

## Proposed Amendments to the Zoning Code Final Planning and Zoning Commission Recommendation

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### Chapter 10-50: Supplemental to Zones

A summary of major/substantive amendments (e.g. a new use is added, a development standard is changed, etc.) is provided in the table below:

Section No.:	Zoning Code Page No.:	Brief Description	Page No. (this document):
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10-50.80.060 Parking Adjustments	50.80-16	Motorcycle Parking Reduction: A new standard allows for a reduction in overall parking spaces if motorcycle parking spaces are provided	31
10-50.80.080 Parking Spaces, Parking Lot Design and Layout	50.80-19	Table 10-50.80.080.B: Min. Number of Accessible Spaces – modifies the standards consistent with federal ADA requirements	32
		Location: Expands the locations on a lot where vehicles may be parked	33
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10-50.100.100 Sign District of Special Designation	50.100-67	Allows stanchion signs in areas of the City where buildings are located at the back of the sidewalk, e.g. in Southside.	43
10-50.110-120 Stacked Triplex	-	This is a new building type	44 & 47
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## Division 10-50.20: Architectural Design Standards

### 10-50.20.020 Applicability

- Page 50.20-1
  - B. The standards found within this Division shall not apply to the following:
    1. Individual single-family dwellings;
    2. Industrial uses and buildings outside of the RD Zone and business parks; and
    3. Buildings within a Traditional Neighborhood Community Plan (See Division 10-30.80) that provides their own architectural standards.

*This amendment clarifies that conformance with the architectural design standards is not required in such zones as LI, LI-O, HI, and HI-O.*

### 10-50.20.030 Architectural Standards

- Page 50.20-3
  - A. **Applicable to All Zones**
    1. **Building Materials**

The design traditions of Flagstaff emphasize simplicity in the use of materials. Wood, masonry and metal have been the primary historic building materials used in Flagstaff. Wood has traditionally been used for siding, trim, windows, doors and porches on both commercial and residential buildings while locally quarried stone has commonly been used for both structural and decorative masonry. Roofing, support systems and decorative features are often made of metal. It is important, therefore, that new buildings in Flagstaff incorporate these materials in their design. See Figures A through F.

      - a. **Primary Materials**
      - b. **Secondary Materials**
      - c. **Placement of Building Materials**

Typically in the design tradition of Flagstaff only one primary building material is used on a building façade. Accent panels, trim details such as an expression line, and other façade details can utilize either the same primary building material or different materials considered as secondary building materials. In certain applications more than three different materials may be appropriate when they are used to, for example, establish a solid base to a building, reinforce the form of a building, or when used to compose a large building (i.e. over 50,000 sq. ft.) as a series of smaller elements or masses. The Flagstaff tradition also includes the placement of heavier materials with larger grain textures towards the bottom of a façade and lighter materials with smaller more refined textures toward the top. In this context “heavier” and “lighter” are terms describing visual character and texture as opposed to actual weight. Different building forms may include heavier or lighter materials, but heavier materials shall not be placed above lighter materials.

*(P&Z): OPTION 1: The amendment in Paragraph 1 recommended by the Commission incorporates new language to better explain the intent behind the Building Materials Subsection*

of this Division. It, therefore, provides a brief explanation of why building materials are important in the City and their historic roots.  
A further amendment in Subparagraph c. is intended to clarify and provide a standard for the placement of building materials on new buildings in keeping with Flagstaff's design traditions. **At the June 10<sup>th</sup> public meeting a majority of commissioners indicated they preferred and supported this option** rather than an alternative that would only allow three primary building materials on large buildings that are over 50,000 sq. ft. in floor area.

*Insert an appropriate photograph or illustration.*

- Page 50.20-3  
The windows illustration on the top of Page 50.20-3 is not appropriate in this location and should be moved to Page 50.20-10 as a part of Subsection B.(Building Massing and Scale), and a new paragraph 6. (Windows and Doors) – see below.

- Page 50.20-7
  - 2. **Color**
    - a. Use muted colors and earth tones for building and roof materials.
      - (1) Bright colors are appropriate only for accents.
      - (2) A minimum of 75 percent% of the exterior walls and roofs seen from a public way shall have muted colors and earth tones typical of those found in the Flagstaff area with a light reflectance value (LRV) of 50 percent or less.

*This amendment helps to define muted earth tone colors in the Flagstaff area.*

- Page 50.20-9
  - B. **Building Massing and Scale**
    - 3. **Roof Form**  
Incorporate at least two of the following features, which are listed in order of most compatible with Flagstaff's design traditions, to add architectural articulation and reduce perceived scale:
      - (1) Sloping roofs with a minimum pitch of 4:12~~A flat roof with a parapet;~~
      - (2) Overhanging eaves;
      - (3) Multiple roof planes;
      - ~~(2)~~(4)  A cornice or molding to define the top of the parapet; and/or
      - ~~(3)~~(5)  A flat roof with a parapet~~Overhanging eaves.;~~
      - (4) ~~Sloping roofs with a minimum pitch of 4:12; and/or~~
      - (5) ~~Multiple roof planes.~~

*This amendment is suggested to prioritize preferred roof forms based on Flagstaff's design traditions.*

*(P&Z): The opening sentence has been modified so that it no longer states that these features are listed in priority order. As Flagstaff design traditions are responsive to climate considerations, this phrase has not been specifically added to this sentence.*

- Page 50.20-10

5. **Location and Orientation of Building Entrances**

A building entrance serves both the building's tenants and customers. In addition to its functionality, it can enliven the building's context, especially when the building entrance provides access directly from the public sidewalk. A city block with buildings that have entrances directly accessible from the public sidewalk encourages walkability and increases the possibilities for pedestrian movement and activities, including shopping and social interactions.

The following standards apply to the design and placement of building entrances:

- a. The main entrance to a building that is open to the public shall be clearly identifiable by emphasizing and enhancing the level of architectural details such as a change in plane (e.g. the entrance may be recessed on the street level façade), differentiation in material and color, or enhanced lighting.

- b. The primary entrance of a building shall be oriented to face a street, plaza or pedestrian way.

- c. Locate utility, mechanical room, or service entrance doors away from the public sidewalks of major and secondary streets.

- d. If glass entry doors are used they must have the same solar qualities as those of the storefront window design.

