Case No. PZ-25-00201 – Group Living

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 10-20.40: Permits and Approvals, Section 10-20.40.150: Temporary Use Permits, as follows:

E. Exempt Temporary Activities. The following temporary activities are allowed without a temporary use permit.

2. Emergency Facilities **and Shelters**. Emergency ~~**public**~~ health and safety **services** ~~**facilities and activities, including disaster preparedness shelters**~~ established in a facility **(such as a Place of Worship or other Public Facility) including the provision of** ~~**that provides**~~ temporary**, short-term housing during** ~~**shelter from**~~ ~~**extremely**~~ ~~**cold weather or other**~~ unusual emergency situations **when there are insufficient resources to serve community needs. This exemption is for no more than 90 days or the duration of the emergency, whichever is shorter.** ~~**(such as churches or other places of worship)**~~ ~~**are authorized for the duration of the emergency.**~~ **All Emergency Facilities and Shelters are required to meet all applicable building and fire code requirements.**

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.110: Enforcement, Section 10-20.110.020: Violations, as follows:

10-20.110.020 Violations

A. It shall be unlawful for a responsible party to allow or permit, facilitate, suffer, or aid or abet any violation of any provision of this Zoning Code or to fail to perform any act or duty required by this Zoning Code.

B. Each day any violation of any provision of this Zoning Code or the failure to perform any act or duty required by this Zoning Code continues shall constitute a separate offense.

C. Representations or advertisements including online listings that advertise a violation of any provision of this Zoning Code is prima facie evidence of that violation.

Section 3. 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[4]	P[4]	--	--	--	--	--
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**, Neighborhood**	10-40.60.230	**P**	**P**	**P**	**P**	**P**	**P**	**P**
- ~~**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]

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
~~**Trade Schools**~~	-	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~
Residential								
Assisted Living Center		**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**
Assisted Living Home		**P[5]**	**P[5]**	**P[5]**	**P[5]**	**P[5]**	**P[5]**	**P[5]**
Boarding House		**UP**	**UP**	**UP**	**UP**	**UP**	**UP**	**UP**
Co-housing	10-40.60.120	P	P	P	--	P	P	--
~~**Congregate Care Facilities**~~	-	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**P**~~	~~**P**~~	~~**UP**~~
Custodial Care Facilities		**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**
~~**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**~~
Development, Four Unit Residential		P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]
Development, High Occupancy Housing	10-40.60.170	UP[3]	UP[3]	UP[3]	--	UP[3]	UP[3]	--
Development, Multi-Family Residential		P[3]	P[3]	P[3]	--	P[3]	P[3]	--
Development, One Unit Residential		P	P	P	P	P	P	P
Development, Three Unit		P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]

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
Residential								
Development, Two Unit Residential		P	P	P	P	P	P	P
Dormitories**, Fraternities and Sororities**		--	--	--	--	UP	UP	--
Group Residential Center		**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**
Group Residential Home		**P[5]**	**P[5]**	**P[5]**	**P[5]**	**P[5]**	**P[5]**	**P[5]**
~~**Group Home**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
~~**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~~
Homeless Shelter	**10-40.60.190**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**

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
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
Mobile Home		--	--	--	--	--	--	P
Nursing Home		**--**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**
Planned Residential Development	10-40.60.280	P	P	P	P	P	P	--
~~**Single Room Occupancy, Fraternities and Sororities**~~	-	~~**--**~~	~~**--**~~	~~**--**~~	~~**--**~~	~~**UP**~~	~~**UP**~~	~~**--**~~
Transitional Housing	**10-40.60.190**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**
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

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
Cemeteries		UP	UP	UP	--	UP	UP	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
Home Occupation	10-40.60.180	P	P	P	P	P	P	P
Hospitals		UP	UP	UP	UP	UP	UP	UP
Offices		--	--	--	--	--	**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
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

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
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. Not permitted where public water, sewer, or streets are not available to serve the property.
4. Use is allowed only on a lot or parcel with a net lot area of five acres or greater.
5. **No Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing shall be located within 1,320 feet of another Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing. This separation shall be measured in a straight line from every property line of the proposed use to every property line of an existing use.**

Key

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	=	Permitted Use							
UP	=	Conditional Use – Requires the Approval of a Conditional Use Permit							
--	=	Use Not Allowed							

Section 4. 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

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
Commercial Recreation Facilities, Outdoor	10-40.60.270	--	UP	UP	UP	--	--
Libraries, Museums		P	P	P	P	P	P
Meeting Facilities, Neighborhood	**10-40.60.230**	**P**	**P**	**P**	**P**	**P**	**P**
Meeting Facilities, Regional	**10-40.60.230**	**--**	**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]							
Assisted Living Center		**UP[6]**	**P[6]**	**P[6]**	**P[6]**	**P[6]**	**UP[6]**
Assisted Living Home		**P[5,6]**	**P[5,6]**	**P[5,6]**	**P[5,6,8]**	**P[5,6,8]**	**P[5,6,8]**
Boarding House		**UP[5]**	**UP[5]**	**UP[5]**	**--**	**--**	**--**
Co-Housing	10-40.60.120	UP[9]	UP[9]	UP[9]	UP[9]	UP[9]	UP[9]

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
Custodial Care Facility		**P[6]**	**P[6]**	**P[6]**	**P[6]**	**P[6]**	**P[6]**
~~**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[5,9,10]	UP[5,7]	UP[5,7]	UP[5,9,10]	UP[5,9,10]	UP[5,9,10]
Development, High Occupancy Housing	10-40.60.170	UP	UP	UP	UP	UP	UP
Development, Multi-Family Residential		UP[5,9,10]	UP[5,9,10]	UP[5,9,10]	UP[5,9,10]	UP[5,9,10]	UP[5,9,10]
Development, One Unit Residential		--	P[5,7]	P[5,7]	--	--	--
Development, Three Unit Residential		UP[5,9,10]	P[5,7]	P[5,7]	UP[5,9,10]	UP[5,9,10]	UP[5,9,10]
Development, Two Unit Residential		UP[5,9,10]	P[5,7]	P[5,7]	UP[5,9,10]	UP[5,9,10]	UP[5,9,10]
Dormitories**, Fraternities, and Sororities**		UP	UP	UP	UP	UP	UP
Group Residential Center		**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**
Group Residential Home		**P[5,6]**	**P[5,6]**	**P[5,6]**	**P[5,6,8]**	**P[5,6,8]**	**P[5,6,8]**
Homeless Shelter	**10-40.60.190**	**P[6]**	**P[6]**	**P[6]**	**P[6]**	**P[6]**	**P[6]**
~~**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]**~~
~~**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**~~							

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
	-	~~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
Nursing Home				**UP**[6]	**UP**[6]	**UP**[6]	**UP**[6]	**UP**[6]	**UP**[6]
Residence for Owner, Caretaker or Manager				P	P	P	P	P	P
~~Single Room Occupancy~~			-	~~UP~~	~~--~~	~~--~~	~~P~~	~~--~~	~~P~~
Transitional Housing			**10-40.60.190**	**P**[6]	**P**[6]	**P**[6]	**P**[6]	**P**[6]	**P**[6]
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	UP	UP	UP	UP	UP	UP

