHED UNITS IN WHICH EACH DWELLING UNIT SHARES AT LEAST
13 ONE COMMON WALL WITH AN ADJACENT UNIT AND THAT ARE ACCESSED BY SEPARATE
14 OUTDOOR ENTRANCES.
15 10. "TRIPLEX" MEANS THREE DWELLING UNITS ON THE SAME PARCEL OR LOT
16 IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR
17 RESIDENTIAL OCCUPANCY BY NOT MORE THAN THREE HOUSEHOLDS LIVING
18 INDEPENDENTLY FROM EACH OTHER.