*The amendments in this Subsection update the standards for building entrances.*

*(P&Z): As the Building Code does not specifically require the same solar qualities for doors and windows (windows are generally thicker), staff recommends that subparagraph d should remain.*



*Insert this or a similar photograph*

## 7. Windows

The placement, pattern, scale, size, and rhythm of windows on building façades, including proportions and details around them are an important aspect of a building's fenestration as they determine its appeal, charm, and character. Buildings with poor fenestration appear visually uninteresting. Scale, proportion, added architectural details, such as appropriate use of materials, trims, bands (i.e. an expression line) and cornices bring visual interest to building façades, enhance the building's design, provide a connection from the outside to the inside of the building through a window, and provide a human scaled backdrop to the street space.

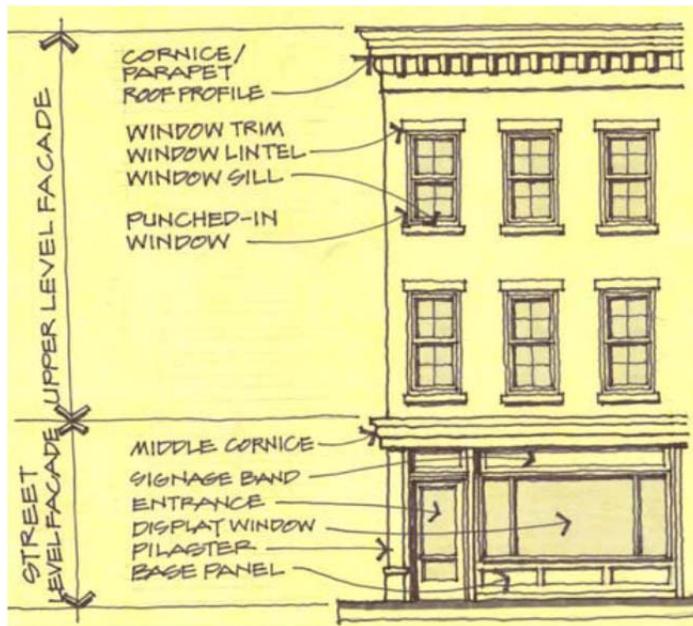
*(P&Z): The first sentence has been modified to include the former second sentence to enhance the meaning of this opening statement and eliminate redundant language.*

The following standards apply to ensure that traditional façade elements express Flagstaff's design traditions in the design and placement of windows on a building:

- a. Maximize the number of street level façade openings for windows.
- b. Organize the placement of windows and doors on the building elevation relative to each other and the building's forms to ensure they are balanced and proportionate.
- c. Set storefront window frames at a height above the finished grade to reflect traditional main street building qualities, such as display windows.
- d. Recess window frames, including storefronts, from the typical wall plane surface to provide a shadow line and to accentuate the storefront. At a minimum, the depth of the recess should be proportionate to the scale of the window.
- e. For the upper level façades, provide a fenestration pattern that includes window openings that are greater in height than width.
- f. Include operable windows on the upper level façade.
- g. Delineate changes in surface material by a reveal or a recess detail.
- h. At the street level façade display windows must include a signage band (transom panel) above the display window and a base panel below the display window.

*This amendment provides standards for the placement and design of windows that are not in the current Zoning Code, and which are an important aspect of the design standards to support Flagstaff's unique design traditions.*

*Modify this drawing so that it is more appropriate in the context of Flagstaff OR include an appropriate photograph.*



### 87. **Parking Lots**

Parking lots shall follow the standards in Section 10-30.60.050 (Parking Lots, Driveways and Service Areas), Division 10-50.80 (Parking Standards), and Division 10-50.60 (Landscaping Standards) ~~and should be located to the side or behind a building, rather than in front, to reduce the visual impact of the parking lot.~~

*The standard deleted above is already included in Section 10-30.60.050 in a more comprehensive manner.*

### 9. **Gas Station Service Canopies**

The canopy over a gas station service area shall be designed as a subordinate element of the overall site design using the following strategies:

- a. The canopy shall be designed with a low profile section with a maximum height of three feet;
- b. A muted earth-tone color shall be used on the perimeter of the canopy. Bright colors are appropriate only for accents; and
- c. The mass of the canopy shall be reduced by stepping its form or by dividing it into a set of smaller individual canopies.

[Insert an appropriate new photograph – similar to LDC Chapter 16, Page 60]

*This amendment is based on design standards from the former LDC that were inadvertently omitted from the new Zoning Code.*

## Division 10-50.30: Building Height

### 10-50.30.030 How Building Height is Measured

- Page 50.30-2

#### 2. Overall Building Height

- a. Overall building height shall be measured vertically from the natural grade or finished grade adjacent to the building exterior to the highest point of any roof element, including the top of a parapet coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof, whichever yields the greatest height.

*This amendment simplifies this standard and makes it easier to understand, and includes an important phrase that was missing.*

- b. Overall building height shall not exceed the building height plane, described in Subsection 1 above, except as follows:

- (2) The following elements attached to a building shall be excluded from the height measurement with no limitations on the roof area covered by such elements:

- (a) Flagpoles; and,

- (b) Solar collectors; ~~roof paneling; and~~,

- ~~(c) Solar water heaters.~~

*As "solar collector" is defined in the definitions as any solar collecting system (including roof mounted panels and water heaters), these latter terms may be removed from this section.*

- Page 50.30-3

Figure B and Figure C: Change "Existing Grade" in the legend to "Natural Grade".

*Section 10.50.30.030.A.1 correctly refers to "natural grade" so for consistency of application the Figures should be corrected as stated above.*

## Division 10-50.50: Fences and Screening

### 10-50.20.020 Permit Required

- Page 50.50-2

Issuance of a Minor Improvement Permit (see Section 10-20.40.080 (Minor Improvement Permits)) is required for the installation of all walls and fences described in this Section.