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
	10-40.60.260						
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	--
Day Care, Centers	**10-40.60.150.B**	**P**	**P**	**P**	**P**	**UP**	**UP**
Day Care, Home	**10-40.60.150.A**	**P[5]**	**P[5]**	**P[5]**	**P[5,8]**	**P[5,8]**	**P[5,8]**
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
Home Occupation	**10-40.60.180**	**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
Travel Accommodations		**UP**	**--**	**--**	**P**	**--**	**P**
Veterinary Clinics		**P**	**P**	**P**	**P**	**P**	**--**
Veterinary Hospitals		**--**	**--**	**--**	**UP**	**UP**	**--**
Public Services							

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
Emergency Services		**UP**	**UP**	**UP**	**UP**	**UP**	**UP**
Public Services, Minor		**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

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
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							

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
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 setbacks, lot coverage, and building height established in the HR zone. Residential uses in the SC, CC and NCC zones shall be subject to the setbacks, lot coverage, and building height established in the MR zone.							
6. ~~**Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile**~~. **No Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing shall be located within 1,320 feet of another Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing. This separation shall be measured in a straight line from every property line of the proposed use to every property line of an existing use.**							
7. Residential Developments with less than five Dwelling Units are permitted by right on existing lots 9,000 square feet or less subject to the setbacks, lot coverage, and building height requirements of the MR zone.							
8. Only permitted in legal nonconforming Single-Family Dwellings (Attached or Detached).							
9. Permitted without a Conditional Use permit as a Single-Use Residential Development 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 5. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.050: Industrial Zones, Table 10-40.30.050.B: Industrial Zones – Allowed Uses, as follows:

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use[1]	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Industrial, Manufacturing, Processing and Wholesaling						

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use[1]	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Business Parks		P	P	P	--	--
Composting Facility		--	P[3]	P[3]	P[3]	P[3]
Construction Storage/Supply Yards		--	P[2]	P[2]	P	P
Equipment Rental Yard – Heavy		--	P	P	--	--
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sales		--	P	P	P	P
Freight or Trucking Facility		P[3]	P	P	P	P
Industrial, Heavy – General		--	UP	--	P	P
Industrial, Light – General		--	P	P	P	P
Junk Yard		--	--	--	P	P
Manufacturing/Processing – Heavy		--	UP	--	P	P
Manufacturing/Processing – Light		P	P	P	P	P
Manufacturing/Processing – Previously Prepared Materials		UP	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P/UP[8]	P	--	--
Mini-Storage Warehousing	10-40.60.250	--	P	P	P	P
Outdoor Storage	10-40.60.275				P	P
Quarrying Operations	10-40.60.290	--	--	--	UP	UP
Railroad Shops and Similar Heavy Service Facilities		--	UP	UP	P	P
Research and Development	10-40.60.300	P	P	P	--	--
Transportation Yards		--	P	P	P	P
Warehousing		--	P	P	P	P
Wholesaling and Distribution		--	P	P	P	P
Ranching, Forestry and Animal Keeping						
Livestock Auction, Feed Yards, and Sales		--	--	--	P	P
Recreation, Education and Assembly						
Indoor Commercial Recreation		--	--	UP[7]	--	--
Outdoor Public Uses, General		UP	--	UP	--	UP

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use[1]	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Places of Worship **with 250 seats or less**		P~~/UP~~[9]	P~~/UP~~[9]	P~~/UP~~[9]	P~~/UP~~[9]	P~~/UP~~[9]
Places of Worship with more than 250 seats		**UP**	**UP**	**UP**	**UP**	**UP**
Schools – Public and Charter		P	P	P	P	P
Schools – Private		UP	--	--	--	--
Seasonal Amusement/Entertainment and Sales, Indoor	10-40.60.305	--	UP	--	--	--
Trade Schools		UP	P	P	P	P
Residential						
~~**Accessory Building and Structures**~~	~~**10-40.60.020**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
Custodial Care Facilities		**UP**	**UP**	**UP**	**--**	**--**
~~**Day Care, Centers**~~	~~**10-40.60.150.A**~~	~~**P**~~	~~**P**[4,5]~~	~~**P**[4,5]~~	~~**P**[4,5]~~	~~**P**[4,5]~~
~~**Institutional Residential**~~						
~~**Custodial Care Facilities**~~	~~**--**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	-
~~**Homeless Shelters**~~	~~**10-40.60.190**~~	-	-	-	-	-
~~**Emergency Shelters**~~	-	~~**--**~~	~~**P**[6]~~	~~**P**[6]~~	~~**P**[6]~~	~~**P**[6]~~
~~**Short Term Housing**~~	-	~~**--**~~	~~**P**[6]~~	~~**P**[6]~~	~~**UP**[6]~~	~~**UP**[6]~~
~~**Transitional Housing**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**UP**~~	~~**UP**~~
~~**Sheltered Care Homes**~~	-	~~**--**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~
~~**Nursing Homes**~~	-	~~**--**~~	~~**UP**~~	~~**--**~~	~~**UP**~~	~~**--**~~
Homeless Shelter	**10-40.60.190**	**P**[6]	**P**[6]	**P**[6]	**--**	**--**
Live/Work	10-40.60.200	P	P	P[7]	--	--
Nursing Home		**UP**	**UP**	**UP**	**--**	**--**
Residence for Owner, Caretaker, or Manager		P	P	P	P	P
Residential Uses Above First Floor		UP	--	--	--	--
Transitional Housing	**10-40.60.190**	**P**	**P**	**P**	**--**	**--**
Retail Trade						
Drive-through Retail	10-40.60.160	P[4]	--	P[7]	--	--
General Retail Business		P[4]	UP	P[7]	UP	UP[7]

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use[1]	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Heavy Retail/Service		--	--	P[7]	--	UP[7]
Restaurant or Cafe		P[4]	UP	P[7]	--	UP[7]
Services						
Adult Entertainment	10-40.60.050	P	P	P[7]	P	P[7]
Crematorium		--	P	P[7]	P	P[7]
Day Care, Centers	**10-40.60.150.A**	**P**	**P[4,5]**	**P[4,5]**	**P[4,5]**	**P[4,5]**
General Services		P[4]	UP	UP[7]	--	--
Hospital		UP	UP	UP[7]	UP	UP
Kennel, Animal Boarding		UP	UP	UP[7]	UP	UP[7]
Marijuana Off-Site Cultivation Location	10-40.60.220	--	P	P[7]	P	P[7]
Marijuana Off-Site Manufacturing Location	10-40.60.220	--	P	P[7]	P	P[7]
Marijuana Testing Facility	10-40.60.220	P	P	P[7]	--	--
Office		P	UP	UP[7]	--	UP[7]
Travel Accommodations		**P[4]**	**--**	**UP[7]**	**--**	**--**
Veterinary Hospitals		**--**	**P**	**P**	**P**	**P**
Veterinary Clinics		**UP**	**P**	**P**	**P**	**P**
Public Services						
Public Services, Major		**UP**	**P**	**P**	**P**	**P**
Public Services, Minor		**P**	**P**	**P**	**P**	**P**
Emergency Services		**UP**	**UP**	**UP**	**UP**	**UP**
~~**Public Services**~~						
~~**Public Services Major**~~	-	~~**UP**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
~~**Public Services Minor**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
~~**Emergency Services**~~	-	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~
~~**Travel Accommodations**~~	-	~~**P**[4]~~	~~**--**~~	~~**UP**[7]~~	~~**--**~~	~~**--**~~
~~**Veterinary Hospitals**~~	-	~~**--**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
~~**Veterinary Clinics**~~	-	~~**UP**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
Telecommunication Facilities						

