

AREA TYPES

Rural

Historically, County areas were primarily developed as large ranches supporting the cattle and sheep industries, along with pinto bean and potato farming. Beginning in the 1950s, these areas were subdivided, primarily by large lot land divisions, keeping the rural roads and individual water and sewer systems (well or hauled water and septic). The rural areas are a mix of lot splits and subdivisions which tend to lead to a fragmented infrastructure system.

Planning For Rural Areas In The Context Of Form

Rural communities within the region, such as Fort Valley, Doney Park, and areas east of Flagstaff such as Cosnino, provide opportunities for traditional ideas of rural living characterized by low density development on large lots (typically from 1 to 5 acres), animal keeping (horses, cattle, and goats are common), and a quiet rural independent lifestyle in conjunction with proximity to open space provided by the Coconino National Forest. The more outlying areas often have the greatest opportunity to balance growth with natural resource amenities – where it is more critical to do so given that resources such as wildlife corridors, springs, and other resources are still relatively intact. Coconino County’s Comprehensive Plan supports integrated conservation design to meet this balance. The protection of natural and cultural areas is discussed in detail in Chapter IV - Environmental Planning and Conservation, Chapter V - Open Space, and Chapter XV - Recreation as well as on the Natural Environment maps in Chapter IV.

While some rural neighborhoods may include public utilities such as water, electricity, and natural gas, in the more outlying areas of the region, wells and septic tanks are common, and propane is used instead of natural gas. Most roads are unpaved and privately maintained, and there is low street connectivity.

To develop a project in a rural area type, refer to the Rural Neighborhood Characteristics Table (pg. IX-53), the Rural Activity Center Characteristics Table (pg. IX-54), and the Rural Corridor Characteristics Table (pg. IX-55). See also Illustration of Rural Character (pg. IX-56) and Rural Area Goals and Policies (pg. IX-58).

Rural areas have a low density of people, residences, jobs, and activities; paved and unpaved two-lane roads with natural edges; minimal services and goods available to the residents; FUTS connectivity and public transit commuting opportunities may exist; abundant open spaces and agricultural uses.

A Vision for Our Rural Areas

This Plan envisions that future rural development will continue to play an important part in the Flagstaff economy and northern Arizona’s characteristic lifestyle. There will always be residents who desire larger lots on the periphery of the City, greater privacy, or the ability to keep animals. Opportunities for local neighborhood serving commercial uses such as a convenience store, farm supply store, local gathering place (e.g., a coffee shop or restaurant), or post office, are ideal as local activity centers. Industrial opportunities will exist with dependant infrastructure provisions. Schools can be central community centers, along with rural civic spaces consisting of parks and national forest access points. In rural areas, FUTS trails, Forest Service Trails, and the Arizona Trail provide a comprehensive system for biking, hiking, and horse-back riding.

RURAL NEIGHBORHOOD CHARACTERISTICS

Rural areas have a low density of people, residences, jobs and activities; paved and unpaved two-lane roads with natural edges; minimal services and goods available to the residents; FUTS connectivity and public transit commuting opportunities may exist; abundant open spaces and agricultural uses.

Existing Rural
*Symbol from Map 22



Future Rural
*Symbol from Map 22

Desired Pattern



Photo credit: Coconino County

Block Size

N/A – Refer to Coconino County Subdivision Ordinance

Density Range

Non-residential Commercial Uses are minimal and targeted for Rural Activity Centers. Cottage industry and home-based businesses, subject to regulations.

Intensity

Residential lots typically 1 house per 1 to 10 acres - 0.2 to 1 units per acre. Accessory dwelling units/guest houses and barns allowed.

Air Quality

Consider long-term impacts to air quality by controlled burns and use of wood stoves.

Solar Access

Consider solar access for all development, allowing passive and active solar collection.

Residential

Low-density, large lot, single-family homes in a rural setting found primarily on the urban fringe, abutting national forest land. The character of development is rural, with retained natural features and agricultural uses. Where sanitary sewer and potable water services are available, zoning may permit development of one acre lots. Rural development may be clustered to maximize protection of natural resources and open space. Typically surrounded by public lands, served by non-maintained roads and have no or limited public services.

Commercial

Commercial at intersections of major roads and rural activity centers. Home-based businesses – subject to regulations. Refer to Rural Activity Centers table on the next page.

Public/
Institutional

Public and quasi-public spaces are often open space, parks, schools, churches, and fire stations.

Industrial/
Business Park

Limited infrastructure is a barrier to Industrial and Business park opportunities.

Parks

Rural parks and recreation facilities are either publicly or privately owned and allow both active and passive activities, as well as special use functions like recreation centers, golf courses, and swimming pools. This category is inclusive of neighborhood parks, community parks, conservation parks and special purpose facilities. Future park development is contingent upon the density and intensity of proposed development. Refer to Coconino County Parks & Recreation Master Plan.

Open Space

Rural open space is public or private and primarily undeveloped landscape that provides scenic, ecological, or recreational opportunities, or are set aside for resource protection/conservation. Rural open Space includes areas of managed production such as forestland, rangeland, or agricultural land that is essentially free of visible obstruction.

Conservation

Refer to the Natural Resources Maps 7 and 8 for more information about wildlife corridors, habitat, meadows, soils, etc.

Agriculture

Food production, farming and ranches, equestrian activities, and animal husbandry

Transportation

Mostly auto mobiles, some public transit/ bike pedestrian opportunity but not a focus. Plenty of parking. Mix of public and private roads. Rural roads.

Special District

Fort Tuthill Master Plan and Landfill

Master Plans

County Area Plans: Doney Park, Timberline-Fernwood, Kachina Village Fort Valley, and Mountaineer