*This minor amendment establishes a cross-reference to the permitting requirements for the installation of a new wall or fence. Renumber all following Sections.*

10-50.50.0430 General Fencing and Screening Requirements

- Page 50.50-2

Table 10-50.50.020.A: Maximum Height of Fences or Walls	
Location of Fence or Wall	Maximum Height <sup>1</sup>
<b>Residential Zones</b>	
Within Front Setback <a href="#">Area</a> <sup>2</sup>	
Solid Fence or Wall	3'
Vinyl Coated Chain Link or Decorative Wrought Iron	4'
Horse Corrals	5'
Within Side or Rear Setback <a href="#">Area</a>	
	6'
<b>Commercial Zones</b>	
Within Front Setback <a href="#">Area</a> <sup>2</sup>	
<del>Street Buffers</del>	<del>6'</del> <sup>3</sup>
	3½'
Screening along Perimeter of Parking Areas	Not permitted
All Other Front Setback <a href="#">Areas</a>	
Within Side or Rear Setback <a href="#">Area</a>	
	6' <sup>3</sup>
<a href="#">Street Buffers</a>	6' <sup>3</sup>
<b>Industrial and Public Facility Zones</b>	
<del>Within On-Front Setback Area</del> <a href="#">Property Line</a> <sup>2</sup>	6'
On Side or Rear Property Lines	8'

**End Notes**

<sup>1</sup> Heights shall not conflict with the *Engineering Standards* for sight visibility at street intersections (Refer to the *Engineering Standards*, Section ~~13-10-006-0002~~ ~~10-06-020~~ (Intersection Sight Triangles, Clear View Zones)).

<sup>2</sup> Open wire fencing or a wall may exceed the maximum height in front setbacks of schools, public and quasi-public buildings as approved by the Director.

<sup>3</sup> Fences and walls shall be placed in the rear (interior) of a required street buffer. Refer to Section 10-50.60.040.B.I for street buffer requirements.

*These minor amendments (which do not change any standard applicable to fences) help to provide clarity in how the standards are applied and to eliminate confusion.*

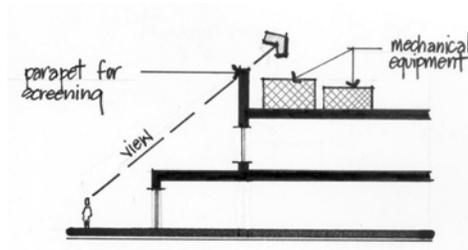
Insert two figures, one each for residential zones and commercial zones, to illustrate the standards established in this table and how they are applied.

- Page 50.30-3
  - C. **Utility Boxes**

#### D. Equipment Screening

1. In all zones rooftop mounted mechanical and electrical service equipment must be screened from public view to the height of the tallest equipment with materials architecturally compatible with the finishes and character of principal structures.
2. In all zones ground mounted mechanical equipment must be screened from surrounding properties and streets, or enclosed within a building.

[Insert appropriate illustration like this one from the City of Sedona]



*(P&Z): This amendment requires that all rooftop mechanical and electrical equipment, and all ground mounted mechanical equipment, must be screened consistent with former language in the LDC. The language regarding screening of ground mounted electrical equipment has been removed.*

*Renumber following Subsections.*

#### ED. Use of Chain Link Fences

1. Chain link fences are allowed in all zones, except that in residential zones only vinyl-coated chain link fencing is permitted~~allowed in residential zones.~~
2. Chain link fencing is not permitted in the CB Zone except as temporary fencing during construction.

*This amendment clarifies that chain link fencing is permitted in all zones, and in residential zones only vinyl coated chain link fences are permitted.*

#### **10-50.50.040 Screen Walls**

- Page 50.50-5
  - A. All outdoor storage areas for materials, refuse and recycling containers, mechanical equipment, or vehicles, and all loading/unloading areas or service bays shall be screened from street view by a screen wall constructed to a minimum height of six feet and designed in compliance with the standards of this Division and the Engineering Standards.
  - B. All screen walls required by this Zoning Code that are greater than 24 feet in length shall be designed and constructed to break up the lineal expanse of such walls with a staggered centerline, pilasters, ~~three-wall enclosures~~ varying heights, the installation of

extra plant materials, or varying the landscaped area contours by creating berms to lessen the visual impact of the wall.

*The amendment in Subsection A. includes the need for screen walls for recycling containers and provides a cross-reference to the Engineering Standards which include the dimension requirements for these enclosures.*

*In Subsection B. the phrase "three-wall enclosures" in this context does not make sense and should be deleted.*

## **Division 10-50.60: Landscaping Standards**

### **10-50.60.020 Applicability**

- Page 50.60-5

#### **A. New Developments**

All new ~~nonresidential and residential~~ developments, except those listed in Subsection C below, shall provide landscaping in compliance with this Division.

*This amendment clarifies that landscaping and the review of a landscape plan, is required for all developments larger than or equal to a duplex. If two separate single-family dwellings are proposed on a lot or parcel, then no landscape plan review is required.*

#### **C. Exceptions**

The provisions of this Division do not apply to the following:

2. Individual ~~single-family detached residences and accessory structures, whether on existing lots in existing single family subdivisions or in new subdivisions where the landscaping installation and maintenance has been assured as part of a subdivision plat approved in compliance with this Zoning Code.~~

*This amendment removes redundant language and simply states that landscaping is not required for single-family dwellings.*

### **10.50.60.030 Landscaping Plans**

- Page 50.60-6

#### **A. Concept Landscape Plan**

1. A concept landscape plan shall be included with an application for concept plan review for a new development in compliance with Section 10-20.30.050 (Concept Plan Review) for review by the Director.
2. The concept landscape plan shall at a minimum identify general landscape areas and include initial calculations on how many trees, shrubs and ground covers will be required to satisfy the requirements of this Division. Submittal requirements for concept landscape plans are included on the checklist included with the application form for Concept Site Plan Review.

## B. Preliminary Landscape Plan

1. A preliminary landscape plan shall be ~~included with submitted for review and approval by the Director at the same time as an application for site plan review the concept plan is submitted~~ in compliance with Section 10-20.430.14050 (~~Concept Site Plan Review and Approval~~) for review and approval by the Director.
2. The preliminary landscape plan shall contain at a minimum the location, description, proposed low impact design measures, and number of proposed materials, including new and existing ground covers, shrubs, and trees, and a brief description of the planting and design actions that are intended to meet the requirements of Section 10-50.60.070 (Water Use and Irrigation). Detailed submittal requirements for preliminary landscape plans are included on the checklist included with the application form for Site Plan Review and Approval.