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use[1]	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP
Antenna-Supporting Structure	10-40.60.310	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P
Collocation Facility	10-40.60.310	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P	P	P	P
Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P
Transportation and Infrastructure						
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P
Passenger Transportation Facilities		P	P	P	--	--
Urban Agriculture						
Food Production		--	P	P	--	--
Nurseries		--	P	P	P	P
Vehicle Sales and Services						
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	P	P	P	P
End Notes						
1. A definition of each listed use type is in Chapter 10-80, Definitions.						
2. Outdoor storage shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.						
3. Not allowed within one-quarter mile of an existing residential use.						
4. Limited to 10 percent of a primary use.						
5. Solely for use by employees of the permitted use.						
6. Conditional use permit is required if distance between shelter facilities is less than one-quarter mile.						
7. Allowed use with applied GFAR standards (see Table 10-40.30.050.C).						
8. Conditional use permit is required if a taproom is associated with the micro-brewery or micro-distillery.						
~~**9. 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						

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use[1]	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
P = Permitted Use						
UP = Conditional Use Permit Required						
-- = Use Not Allowed						

Section 6. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-transect Zones, Section 10-40.30.060: 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				

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
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		P	--	--
Parks or Recreation Facilities, Passive		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				
Assisted Living Center		**UP[3]**	**--**	**--**

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
Assisted Living Home			**P[3]**	**--**	**--**
Custodial Care Facilities			**UP[3]**	**--**	**--**
Employee Housing			P[1]	--	--
Development, Four Unit Residential			UP[1,2]	--	--
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]	--	--
Group Residential Center			**UP[3]**	**--**	**--**
Group Residential Home			**P[3]**	**--**	**--**
Homeless Shelter		**10-40.60.190**	**P[3]**	**--**	**--**
Nursing Home			**UP[3]**	**--**	**--**
Transitional Housing		**10-40.60.190**	**UP[3]**	**--**	**--**
~~**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**~~	~~**--**~~	~~**--**~~

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
	~~**Nursing Homes**~~	-	~~**UP**~~	~~**--**~~	~~**--**~~
	~~**Sheltered Care Homes**~~	-	~~**UP**~~	~~**--**~~	~~**--**~~
Retail Trade					
Farmers Markets and Flea Markets			P	--	--
Services					
Cemeteries			UP	--	--
~~**Governmental**~~ Office~~**s**~~**, Governmental**			P	--	--
Public Services					
Public Services, Major			**UP**	**--**	**--**
Public Services, Minor			**UP**	**UP**	**--**
Emergency Services			**UP**	**--**	**--**
~~**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		10-40.60.310	P	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
Facilities				
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	--	--
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.				
3. No Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing shall be located within 1,320 feet of another Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing. This separation shall be measured in a straight line from every property line of the proposed use to every property line of an existing use.				
Key				

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
P = Permitted Use				
UP = Conditional Use Permit Required				
-- = Use Not Allowed				

Section 7. 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**

Ranching, Forestry, and Research		
Animal Keeping	10-40.60.070	P
Nurseries		P
Ranching		P
Recreation, Education and Public Assembly Uses		
Commercial Campgrounds	10-40.60.130	UP
Commercial Recreation Facilities, Outdoor		UP
Libraries, Museums		UP
Meeting Facilities, ~~**Public and Private**~~ Neighborhood	10-40.60.230	P[2]
Outdoor Public Use, General		P
Places of Worship **with 250 seats or less**		P~~/UP[3]~~
Places of Worship with more than 250 seats		**UP**
Schools - Private		P
Schools – Public and Charter		P[2]
Residential		
Accessory Buildings and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.030	P
Assisted Living Center		**UP[3]**
Assisted Living Home		**P[3]**
Co-Housing	10-40.60.120	P
Custodial Care Facilities		**UP[3]**
~~**Dwelling: Single-Family**~~		~~**P**~~
Development, Four Unit Residential		P
Development, One Unit Residential		P
Development, Three Unit Residential		P

Development, Two Unit Residential		P
Group Residential Center		**UP[3]**
Group **Residential** Home		P[3]
Homeless Shelter	**10-40.60.190**	**UP[3]**
~~**Home Occupation**~~	~~**10-40.60.180**~~	~~**P**~~
~~**Institutional Residential**~~		
~~**Custodial Care Facilities**~~		~~**UP**~~
Nursing Home		UP[3]
~~**Homeless Shelter**~~	~~**10-46.60.190**~~	~~**UP**~~
~~**Sheltered Care Home**~~		~~**UP**~~
Services		
Bed and Breakfast	10-40.60.110	P
Cemeteries		P
Crematoriums		UP
Daycare**, Center**	10-40.60.150**.B**	**UP**
Daycare, Home	**10-40.60.150.A**	P
~~**Centers**~~		~~**P**~~
Home Occupation	**10-40.60.180**	**P**
Public Services		
Emergency Services		UP
Telecommunication Facilities		
AM Broadcasting Facilities	10-40.60.310	UP
Antenna-Supporting Structure	10-40.60.310	UP
Attached Telecommunication Facilities	10-40.60.310	P
Collocation Facility	10-40.60.310	P
FM/DTV Broadcasting Facilities	10-40.60.310	P

Stealth Telecommunication Facilities	10-40.60.310	P
Transportation and Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	P
Greenhouses		P

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.

~~**2. UP required if liquor is sold or if facilities exceed 250 seats.**~~

2~~3~~. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.

~~**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.**~~

3. No Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing shall be located within 1,320 feet of another Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing. This separation shall be measured in a straight line from every property line of the proposed use to every property line of an existing use.

Key

P	Permitted Use
UP	Conditional Use Permit Required

Section 8. 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**
Recreation, Education and Public Assembly Uses		
Dance or Music Studio ≤ 650 sf		P[2]
Libraries, Museums ≤ 2,500 sf		P
Libraries, Museums ≥ 2,500 sf		UP
Meeting Facilities, Neighborhood	10-40.60.230	P

H. Allowed Uses		
Land Use[1]	**Specific Use Regulations**	**T3N.1**
Outdoor Public Use, General		P
Places of Worship **with 250 seats or less**		P~~/UP~~[4]
Places of Worship with more than 250 seats		**UP**
Schools - Private		P
Schools – Public and Charter		P[3]
Residential		
Accessory Buildings and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.030	P
Assisted Living Center		**UP[4]**
Assisted Living Home		**P[4]**
Co-Housing	10-40.60.120	P
Custodial Care Facilities		**UP[4]**
~~**Congregate Care Facilities**~~		~~**UP**~~
~~**Dormitories and Fraternities/Sororities**~~		~~**UP**~~
Development, Four Unit Residential		P
Development, One Unit Residential		P
Development, Three Unit Residential		P
Development, Two Unit Residential		P
Dormitories and Fraternities/Sororities		**UP**
Group Residential Center		**UP[4]**
Group **Residential** Home		P[4]
Homeless Shelter	**10-40.60.190**	**UP[4]**
Nursing Home		**UP[4]**
Transitional Housing	**10-40.60.190**	**UP[4]**
~~**Home Occupation**~~	~~**10-40.60.180**~~	~~**P**~~
~~**Institutional Residential**~~	~~**10-40.60.190**~~	~~**UP**~~

