

PLANNING AND DEVELOPMENT SERVICES REPORT

Zoning Code Text Amendment

PUBLIC HEARING

PZ-26-00070

DATE: September 10, 2026

MEETING DATE: September 23, 2026

REPORT BY: Tiffany Antol, AICP

REQUEST:

City's request for a Zoning Code Text Amendment to amend provisions in Zoning Code Chapter 10-50: Supplemental to Zones, Division 10-50.70: Outdoor Lighting, Section 10-50.70.050: General Requirements – All Lighting Zones to update requirements for Class 1 and Class 3 lighting, and revise Table 10-50.70.050.C: Shielding Standards to update residential development designations. Amend Chapter 10-80: Definitions to update the definition of "Partially Shielded Fixture," and update Title 10 Flagstaff Zoning Code Appendices to remove outdated, non-regulatory supporting information.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of PZ-26-00070 Outdoor Lighting Update Zoning Code Text Amendment.

I. Proposed Amendment:

The purpose of the proposed amendment is to address community concerns about the total amount of Class 3 Lighting that can be permitted on large acre parcels. The Zoning Code classifies all outdoor lighting in one of three categories to which each has its own specific allowances.

Class 1 Lighting is lighting used for applications where color rendition is required to preserve the effectiveness of an activity. All Class 1 Lighting shall have a correlated color temperature (CCT) of 2,700 Kelvin (K), or less. Recognized Class 1 Lighting applications include only the following examples:

- Outdoor sales areas, including service station canopies;
- Primary customer building entry/exit areas of commercial and industrial uses (does not include service or emergency entry/exits);
- Outdoor eating areas at restaurants;
- Outdoor assembly or repair areas where assembly or repair work occurs at night as part of the normal business operations;
- Outdoor recreational field/track/arena areas; and
- External and internal lighting for signs.

Class 2 Lighting is lighting used for applications where general illumination for safety or security is the primary concern. Narrow-Spectrum Amber LEDs are required in all Class 2 Lighting applications. Examples of Class 2 Lighting applications include the following:

- Pedestrian walkways, driveways, and roadways;
- Parking lots;
- Equipment yards; and
- Outdoor security.

Class 3 Lighting is outdoor lighting used for decorative purposes. All light sources may be used for Class 3 Lighting including technologies that allow for the color of the light to change so long as the colors change less than every two minutes. Examples of Class 3 Lighting applications include the following:

- Architectural illumination;
- Flag and monument lighting; and
- Landscape lighting and the illumination of trees, shrubs, and other vegetation.

The proposed amendment includes the following modifications:

- Amend **Chapter 10-50: Supplemental to Zones, Division 10-50.70: Outdoor Lighting, Section 10-50.70.050: General Requirements – All Lighting Zones** to relocate language regarding Total Outdoor Light Output and move Flag and Monument lighting from Class 3 to Class 1.
- Amend **Section 10-50.70.050.B: Total Outdoor Light Output** and associated **Table 10-50.70.050.B: Maximum Total Outdoor Light Output Standards** to clarify what is included in Total Outdoor Light Output and add new standards for Class 3 lighting (architectural or decorative lighting). The substantive addition is as follows:

Class 3 lighting that does not use Narrow-Spectrum Amber sources is limited to either 10% of the Total Outdoor Light Output or 3,500 lumens, whichever is greater. Class 3 lighting that does not use Narrow-Spectrum Amber sources shall not exceed 10,000 lumens on any Development Site.

- Amend **Table 10-50.70.050.C: Shielding Standards** to correct residential development requirements and clarify that unshielded fixtures are not permitted.
- Amend **Chapter 10-80: Definitions, Division 10-80.20, Section 10-80.20.060 (“F”)** to clarify the definition of “Fixture, Partially Shielded.”
- Update **Title 10 Flagstaff Zoning Code Appendices** by deleting outdated materials (Appendix 1.1, 1.2, 1.3; Appendix 2; Appendix 4), and renumbering remaining appendices as appropriate.

II. Zoning Code Text Amendment

The Planning Director shall provide a recommendation to the Planning and Zoning Commission for its review. The Director’s recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include the following: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment and Designation of Zones) of the Zoning Code; and a recommendation on whether the amendment should be granted or denied.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

A. Finding #1:

The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.

There are no Core Priority goals and policies that apply to this amendment.

The following Complementary Priority from Natural and Cultural Resources supports the proposed amendment.

Natural Resource Stewardship Goal (RS): The Region stewards its natural resources using scientific, social, economic, and cultural best practices.

- Policy RS.1: Preserve dark skies as a natural resource that supports ecosystem health and brings scientific and economic benefits to the Region.

B. Finding #2

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The amendment provisions are not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendment is intended to set specific standards for outdoor lighting that is decorative in nature.

C. Finding #3

The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The amendments are internally consistent, utilize the existing format, and do not conflict with other Zoning Code provisions. The amendments maintain the Zoning Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.

III. CITIZEN PARTICIPATION

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 August 22, 2026, which is 18 days before the scheduled meeting date. As of the date of this report staff has not received any comments on this amendment.

IV. PLANNING AND ZONING COMMISSION WORK SESSION

At the Planning and Zoning Commission Work Session of September 9, 2026, staff reviewed the proposed Zoning Code Text Amendment application with the Commission. The Commission asked clarifying questions about the amendment but did not recommend any changes.

Attachments:

1. Draft of Case No. PZ-26-00070 – Outdoor Lighting Update