## C.B. Final Landscape Plan

A final landscape plan shall be submitted as part of the application for a site grading or a Building Permit ~~Site Plan Review and Approval~~ (Section 10-20.40.030140). A final landscape plan shall be approved by the Director before the issuance of a Building Permit, or any other permit for grading, or ~~other~~ construction. Detailed submittal requirements for final landscape plans are included on the checklist included with the application form for Civil Construction Plan Approval.

*The amendments proposed in this Section are based on staff's experience with new development applications, and the realization that staff is able to provide better customer service and a higher level of review, therefore making it easier for a developer, if more information is provided with an application sooner in the process. This is especially important through the IDS process when potential conflicts between proposed landscaping and other requirements of the City (such as compliance with stormwater or utilities requirements, or other engineering standards) are required.*

*(P&Z): The word "detailed" relating to the submittal requirements for concept landscape plans has been removed as it is unnecessary.*

## ~~C. Content and Preparation of the Final Landscape Plan~~

~~Final landscape plans shall contain the following information:~~

- ~~1. Development name, site address, and Assessor's Parcel Number;~~
- ~~2. Case number for developments subject to development review at a public hearing;~~
- ~~3. Designer name, address, phone number, and registration stamp or qualification statement;~~
- ~~4. Scale (bar and numerical) and north arrow. Show landscape in sufficient detail to be legible. The landscape plan shall be drawn at the same scale as the site plans and/or engineering drawings to the maximum extent feasible;~~
- ~~5. Property lines, adjacent rights-of-way, building footprints, the edge of all eaves, roof overhangs and cantilevered structures, parking lots, fences, driveways, intersection sight triangles, walkways, easements, utility lines, poles and boxes, drainage structures, and other site improvements. All shall be drawn to scale with appropriate dimensions and labeled as existing or proposed;~~

- ~~6. Existing and proposed contours based on the proposed grading plan. Contour intervals of one foot are preferred, but a maximum of two foot contour intervals will be accepted. Exceptions to contours may be made based on site size or if other circumstances require a different interval, as approved by the Director. In addition to contours, spot elevations based on the proposed grading plan shall be added to identify proposed changes in grade;~~
- ~~7. Significant topographical features on the site, such as drainages and rock outcroppings;~~
- ~~8. Existing native vegetation on the site indicating native vegetation to be preserved and protected, or removed. Native vegetation must be identified by location, size, and common and botanical name;~~
- ~~9. The direction of runoff flows with the use of flow arrows and the use of runoff including, but not limited to:
  - ~~a. Collected runoff from individual catch basins around single trees, and~~
  - ~~b. Collected runoff from basins accepting flow from an entire vehicular use area or roof area;~~~~
- ~~10. Cut and fill areas and areas of the site disturbed by construction activity;~~
- ~~11. Plant locations and spacing (including staking and soil mix), represented at approximate size at maturity, corresponding to the plant legend;~~
- ~~12. A plant legend that includes both common and botanical plant names, sizes (i.e. height, trunk diameter, and size or diameter of plant at maturity), and the number of required and proposed trees, shrubs, and ground cover quantities;~~
- ~~13. Calculations of the total landscape area and plant quantities, including hydrozones, proposed turf areas, and other oasis areas;~~
- ~~14. Location and areas of active and passive rainwater harvesting systems as required in the *Stormwater Regulations* with a description of the type of measure;~~
- ~~15. Irrigation design plan identifying system layout and descriptions (e.g., automatic timing devices, backflow protection, moisture sensors, hydrants, sprinkler and bubbler details, drip system layout and specifications, and, seasonal irrigation schedule);~~
- ~~16. If applicable, delineation of an on-site nursery for short term storage of native vegetation to be transplanted;~~
- ~~17. If applicable, indications of proposed common and open space areas on the plan; and~~
- ~~18. If a development is developed in phases, required landscaping must be completed in sequence with development phases. These phases must be shown on the landscape plan.~~

*Consistent with all other applications and procedures listed in the Zoning Code, the submittal requirements for all levels of landscape plans should be established on checklists as part of the application forms, rather than listed in the Zoning Code.*

#### D. Preparation by Qualified Professional

Preliminary and Final landscape plans shall be prepared by a qualified landscape architect, licensed landscape contractor, certified nurseryman or other professional determined by the Director to be qualified, based on applicant's ability to demonstrate compliance with this Zoning Code.

*This amendment ensures that both preliminary and final landscape plans are prepared by a qualified professional.*

#### 10-50.60.040 Landscape Location Requirements

- Page 50.60-9

Landscaping shall be provided in all areas of a site that are subject to development with structures, grading, or the removal of natural vegetation, as identified in this Section. Table A (Application of Landscaping Location Requirements in Zones) provides a summary of applicability and identifies exceptions to areas within non-transect and transect zones.

#### Table 10-50.60.040.A: Application of Landscaping Location Requirements in Zones

Add a new End Note <sup>1</sup> to the "Non-Transect Zones!" column and the following End Note at the bottom of this table:

##### End Note

<sup>1</sup> Required buffer landscaping along a frontage is not required within the non-transect zones where an urban form is present, i.e. buildings are located close to or at the back of the sidewalk or property line, except as provided in Section 10-50.60.040.B.1.

*This amendment provides a cross reference to a new standard that waives landscape buffer requirements in the more urban areas of the City where buildings are placed next to a sidewalk. (P&Z): A cross reference to Section 10-50.60.040.B.1 is also more explicitly included.*

#### B. Non-Residential Zone Buffers

##### 1. Street Buffers

c. In non-transect zones and Transect Zones T5 and T6, required street buffer landscaping along a frontage is not required where an urban form is proposed and buildings are located close to or at the back of the sidewalk or on a property line. However, consistent with the standards established for streets (thoroughfares) in Chapter 10-60 (Specific to Thoroughfares), a wider sidewalk to accommodate active pedestrian uses and activities, sidewalk cafes, tree wells, planters, and the placement of such amenities as bike racks, potted plants, or benches is required.

*As described in the amendment description above, this amendment provides more flexibility to not require landscaping in the urban areas of the City where better streetscape design may be accomplished through the use of wider sidewalks, tree wells, planter boxes, etc. This approach has already been utilized in the City with a project such as the Village at Aspen Place.*

##### 2. Peripheral Buffers

Landscaped peripheral buffers (see Figure AB) shall be located along the outer perimeter of a lot or parcel (i.e. property lines adjacent to other parcels) and shall be provided as determined in Table B (Buffer and Screening Requirements), which ranks land uses and

zones based upon their land use intensity and the impact a [new](#) use will have on adjacent land uses, except:

[g. In non-transect zones and Transect Zones T5 and T6 where an urban form is proposed and buildings are located side by side or on a property line no peripheral buffer landscaping is required.](#)

Refer to the description of the amendments proposed above – End Note #1 and paragraph c.