H. Allowed Uses		
Land Use[1]	**Specific Use Regulations**	**T3N.1**
Retail Trade		
Neighborhood Market ≤ 1,500 sf		UP
Services		
Bed and Breakfast	10-40.60.110	P
Cemeteries		P
Daycare**, Center**	10-40.60.150**.B**	**UP**
Daycare, Home	**10-40.60.150.A**	P
~~**Centers**~~		~~**P**~~
Home Occupation	**10-40.60.180**	**P**
Public Services		
Emergency Services		UP
Public Services Minor		P
Telecommunication Facilities		
Stealth Telecommunication Facilities	10-40.60.310	P
Transportation and Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	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. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.
~~**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.**~~
4. No Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center,

	Homeless Shelter, Nursing Home, or Transitional Housing shall be located within 1,320 feet of another Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing. This separation shall be measured in a straight line from every property line of the proposed use to every property line of an existing use.
Key	
P	Permitted Use
UP	Conditional Use Permit Required

Section 9. 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**
Recreation, Education and Public Assembly Uses		
Dance or Music Studio ≤ 650 sf		P[2]
Libraries, Museums		
≤ 2,500 sf		P

H. Allowed Uses		
Land Use[1]	**Specific Use Regulations**	**T3N.2**
> 2,500 sf		UP
Meeting Facilities, Neighborhood	10-40.60.230	P
Outdoor Public Use, General		P
Places of Worship **with 250 seats or less**		P~~/UP~~[4]
Places of Worship with more than 250 seats		**UP**
Schools – Private		P
Schools – Public and Charter		P[3]
Residential		
Accessory Buildings and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.030	P
Assisted Living Center		**UP[4]**
Assisted Living Home		**P[4]**
Boarding House		**UP**
Co-Housing	10-40.60.120	P
~~**Congregate Care Facilities**~~	-	~~**UP**~~
Custodial Care Facilities		**UP[4]**
~~**Dormitories and Fraternities/Sororities**~~	-	~~**UP**~~
Development, Four Unit Residential		P
Development, Multi-Family Residential		P
Development, One Unit Residential		P
Development, Three Unit Residential		P
Development, Two Unit Residential		P
Dormitories and Fraternities/Sororities		**UP**
Group Residential Center		**UP[4]**
Group **Residential** Home		P[4]
High Occupancy Housing Development	10-40.60.170	UP

H. Allowed Uses		
Land Use[1]	**Specific Use Regulations**	**T3N.2**
Homeless Shelter	**10-40.60.190**	**UP[4]**
~~**Home Occupation**~~	~~**10-40.60.180**~~	~~**P**~~
~~**Institutional Residential**~~	~~**10-40.60.190**~~	~~**UP**~~
Live/Work		P
Nursing Home		**UP[4]**
Transitional Housing	**10-40.60.190**	**UP[4]**
Retail Trade		
Neighborhood Market ≤ 1,500 sf		P
Services		
Bed and Breakfast	10-40.60.110	P
Cemeteries		UP
Crematoriums		UP
Daycare**, Centers**	10-40.60.150**.B**	**UP**
Daycare, Home	**10-40.60.150.A**	P
~~**Centers**~~	-	~~**UP**~~
Home Occupation	**10-40.60.180**	**P**
Public Services		
Public Services Minor		P
Emergency Services		UP
Telecommunication Facilities		
Stealth Telecommunication Facilities	10-40.60.310	P
Transportation and Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	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.	Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.
~~**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.**~~
4.	**No Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing shall be located within 1,320 feet of another Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing. This separation shall be measured in a straight line from every property line of the proposed use to every property line of an existing use.**

Key	
P	Permitted Use
UP	Conditional Use Permit Required

Section 10. 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**
Recreation, Education and Public Assembly Uses			
Libraries, Museums			
≤ 2,500 sf		P	P

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**
> 2,500 sf		UP	UP
Meeting Facilities, Neighborhood	10-40.60.230	P[3]	P[3]
Places of Worship **with 250 seats or less**		P~~/UP~~[3]	P~~/UP~~[3]
Places of Worship with more than 250 seats		**UP**	**UP**
Schools – Private		P	P
Schools – Public and Charter		P	P
Residential			
Accessory Buildings and Structures	10-40.60.020	P[2]	P[2]
Accessory Dwelling Unit	10-40.60.030	P	P
Assisted Living Center		**UP[3]**	**UP[3]**
Assisted Living Home		**P[3]**	**P[3]**
Boarding House		**UP**	**UP**
Co-Housing	10-40.60.120	P	P
Custodial Care Facilities		**UP[3]**	**UP[3]**
~~**Congregate Care Facilities**~~	-	~~**P**~~	~~**P**~~
~~**Dormitories, Fraternities/Sororities and SRO (≤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
Dormitories, Fraternities/Sororities (≤15 rooms)		**UP**	**UP**
Group Residential Center		**UP[3]**	**UP[3]**
Group **Residential** Home		P[3]	P[3]
High Occupancy Housing Development	10-40.60.170	UP	UP
~~**Home Occupation**~~	~~**10-40.60.180**~~	~~**P**~~	~~**P**~~

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**
Homeless Shelter		**UP[3]**	**UP[3]**
~~**Institutional Residential**~~	~~**10-40.60.190**~~	~~**UP**~~	~~**UP**~~
Live/Work		-	P
Nursing Home		**UP[3]**	**UP[3]**
Transitional Housing	**10-40.60.190**	**UP[3]**	**UP[3]**
Retail Trade			
Bars/Taverns	-	P	
General Retail Businesses, except with any of the following features		-	P
Drive-Through	-	-	
Floor Area ≥ 3,500 sf	-	UP	
Markets			
Neighborhood Market ≤ 2,500 sf	-	P	
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurant, or Cafes		-	P
Services			
ATM		-	P
Bed and Breakfast	10-40.60.110	P	p
Cemeteries		UP	UP
Crematorium		-	UP
Daycare**, Centers**	10-40.60.150**.B**	**UP**	**UP**
Daycare, Home	**10-40.60.150.A**	P	P
~~**Centers**~~	-	~~**UP**~~	~~**UP**~~
Funeral Homes, Chapels, Mortuaries		-	P
General Services		-	P
Home Occupation	**10-40.60.180**	**P**	**P**
~~**Lodging**~~		-	-

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**
~~**≤ 15 rooms**~~	-	~~**-**~~	~~**P**~~
Offices		-	P
Public Services			
Public Services, Minor		P	P
Emergency Services		UP	UP
Travel Accommodations with 15 or less rooms		**-**	**P**
Veterinary Clinic		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.310	P	p
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	p
Urban Agriculture			
Community Gardens	10-40.60.140	P	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. ~~**A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.**~~
3. **No Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing shall be located within 1,320 feet of another Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing. This separation shall be measured in a straight line from every property line of the proposed use to every property line of an existing use.**

Key

P	Permitted Use

UP	Conditional Use Permit Required

Section 11. 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 Use[1]	**Specific Use Regulations**	**T4N.2**	**T4N.2-O**
Recreation, Education and Public Assembly Uses			
Libraries, Museums			

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T4N.2**	**T4N.2-O**
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, Neighborhood	10-40.60.230	P[3]	P[3]
Places of Worship **with 250 seats or less**		P~~/UP[3]~~	P~~/UP[3]~~
Places of Worship with more than 250 seats		**UP**	**UP**
Schools – Private		P	P
Schools – Public and Charter		P	P
Residential			
Accessory Buildings and Structures	10-40.60.020	P[2]	P[2]
Accessory Dwelling Unit	10-40.60.030	P	P
Assisted Living Center		**UP[3]**	**UP[3]**
Assisted Living Home		**P[3]**	**P[3]**
Boarding House		**UP**	**UP**
Co-Housing	10-40.60.120	P	P
~~**Congregate Care Facilities**~~	-	~~**P**~~	~~**P**~~
~~**Dormitories, Fraternities/Sororities and SRO (≤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
Dormitories, Fraternities/Sororities (≤15 rooms)		**UP**	**UP**
Group Residential Center		**UP[3]**	**UP[3]**
Group **Residential** Home		P	P
High Occupancy Housing Development	10-40.60.170	UP	UP
Homeless Shelter	**10-40.60.190**	**UP[3]**	**UP[3]**

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T4N.2**	**T4N.2-O**
~~**Home Occupation**~~	~~**10-40.60.180**~~	~~**P**~~	~~**P**~~
~~**Institutional Residential**~~	~~**10-40.60.190**~~	~~**UP**~~	~~**UP**~~
Live/Work		-	P
Nursing Home		**UP[3]**	**UP[3]**
Transitional Housing	**10-40.60.190**	**UP[3]**	**UP[3]**
Public Services			
Public Services, Minor		**P**	**P**
Emergency Services		**UP**	**UP**
Retail Trade			
Bars/Taverns	-	-	P
General Retail Businesses, except with any of the following features		-	P
Drive-Through	-	-	-
Floor Area ≥ 3,500 sf	-	-	UP
Markets			
Neighborhood Market ≤ 2,500 sf	-	P	-
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurant, or Cafes		-	P
Services			
ATM		-	P
Bed and Breakfast	10-40.60.110	P	p
Cemeteries		UP	UP
Crematorium		UP	UP
Daycare**, Centers**	10-40.60.150**.B**	**UP**	**UP**
Daycare, Home	**10-40.60.150.A**	P	P
~~**Centers**~~	-	~~**UP**~~	~~**UP**~~
Home Occupation	**10-40.60.180**	**P**	**P**

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T4N.2**	**T4N.2-O**
Funeral Homes, Chapels, Mortuaries		-	P
General Services		-	P
~~**Lodging**~~		~~**UP**~~	~~**UP**~~
Offices		-	P
~~**Public Services**~~			
~~**Public Services Minor**~~	~~**-**~~	~~**P**~~	~~**P**~~
~~**Emergency Services**~~	~~**-**~~	~~**UP**~~	~~**UP**~~
Travel Accommodations		**UP**	**UP**
Veterinary Clinic		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.310	P	p
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	p
Urban Agriculture			
Community Gardens	10-40.60.140	P	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. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.**~~

3. No Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing shall be located within 1,320 feet of another Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing. This separation shall be measured in a straight line from every property line of the proposed use to every property line of an existing use.

Key

P	Permitted Use
UP	Conditional Use Permit Required

Section 12. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.090: T5 Main Street (T5) Standards, Subsection 10-40.40.090.I.: Allowed Uses, as follows:

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T5**	**T5-O**
Industrial, Manufacturing			
Manufacturing and Processing, Incidental		P	P
Residential[4]			
Accessory Buildings and Structures	10-40.60.020	P[2]	P
Accessory Dwelling Unit	10-40.60.030	P[2]	P
Assisted Living Center		**UP[2,3]**	**UP[3]**
Assisted Living Home		**P[2,3]**	**P[3]**
Co-Housing	10-40.60.120	P[2]	P
Custodial Care Facilities		**UP[2,3]**	**UP[3]**
~~**Congregate Care Facilities**~~	-	~~**P**~~	~~**P**~~
~~**Dormitories, Fraternities/Sororities and SRO (≤15 rooms)**~~	-	~~**UP**~~	~~**UP**~~
~~**Dwelling:**~~ **Development,** Multi-Family Residential		P[2]	P
Dormitories, Fraternities/Sororities (≤15 rooms)		**UP[2]**	**UP**
Group Residential Center		**UP[2,3]**	**UP[3]**
Group **Residential** Home		P[2,3]	P[3]
~~**High Occupancy Housing Development, Three-units**~~	~~**10-40.60.175**~~	~~**UP[2]**~~	~~**UP**~~
~~**High Occupancy Housing Development, Four-units and Greater**~~	~~**10-40.60.175**~~	~~**UP[2]**~~	~~**UP**~~
High Occupancy Housing Development	**10-40.60.170**	**UP[2]**	**UP**
~~**Home Occupation**~~	~~**10-40.60.180**~~	~~**P**~~	~~**P**~~
~~**Institutional Residential**~~			
~~**Custodial Care Facilities**~~		~~**UP[2,3]**~~	~~**UP**~~
Homeless Shelter	**10-40.60.190**	**UP[2,3]**	**UP[3]**
Live/Work		**p**	**P**
Nursing Home		UP[2]	UP
~~**Homeless Shelter**~~	~~**10-40.60.190**~~	~~**UP[2,3]**~~	~~**UP**~~

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T5**	**T5-O**
~~**Sheltered Care Home**~~		~~**UP**[2,3]~~	~~**UP**~~
~~**Live/Work**~~	-	~~**P**~~	~~**P**~~
Transitional Housing	**10-40.60.190**	**UP**[2,3]	**UP**
Public Services			
Public Services, Minor		**P**	**P**
Emergency Services		**UP**	**UP**
Recreation, Education and Public Assembly Uses			
~~**Commercial Recreation Facility, Indoor**~~			
~~**≤ 5,000 sf**~~		~~**P**~~	~~**P**~~
~~**> 5,000 sf**~~		~~**UP**~~	~~**UP**~~
Commercial Recreation Facility, Indoor ≤ 5,000 sf		**P**	**P**
Commercial Recreation Facility, Indoor > 5,000 sf		**UP**	**UP**
Libraries, Museums		P	P
Meeting Facilities, ~~**Public and Private**~~ **Neighborhood**		P~~[3]~~	P~~[3]~~
Meeting Facilities, Regional		**UP**	**UP**
Places of Worship **with 250 seats or less**		P~~/UP~~[6]	P~~/UP~~[6]
Places of Worship with more than 250 seats		**UP**	**UP**
Schools – Private		P	P
Schools – Public and Charter		P	P
Theaters, Walk-in		P	P
Retail Trade			
Bars/Taverns		P	P
General Retail Businesses, except with any of the following features		P	P
Drive-Through		-	-
Floor Area ≥ 5,000 sf	-	UP	UP
Mixed Use		P	P