Note that existing Figure A: (Street Buffer) and Figure B: (Peripheral Buffer) will be deleted and a new Figure A: Location of Required Landscape Areas inserted.

### 10-50.60.050 Landscaping Standards

- Page 50.60-13

#### Table 10-50.60.040.B: Buffer and Screening Standards

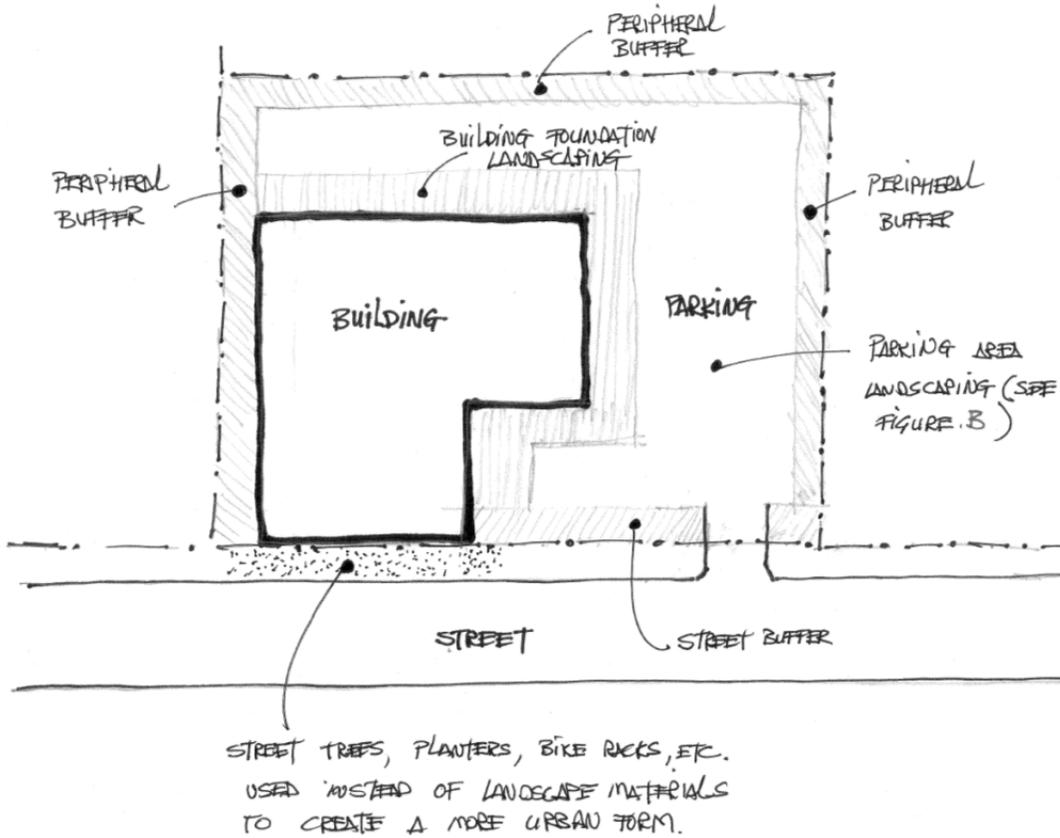


FIGURE A: LOCATION OF REQUIRED LANDSCAPE AREAS

Table 10-50.60.040.B: Buffer and Screening Requirement				
Proposed Use Category <sup>1,4</sup>	Min. Peripheral Buffer Width Requirement Based on Adjacent Existing Uses or Zone <sup>2</sup>			
	Commercial	Industrial	Resources/ Open Space	Residential
<b>Commercial<sup>4</sup></b>				
Retail Trade	--	Setback for the Zone 5'-wide buffer	5'-wide buffer	15'-wide buffer
Services – General	--	Setback for the Zone 5'-wide buffer	10'-wide buffer	15'-wide buffer
<b>Industrial<sup>4</sup></b>				
Business Park	Setback for the Zone 15'-wide buffer	--	15'-wide buffer	15'-wide buffer
Industrial, Manufacturing, Processing & Wholesaling	Setback for the Zone 5'-wide buffer	--	10'-wide buffer	15'-wide buffer
Transportation & Infrastructure <sup>3</sup>	Setback for the Zone 5'-wide buffer	5'-wide buffer--	10'-wide buffer	15'-wide buffer
<b>Residential</b>				
Residential	15'-wide buffer	15'-wide buffer	10'-wide buffer	Setback for the Zone--
<b>Resources/Open Space</b>				
<del>Ranching</del> -Forestry & Resource Use	--	--	--	--
Urban Agriculture	Setback for the Zone 5'-wide buffer	Setback for the Zone 5'-wide buffer	5'-wide buffer--	5'-wide buffer
<b>Other Uses</b>				
Institutional	Setback for the Zone 5'-wide buffer	Setback for the Zone 5'-wide buffer	5'-wide buffer	10'-wide buffer
<b>Mixed Use</b>	Setback for the Zone	Setback for the Zone	10'	15'
Recreation, Education & Public Assembly	Setback for the Zone 10'-wide buffer	Setback for the Zone 10'-wide buffer	5' wide buffer	15'-wide buffer

---

## End Notes

<sup>1</sup> Use categories are based on the land use categories in the land use tables in Chapter 10-40 (Specific to Zones).

<sup>2</sup> Buffer and screening requirements shall be based on adjacent existing uses. If adjacent sites are vacant, requirements are based on the underlying zone. [The minimum width of a required buffer shall be greater than or equal to the required setback for the zone. See Division 10-40.30 \(Non-Transect Zones\).](#)

<sup>3</sup> With the exception of parking facilities, which are addressed in Subsection [D](#).

<sup>4</sup> Parking areas for all [commercial and industrial](#) uses adjacent to residential uses shall be screened by a solid fence or wall a minimum of 6 feet in height or a 10-foot wide buffer, to the maximum extent feasible.