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T5**	**T5-O**
Mixed-Use High Occupancy Housing Development	10-40.60.~~175~~170	UP	UP
Micro-brewery/Micro-distillery	10-40.60.240	P	P
Restaurant, or Cafes		P	P
Services			
ATM		-	P
Bed and Breakfast	10-40.60.110	P	P
Cemeteries		UP	UP
Crematorium		UP	UP
Daycare**, Center**	10-40.60.150.**B**	**UP**	**UP**
Daycare, Home	**10-40.60.150.A**	**P**	**P**
~~**Home**~~	-	~~**P**~~	~~**P**~~
~~**Centers**~~	-	~~**UP**~~	~~**UP**~~
Home Occupation	**10-40.60.180**	**P**	**P**
Funeral Homes, Chapels, Mortuaries		P	P
General Services		P	P
~~**Lodging**~~		~~**UP**~~	~~**UP**~~
Offices		P[2]	P
~~**Public Services**~~			
~~**Public Services Minor**~~		~~**P**~~	~~**P**~~
~~**Emergency Services**~~		~~**UP**~~	~~**UP**~~
Travel Accommodations		**UP**	**UP**
Veterinary Clinic		P[2]	P
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

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T5**	**T5-O**
Collocation Facility	10-40.60.310	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P
Stealth Telecommunication Facilities	10-40.60.310	P	P
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Garages, Off Street		P[2]	P[2]
Parking Lots, Off Street		P[2]	P[2]
Urban Agriculture			
Community Gardens	10-40.60.140	P	P
Vehicle Sales and Services			
Automobile/Vehicle Sales, New and Used			
Automobile/Vehicle Repair Garage**, Minor**	10-40.60.100	**P[2]**	**P[2]**
Automobile/Vehicle Repair Garage, Major	**10-40.60.100**	**UP[2]**	**UP[2]**
~~**Minor**~~		~~**P**~~	~~**P**~~
~~**Major**~~		~~**UP**~~	~~**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. ~~**Conditional use permit is required if proximity between shelter facilities is less than 1/4 mile.**~~ **No Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing shall be located within 1,320 feet of another Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing. This separation shall be measured in a straight line from every property line of the proposed use to every property line of an existing use.**

~~**4. UP required if liquor is sold or if facilities exceed 250 seats.**~~

~~5~~4. Residential uses, and residential properties listed on the National Historic Registry or within the Landmarks overlay zone, in T5 and T5-O zones existing prior to the effective date of this Zoning

	Code are considered legal, conforming uses.
~~6.~~	**~~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 13. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.100: T6 Downtown (T6) Standards, Subsection 10-40.40.100.H.: Allowed Uses, as follows:

H. Allowed Uses		
Land Use[1]	**Specific Use Regulations**	**T6**
Industrial, Manufacturing, Processing and Wholesaling		
Manufacturing/Processing – Incidental		P
~~**Manufacturing/Processing – Incidental**~~		~~**P**~~
Residential[4]		
Accessory Buildings and Structures	10-40.60.020	P[2]
Accessory Dwelling Unit	10-40.60.030	P[2]
Assisted Living Center		**UP[2,3]**
Assisted Living Home		**P[2,3]**
Co-Housing	10-40.60.120	P[2]
Custodial Care Facilities		**UP[2,3]**
~~**Congregate Care Facilities**~~	-	~~**P**~~
~~**Dormitories, Fraternities/Sororities and SRO (≤15 rooms)**~~	-	~~**UP**~~
~~**Dwelling:**~~ **Development,** Multi-Family Residential		P[2]
Dormitories, Fraternities/Sororities (≤15 rooms)		**UP[2]**
Group Residential Center		**UP[2,3]**
Group **Residential** Home		P[2,3]
~~**High Occupancy Housing Development, Three-units**~~	~~**10-40.60.175**~~	~~**UP[2]**~~
~~**High Occupancy Housing Development, Four-units and Greater**~~	~~**10-40.60.175**~~	~~**UP[2]**~~
High Occupancy Housing Development	**10-40.60.170**	**UP[2]**
~~**Home Occupation**~~	~~**10-40.60.180**~~	~~**P**~~
Homeless Shelter	**10-40.60.190**	**UP[2,3]**
~~**Institutional Residential**~~		
~~**Custodial Care Facilities**~~		~~**UP[2,3]**~~
Live/Work		**P**
Nursing Home		UP[2]
~~**Homeless Shelter**~~	~~**10-40.60.190**~~	~~**UP[2,3]**~~

H. Allowed Uses		
Land Use[1]	**Specific Use Regulations**	**T6**
~~**Sheltered Care Home**~~		~~**UP[2,3]**~~
~~**Live/Work**~~	-	~~**P**~~
~~**Mixed Use**~~		~~**P**~~
~~**Mixed-Use High Occupancy Housing Development**~~	~~**10-40.60.175**~~	~~**UP**~~
Transitional Housing	**10-40.60.190**	**UP[2,3]**
Public Services		
Public Services Minor		**P**
Emergency Services		**UP**
Recreation, Education and Public Assembly Uses		
~~**Commercial Recreation Facility, Indoor**~~		
~~**≤ 5,000 sf**~~		~~**P**~~
~~**> 5,000 sf**~~		~~**UP**~~
Commercial Recreation Facility, Indoor ≤ 5,000 sf		**P**
Commercial Recreation Facility, Indoor > 5,000 sf		**UP**
Libraries, Museums		P
Meeting Facilities, ~~**Public and Private**~~ **Neighborhood**		P[3]
Meeting Facilities, Regional		**UP**
Places of Worship **with 250 seats or less**		P~~/UP[6]~~
Places of Worship with more than 250 seats		**UP**
Schools – Private		P
Schools – Public and Charter		P
Theaters, Walk-in		P
Retail Trade		
Bars/Taverns		P
General Retail Businesses, except with any of the following features		P
Drive-Through		-

H. Allowed Uses		
Land Use[1]	**Specific Use Regulations**	**T6**
Floor Area ≥ 5,000 sf	-	UP
Mixed Use		**P**
Mixed-Use High Occupancy Housing Development	**10-40.60.170**	**UP**
Micro-brewery/Micro-distillery	10-40.60.240	P
Restaurant or Cafes		P
Services		
ATM		P
Bed and Breakfast	10-40.60.110	P
Cemeteries		UP
Crematorium		UP
Daycare**, Center**	10-40.60.150.**B**	**UP**
Daycare, Home	**10-40.60.150.A**	**P**
~~**Home**~~		~~**P**~~
~~**Centers**~~		~~**UP**~~
Dry-cleaning, Pick-up Only		P
Home Occupation	**10-40.60.180**	**P**
Funeral Homes, Mortuaries		P
General Services		P
~~**Lodging**~~		~~**UP**~~
Offices		P
~~**Public Services**~~		
~~**Public Services Minor**~~		~~**P**~~
~~**Emergency Services**~~		~~**UP**~~
Travel Accommodations		**UP**
Telecommunication Facilities		
AM Broadcasting Facilities	10-40.60.310	UP

H. Allowed Uses		
Land Use[1]	**Specific Use Regulations**	**T6**
Antenna-Supporting Structure	10-40.60.310	UP
Attached Telecommunication Facilities	10-40.60.310	P
Collocation Facility	10-40.60.310	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P
Stealth Telecommunication Facilities	10-40.60.310	P
Transportation and Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Garages, Off Street		P[2]
Parking Lots, Off Street		P[2]
Passenger Transportation Facilities		P[6]
Urban Agriculture		
Community Gardens	10-40.60.140	P
Vehicle Sales and Services		
Automobile/Vehicle Sales, New and Used		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. ~~**Conditional use permit is required if proximity between shelter facilities is less than 1/4 mile.**~~ **No Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing Development shall be located within 1,320 feet of another Assisted Living Home/Center, Custodial Care Facility, Group Residential Home/Center, Homeless Shelter, Nursing Home, or Transitional Housing. This separation shall be measured in a straight line from every property line of the proposed use to every property line of an existing use.**

~~**4. UP required if liquor is sold or if facilities exceed 250 seats.**~~

~~5~~4. Residential uses, and residential properties listed on the National Historic Registry or within the Landmarks overlay zone, in T5 and T5-O zones existing prior to the effective

	date of this Zoning Code are considered legal, conforming uses.
~~6.~~5.	Passenger facilities shall be on the ground floor with access to a public street or a public space.
~~7.~~	~~**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 14. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: 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	
One Unit Residential Development	1 space
Two Unit Residential Development	1 space per unit
Three Unit Residential Development	1 space per unit
Four Unit Residential Development	1 space per unit
Multi-Family Residential Development	
Unit Type	
Studio	1.25 spaces per unit
1 Bedroom	1.5 spaces per unit
2 – 3 Bedrooms	2 spaces per unit
4 Bedrooms	2.5 spaces per unit
5+ Bedrooms	3 spaces for the first 5 bedrooms plus 0.5 space for each additional bedroom per unit
Guest Spaces (Includes Boats and RVs)	0.25 for each 2+ bedroom units
Affordable Housing Incentive for Multi-Family Residential Development	
Studio	1 space per unit
1 Bedroom	1 space per unit
2 – 3 Bedrooms	1.5 spaces per unit
4+ Bedrooms	2 spaces per unit
Guest Spaces (Includes Boats and RVs)	0.25 per each 2+ bedroom units
High Occupancy Housing Development	
High Occupancy Housing Development	The sum of:

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
	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**~~ **Assisted Living Center, Nursing Home**	0.75 per unit plus 1 per employee
~~**Institutional Residential**~~ **Assisted Living Home, Custodial Care Facilities, Group Residential Center, Group Residential Home, Homeless Shelter, and Transitional Housing**	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	1 per unit; and

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
	1 guest parking space per 8 manufactured home sites
Mixed-Use Developments	
Mixed-Use	1. 1 per 300 gsf of nonresidential floor area, plus 2. One dwelling unit: 2 spaces 3. Two or more dwelling units: The spaces required for a Multiple-Family Development
Mixed-Use High Occupancy Housing Development	1. 1 per 300 gsf of nonresidential floor area, plus 2. The spaces required for a High Occupancy Housing Development
Recreation, Education and Assembly	
Commercial Campgrounds	1 per camp vehicle or site plus 1 per employee
Meeting Facilities, Public or Private	1 per employee plus the greater of either 1 per 250 gsf or 1 per 4 persons at maximum capacity
Places of Worship	1 per 60 gsf in main sanctuary
Commercial Recreation Facilities, Indoor or Outdoor	
Bowling Alleys	1 per lane plus 1 per 6 persons at maximum capacity
Golf Courses and Related Facilities	4 per hole plus 1 per employee
Recreational Vehicle Park	1 per recreational vehicle and/or travel trailer plus required spaces for accessory uses

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
Recreation Centers	1 per 250 gsf, or 1 per 4 patrons at max. capacity, whichever is greater; plus 1 per employee
Skating Rinks: Ice or Roller	1 per 300 gsf
Swimming Facility	1 per 75 gsf of water area
Tennis, Racquetball, or Handball Courts	2 per court
Other:	1 per 4 persons at maximum capacity
Libraries, Museums	1 per employee plus the greater of either 1 per 250 gsf or 1 per 4 persons at maximum capacity
Theaters	1 per 4 persons at maximum capacity
Schools, Private	
Grades K-8	1 per employee plus 1 per 2 classrooms
Grades 9-12	1 per employee plus 1 per 4 students at capacity class attendance
Trade	1 per employee plus 1 per 3 students at capacity class attendance
Universities and Colleges	1 per employee plus 1 per 2 students at capacity class attendance
Youth Recreation Camp	1 per employee on the largest work shift plus 1 per camp vehicle
Other: Uses Not Listed	1 per employee plus 1 per 300 gsf

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
Retail Trade	
Bars/Taverns	1 per 50 gsf plus 1 per employee
Convenience Groceries	1 per employee plus 1 per 300 gsf
Drive-Through Uses	5 stacking spaces per drive-through, including service window and menu board areas, plus base use requirement
Furniture and/or Major Appliance Stores	1 per 600 gsf
General Retail Business	1 per 300 gsf
Markets	
Neighborhood, < 5,000 gsf	1 per 400 gsf, excluding storage areas
Grocery or Supermarket, = 5,000 gsf	1 per 250 gsf, excluding storage areas
Restaurants or Cafes	1 per employee plus 1 per 100 gsf
Shopping Centers	
< 100,000 gsf with Restaurant(s) Sharing Parking	1 per 250 gsf
< 100,000 gsf with no Restaurant(s) or Restaurant Having Separate Counted Parking	1 per 300 gsf
≥ 100,000 gsf with Restaurant(s) Sharing Parking	1 per 250 gsf up to 100,000 gsf plus 1 per 300 gsf for gsf over 100,000 gsf
≥ 100,000 gsf with no Restaurant(s) or Restaurant Having Separate Counted Parking	1 per 300 gsf up to 100,000 gsf plus 1 per 325 gsf for gsf over 100,000 gsf

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
Tap Room	1 per 300 gsf
Services	
Bed and Breakfast Establishments	2 per dwelling unit plus 1 per bedroom for rent
Cemeteries	1 per employee plus 2 per acre
Day Care/Child Day-Care Facilities	1 per employee plus 1 off-street passenger drop-off/pick-up space per 10 students
Funeral Homes, Chapels, Crematoriums, Mortuaries	1 per 4 persons at maximum capacity
General Services	1 per 300 gsf
Lodging	1 per 3 employees on largest work shift plus 1 per room or suite for rent plus 1 per 3 persons at the maximum capacity of each public meeting and/or banquet room
Hospitals	1 per 3 employees plus 2 per 3 patient beds
Offices	
General	1 per 300 gsf
Medical	1 per employee plus 5 per doctor
Personal Services	
Beauty and Barber Shops	1 per employee plus