*This table has been reorganized so that like land uses could be better organized. Also, the minimum buffer yard standards have been updated to better reference the minimum applicable setbacks for the zone in which a new use is proposed. This is necessary because the buffer yard performance standards that were applied in the former LDC are no longer applicable, and may be eliminated.*

*The End Notes have been amended to better describe the relationship between applicable setbacks and buffer yard requirements.*

### C. [Foundation Landscaping](#)

[Landscape materials shall be planted within 25 feet around buildings.](#)

*This standard has been moved from Page 50.60-17 of the current Landscape Standards so that it is more appropriately placed with other landscape standards.*

- Page 50.60-14

### [D](#). **Parking Area Landscape Standards - Residential and Non-Residential**

#### 2. Interior Parking Area - Landscape Location Requirements

Interior parking area includes planter areas between parallel rows of parking spaces, terminal islands, and landscape areas between rows of parking spaces. Where required by Table C (Interior Landscaped Area Required per Number of Off-street Parking Spaces), interior parking area landscaping shall meet the following requirements:

##### a. Landscape Islands

For parking lots with eight or more spaces [aligned in a row](#), the required interior parking area landscaping shall be installed in islands separating adjacent parking spaces or in peninsulas parallel to individual parking spaces (see Figure [B](#)). [Up to 12 back-to-back spaces may be laid out in a row between islands or peninsulas if either a 36 square foot tree well is located midway between them or a landscape strip with a minimum width of five feet is installed between the rows of parking spaces \(see Figure B\).](#)

*This amendment clarifies the former LDC standard for when landscape islands are required. It further provides for more flexibility in parking area design by allowing for tree wells or the installation of a landscape strip between rows of parking spaces in lieu of a landscape peninsula in certain situations. (P&Z recommendation)*

*Note that Figure B. (Interior Parking Area - Landscape Location Requirements) needs to be redrawn to better and more accurately illustrate the standards in the Section.*

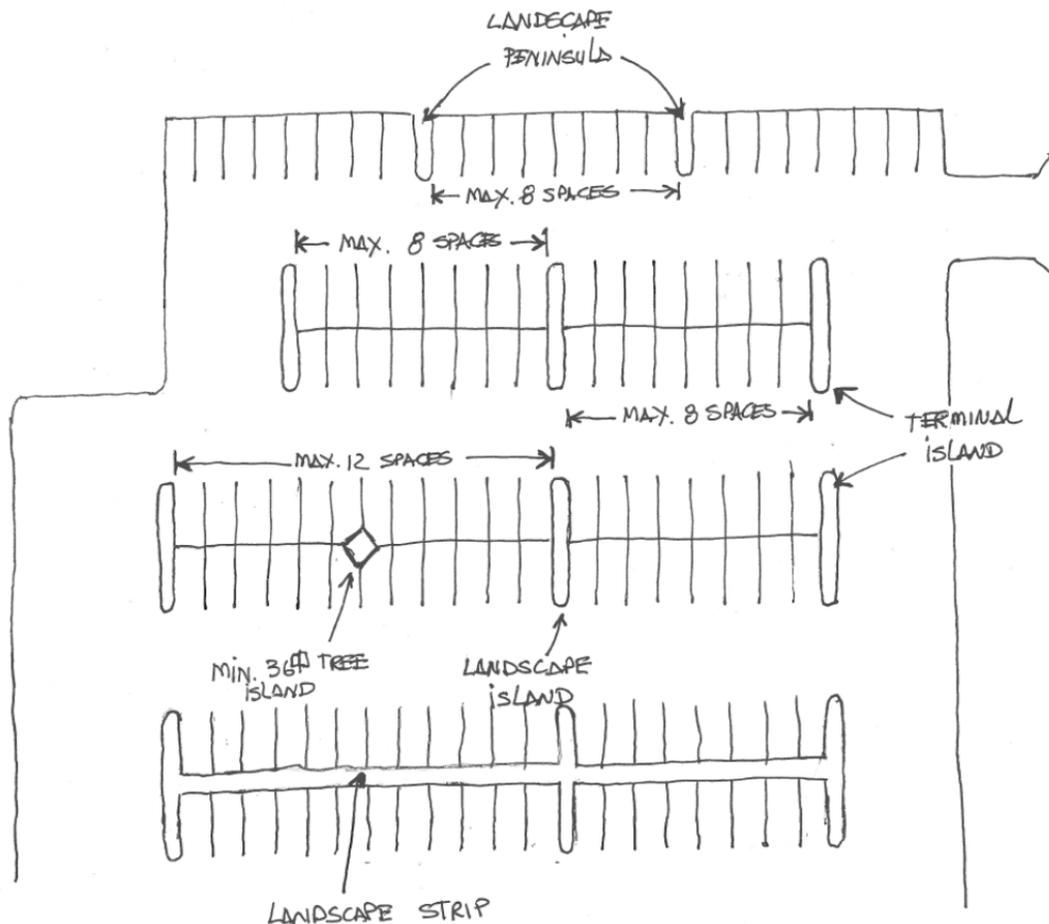


FIGURE B. INTERIOR PARKING AREA - LANDSCAPE LOCATION REQUIREMENTS

- Page 50.60-17

**ED. Other Landscape Areas -- Multi-family Residential and Non-Residential**

**2. Landscaping Around Buildings**

Landscaping areas shall be planted and maintained within 25 feet around buildings (i.e. foundation planting).

*This text has been moved and inserted as a new Subsection C., Foundation Landscaping.*

**FE. Solar Access**

- Page 50.60-18

**10-50.60.050 Landscaping Standards**

**A. Landscaping Design**

**1. Plant Material Considerations**

- g. Existing healthy trees (i.e. trees that are not diseased, weak, damaged, or infected as determined by the Director) located within 25 feet of a building foundation that are preserved on a development site where the area under the canopy remains relatively undisturbed may be credited toward landscape tree requirements, subject to the following standards in Table 10-50.60.050.A (Landscape Credits for Existing Trees):

Table 10-50.60.050.A: Landscape Credits for Existing Trees

<u>Existing Tree Size (DBH)</u>	<u>No. of Trees not Required</u>
<u>6 – 10”</u>	<u>1 Tree<sup>1</sup></u>
<u>10 – 18”</u>	<u>2 Trees<sup>1</sup></u>
<u>&gt; 18”</u>	<u>3 Trees<sup>1</sup></u>

**End Note**

<sup>1</sup> For each tree not required to be planted, the requirement for shrubs and groundcovers associated with that tree shall be waived.