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
	1.5 per hairdresser/barber station
Other	1 per 300 gsf
Public Services	1 per employee plus 1 per company vehicle stored or parked on the premises
Industrial, Manufacturing, Processing and Wholesaling	
Construction Supply Yard	1 per 400 gsf customer service area, plus 1 per 2,000 gsf of warehousing/storage, plus 1 per employee
Manufacturing and Processing	1 per 600 gsf
Mini-Storage Warehousing	3 plus 1 per 100 storage units
Transportation or Trucking Yards	Parking shall be calculated by individual use, including but not limited to offices for the dispatch areas, warehouses for trans shipment or warehouse type areas, and vehicle repair for service facilities
Warehousing	1 per 2,000 gsf
Transportation and Infrastructure	
Landing Strips and Heliports	1 per every aircraft space within the hangars, plus 1 for each tie-down space, plus 1 for every 2 employees
Vehicle Sales and Services	
Auto Service Stations and Convenience Stores	1 per employee If a convenience grocery is included, also see

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
	"Convenience Groceries" If service bays are included, also see "Auto/Vehicle Repair Garages"
Auto/Vehicle Repair Garages	
≤ 10 bays	2.5 per repair or maintenance bay Required spaces shall be located on premises
> 10 bays	1.5 per repair or maintenance bay Required spaces shall be located on premises
Auto/Vehicle Sales and Service: New and Used	1 per 1,500 gsf and outdoor vehicle display area
Car Washes	1.5 per employee plus Drive-through parking requirement Each wash rack shall be considered a drive-through and shall meet the parking requirements for a drive-through.
Urban Agriculture	
Nurseries	1 per 300 interior sf plus 1 per 1,000 outdoor sf plus 1 per employee
Key sf square foot gsf gross square feet	

Section 15. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.010: Definitions "A", as follows:

Assisted Living Center: A residential care facility that provides residential rooms, or residential units, to 11 or more persons with a temporary or permanent disability or impairment, or elderly persons. The facility provides, or contracts to provide, supervisory care services, personal care services, or

directed care services on a continuous basis. An Assisted Living Center shall be licensed by the State of Arizona.

Assisted Living Home: A dwelling unit shared as a primary residence by one to ten persons with a disability or elderly persons living together as a single housekeeping unit, where staff person provide on-site care, training, or support for the residents. The facility provides, or contracts to provide, supervisory care services, personal care services, or directed care services on a continuous basis. An Assisted Living Home shall be licensed by the State of Arizona.

Section 16. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.020: Definitions "B", as follows:

Boarding House: A residential unit for 7 or more unrelated individuals where rent or a lodging fee is charged separately for the individual rooms or portioned areas occupied by the renter or occupant. Individual living units may or may not be equipped with kitchen facilities and congregate dining

facilities. A Boarding House is not an Assisted Living Home, Group Residential Home, Travel Accommodation, Short-Term Rental, or Bed and Breakfast.

Section 17. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.030: Definitions "C", as follows:

~~**Congregate Care Facility: A facility for long-term residence exclusively by persons 62 years of age or older, and which shall include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as**~~

~~**emergency call systems, grab bars, and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least two of the following: meal services, transportation, housekeeping, linen, and organized social activities.**~~

~~**Convent or Monastery: The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows**~~**.**

Section 18. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.060: Definitions "F", as follows:

Family:

1. One or more persons related by blood, marriage**, domestic partnership**, **or** adoption, ~~**or affinity,**~~ and resident ~~**domestic**~~ employees, which occupy a dwelling unit and live as a single housekeeping unit; or

~~**2. Persons with disabilities as so defined in Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Act; or**~~

2~~**3**~~. Not more than ~~**eight**~~ **six** unrelated persons, living together as a single housekeeping unit in a dwelling unit.

Section 19. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.070: Definitions "G", as follows:

~~**Group Home: A residential facility for eight or fewer unrelated persons providing living facilities, sleeping rooms, and meals in a family-like environment. The number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 10. This use shall be considered as**~~

~~a single-family dwelling in terms of applicable building form standards. Residents are supervised by a sponsoring entity or its staff which furnishes rehabilitative services to the group home residents. A group home is owned or operated under the auspices of a nonprofit association, private care provider, government agency, or other legal entity, other than the residents themselves or their parents or other individuals who are their legal guardians. A group home imposes no time limit on how long an individual can reside in the group home. A group home is a relatively permanent living arrangement where tenancy is measured in years. This category does not include a home for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities. See "Institutional Residential."~~

Group Residential Center: A residential care facility on a property, including a Multi-Family Residential Development, that provides resident rooms or residential units to 11 or more individuals with disabilities as defined in Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Act. The facility provides on-site care, training or support, or habilitative or rehabilitative services, related to the residents' disabilities.

Group Residential Home: A dwelling unit for up to ten unrelated individuals with disabilities as defined in Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Act, living as a single functional family in a dwelling unit who are in need of the mutual support furnished by other residents or habilitative or rehabilitative services, if any, provided by staff. Residents may be self-governing or supervised by a sponsoring entity or its staff, which provides on-site care, training, or support related to the residents' disabilities. A Group Residential Home seeks to emulate a biological family where treatment is incidental. A Group Residential Home imposes no time limit on how long an individual can reside in the home but is a relatively permanent living arrangement where tenancy is measured in years and is not less than 30 days.

Section 20. 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:

~~**Housing for the Elderly: A building or group of buildings containing a development type where the occupancy of the dwelling is restricted to persons 62 years of age or older, or couples where at least one member of the household is at least 62 years old.**~~

Section 21. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.090: Definitions "I", as follows:

~~**Institutional Residential: Facilities for living, sleeping, and sanitation and may include facilities for eating and cooking, for occupancy by other than a family.**~~

Section 22. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.140: Definitions "N", as follows:

Nursing Home: A health care institution other than a ~~h~~**H**ospital or ~~**sheltered care home**~~ **Group Residential Center or Home** which provides inpatient or resident beds and is licensed by the Arizona State Department of Health Services as a skilled nursing facility for two or more unrelated persons. A nursing home provides services to those who need continuous care but do not require hospital care or direct daily care from a physician ~~**(does not include housing for the elderly; see "Housing for the Elderly")**~~.

Section 23. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.180: Definitions "R", as follows:

~~**Rooming and Boarding Facility: A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities and sororities.**~~

Section 24. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.190: Definitions "S", as follows:

~~**Sheltered Care Home: An institutional living facility for nine to 16 unrelated persons providing living facilities, sleeping rooms and meals. The number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a sheltered care home shall not exceed 18. Also includes temporary or permanent residential housing and service facilities for chronically ill tenants, domestic violence victims, and outpatient clients. It includes State licensed facilities. This does not include a home for the**~~

~~developmentally disabled as regulated by A.R.S. § 36-582. This does not include group homes or custodial care facilities.~~

~~Short Term Housing: A type of homeless shelter that provides short term housing (i.e., not to exceed six months) for individuals or families with a continued identified bed space. The facility would also provide personal assistance to indigent, needy, homeless or transient persons who lack a fixed, regular, and adequate nighttime residence. Such personal assistance must include food and/or shelter, and in addition may include needed and necessary supportive services.~~

~~Single Room Occupancy (SRO): A residential facility that provides living units with separate sleeping and bathroom facilities which are rented for an extended period of time, such as weekly or monthly. Common facilities and services for laundry, cleaning, and meals may be provided for the residents. Single room occupancy includes buildings sometimes called residential hotels and rooming houses.~~