~~(1) Each existing tree that is a minimum of six inches in diameter at breast height (DBH) or 10 feet in height or larger may substitute for the requirement of two evergreen landscape trees.~~

~~(2) For each existing tree retained in a landscape area, the requirement for shrubs and groundcovers associated with that tree will be waived.~~

*This amendment is based on a former standard from the LDC that was not included in the Zoning Code. It allows for trees preserved within 25 feet of a building to be credited towards otherwise required trees.*

*(P&Z): Consistent with the Commission’s recommendation, the use of the term “evergreen” tree has been deleted, and the DBH of the existing trees has been divided into three categories rather than the two categories (< 12” and ≥ 12”) originally proposed. The minimum size of six inches has been added as this is the smallest tree that is required to be surveyed. The number of trees not required to be planted if an existing 18” or greater tree is preserved has been increased to 3 trees. This decision was based on the thought that the use of landscaping in a project is often primarily for screening purposes and that while there is certainly tremendous value in the preservation of a large ponderosa pine tree, three appropriately placed new evergreen or landscape trees serve a more effective screening function. Further, there are a number of other existing incentives already included in the Zoning Code for the preservation of existing trees (e.g. reduction in parking spaces, or for solar efficiency).*

- Page 50.60-19

- B. **Plant Material – Quantities and Placement**

- 1. **Required Plant Quantities and Size**

- a. Landscape areas shall be planted in compliance with Table A (Required Plant Quantities. See also Section 10-30.60.060.B.c.(3) for reductions in required landscaping if civic space is provided.

**Table 10-50.60.050.B.A: Required Plant Quantities**

Landscape Area <sup>1</sup>	Trees (On Average)	Shrubs <sup>2,3,2</sup> (On Average)	Groundcover (On Average)
Street Buffer (Ind. And <del>RD</del> <del>Business</del> <del>Park</del> -Zones)	1 per 15 linear feet	3 per tree	2 per tree
Street Buffer (All other Zones) <sup>4</sup>	1 per 25 linear feet	2 per tree	2 per tree
Peripheral Buffer	1 per 25 linear feet	2 per tree	2 per tree
<u>Residential Zone Buffer</u>	<u>1 per dwelling unit</u>	<u>2 per tree</u>	<u>2 per tree</u>
<u>Building Foundation</u>	<u>1 per 25 linear feet</u>	<u>2 per tree</u>	<u>2 per tree</u>
<u>Parking Area - Interior</u> <sup>5,4</sup>	2 per 8 parking spaces	2 per tree	2 per tree
Parking Lot Screening	Not Required	2 shrubs per parking space adjacent to a street to achieve 80% visual screening <sup>6,3</sup> Min. Height: 3½ feet	
<del>Building Foundation</del>	<del>1 per 25 linear feet</del>	<del>2 per tree</del>	<del>2 per tree</del>
Unused Areas	Disturbed, unused areas <u>and stormwater detention or retention basins</u> are to be seeded in accordance with <u>the Engineering Standards (Title 17)</u> .		

**End Notes**

<sup>1</sup> Where required landscaping overlaps in an area (e.g., Street Buffer and Foundation landscaping), only the most restrictive standard shall be applied.

<sup>2,4</sup> Two one-gallon groundcover plants may be substituted for one required five gallon shrub, unless the shrubs are required for a street buffer or for parking lot screening.

<sup>3,2</sup> Two one-gallon native shrubs may be substituted for one five-gallon shrub.

<sup>4</sup> Required buffer landscaping along a frontage is not required within the non-transect zones where an urban form is present, i.e. buildings are located close to or at the back of the sidewalk or property line, except as provided in Section 10-50.60.040.B.1.

<sup>5,4</sup> In the SC commercial zone, 3 trees per 8 parking spaces shall be required.

<sup>6,3</sup> A solid fence or wall designed and constructed in accordance with Division 10-50.50 (Fences and Screening Standards) may be substituted for required shrubs, or a combination of fencing/wall and shrubs may be substituted.

*The amendment in subparagraph a provides an important cross reference to a standard that incentivizes the provision of civic space.*

*The Residential Zone Buffer standard has been added to this table as it had previously been omitted. This standard (See Section 10-50.60.040.A) applies rather than a peripheral buffer standard when two residential uses are next to each other. On small sites in particular, the latter standard has resulted in too many trees being required and insufficient space to plant them.*

The amendment in End Note #1 clarifies how much landscaping is required to be installed where two overlapping standards might conflict, such as when a building is placed close to a property line.

The inclusion of End Note #4 provides an important cross reference to address the more urban areas of the City and the standards previously described in this document.

- Page 50.60-19
  - b. [The quantities of pPlant materials determined in Table A above](#) shall be sized and spaced to achieve immediate effect according to Table B (Plant Sizes).

*This amendment clarifies the relationship between Table A and Table B in this Subsection.*

## 2. Trees

Tree planting shall comply with the following standards:

- b. ~~A required landscape area that is between 15 and 25 linear feet long shall contain a minimum of one overstory tree.~~

*Staff recommends the deletion of this provision as it is unnecessary.*

### 10-50.60.070 Water Use and Irrigation

- Page 50.60-28
  - D. **Stormwater Runoff and Water Harvesting**
    - 3. **Rainwater Harvesting**

The City of Flagstaff Stormwater Management Design Manual and LID Manual include standards for active and passive rainwater harvesting. ~~An active rainwater harvesting system is not required if~~ native/ drought tolerant plants are installed and passive rainwater harvesting techniques are utilized, or landscape water demand can be met through other sources of non-potable water, [an active rainwater harvesting system is not required. However, if non-drought tolerant plants are installed that are not listed on the City of Flagstaff Landscape Plant List \(Appendix 3\), then active rainwater harvesting is required.](#)

*This minor amendment clearly describes when an active rainwater harvesting system is required consistent with adopted stormwater standards.*

*(P&Z): At the May 27<sup>th</sup> work session a suggestion was made to include reclaim water in this paragraph. The City's Stormwater Manager has confirmed that reclaim water may be used in this context, and as it falls under the phrase "other sources of non-potable water" in line 5, staff recommends that no further revisions are necessary.*

### 10-50.60.080 Maintenance

- Page 50.60-29
  - A. **Maintenance Required**
    - 4. ~~Maintenance of a~~ [Approved landscaping in rights-of-way, including street trees, shall be maintained in compliance with the Engineering Standards \(Section 13-18-05, Title 18, Chapter 18-05](#) (Maintenance)).

*This minor amendment corrects the cross reference in the Engineering Standards.*

## Division 10-50.70: Outdoor Lighting Standards

### 10-50.70.030 Applicability

- Page 50.70-3

#### B. New Uses, Buildings and Major Additions or Modifications

2. If a major addition occurs on a property, the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:
  - a. Additions of 25 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions subsequent to the effective date of this provision; ~~or~~ and
  - b. Single or cumulative modification or replacement of outdoor legally installed lighting fixtures constituting 25 percent or more of the lumens that would be permitted under this Division for the property, no matter the actual amount of lighting already on a non-conforming site, constitute a major addition for purposes of this ~~s~~Section.

*This minor but important amendment ensures that either subparagraph a. or subparagraph b. apply, rather than both of them.*

### 10-50.70.050 General Requirements - All Lighting Zones

- Page 50.70-5

#### B. Lighting Classes

2. Class 2 Lighting is lighting used for applications where general illumination for safety or security is the primary concern.
  - a. Examples of Class 2 Lighting applications include the following:
    - (1) Pedestrian walkways, ~~and~~ driveways and roadways;
    - (2) Parking lots;
    - (3) Equipment yards; and
    - (3) Outdoor security.
  - b. Low-Pressure Sodium (LPS) lamps or Narrow-Spectrum Amber LEDs are required in all Class 2 Lighting applications, except that up to 10 percent of all Class 2 lighting ~~of all classes~~ may be non-LPS lighting as noted in Table A (Maximum Total Outdoor Light Output Standards).

*Examples of Class 1, 2, and 3 Lighting applications are included in the current Zoning Code both in this Section and in the definitions. The amendments to paragraph a. are consistent with proposed amendments in the definitions chapter to remove all examples of Lighting Classes from the definitions and to only include them in the body of this Division.*

*The amendment to paragraph b. is needed to ensure that a max. of 10% non-LPS lighting applies only to Class 2 lighting rather than to all lighting classes which did not make sense.*

- Page 50.70-6

<b>Table 10-50.70.050.A: Maximum Total Outdoor Light Output Standards</b>			
<b>Land Use</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>
<b>Commercial, Industrial, and Multi-family Residential (lumens per net acre)<sup>1</sup></b>			
Total (Fully Shielded and Partially Shielded)	25,000	50,000	100,000
Partially Shielded only	0	5,500	5,500
Non-LPS <a href="#">and non-narrow spectrum amber LED</a>	2,500	5,000	10,000
<b>Single-family Residential (lumens per parcel inclusive of accessory structures)<sup>1</sup></b>			
Total (Fully Shielded and Partially Shielded)	10,000	10,000	10,000
Partially Shielded only	0	4,000	4,000

The amendment to add “non-narrow spectrum amber LED lights” clarifies that lamp types that are non-narrow spectrum amber LED are considered the same as non-LPS lamps for the purpose of determining total lumens per acre.

In early May in a meeting with a representative from the Flagstaff Dark Skies Coalition, it was suggested that a new End Note # 1 (see below) should be added to this Table because the light output from LED lights is generally about 30% brighter than for non-LED lights. He explained that the reason for this difference is that the lumen output for lamps such as CFLs (compact fluorescent), Low Pressure Sodium, or High Pressure Sodium lamps is based on the lamp itself, and lenses, reflectors, etc. in which the lamp is housed cause a reduction in total light output. The lumens for LED lamps are calculated based on the fixture, which means they are inherently brighter. The amendment by adding End Note 1 sought to resolve the extra brightness that is typical of LED lights by adding a reduction factor of 1.43 to the lumen output of LED lights. It is not intended to penalize the use of LED lights.

**End Note**

<sup>1</sup>[To determine the allowed lumens per net acre for all LED lamps \(i.e. narrow spectrum amber LED and all other LED lamps\), divide the total number of lumens permitted in each Lighting Zone by 1.43.](#)

*(P&Z) After some discussion at the May 27<sup>th</sup> work session it appeared that most commissioners were not supportive of adding this proposed End Note #1. Staff recommended, therefore, that the End Note #1 should not be inserted at this time until the concept behind the proposed amendment has been vetted by the Citizen’s Lighting Working Group and possibly a subcommittee of the working group (Standards Subcommittee). This will enable a more public discussion of this idea, and will provide more time to possibly refine the concept. At the June 10<sup>th</sup> public meeting a majority of commissioners indicated they preferred and supported this option, and on June 24<sup>th</sup> excluded the End Note from their final recommendations.*

**Table 10-50.70.050.B Lamp Type and Shielding Standards**

- Page 50.70-8

	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>
<b>Class 3 Lighting (Decorative):</b>			
All lamp types 2,500 lumens <sup>1</sup> or above per Fixture	X	<del>X</del> A	FS
All lamp types below 2,500 lumens <sup>1</sup> per Fixture	FS	A <sup>3</sup>	A <sup>3</sup>

*This amendment corrects a standard that was incorrectly brought forward from the former LDC where "X" indicates that in Zone 2 the lamp types referenced in this table are prohibited.*

- Page 50.70-10

**J. Neon Building Lighting**

Neon building lighting is included in the Total Outdoor Light Output calculations for the site. Lumens for neon lighting are calculated on a per foot basis, rather than per "fixture." ~~Any unshielded neon lighting is limited by the unshielded lighting limits of Subsection C not permitted.~~

*When the Zoning Code was updated in 2011 the Lighting Focus Group recommended, and the Council adopted, updated standards that eliminated all unshielded light fixtures. However, the statement in Subsection J. regarding unshielded lighting as it applies to neon lighting was not corrected. This amendment, therefore, corrects this error and requires that all neon building lighting must be shielded. Reasons for this amendment include the paucity of requests staff receives from property owners for the use of neon lighting on buildings, unshielded lights cause a big impact to the quality of the night sky by contributing to light pollution, and if designed and placed carefully, appropriate shields placed over neon lights can still allow for creative lighting effects on a building, such as a wash of light on a wall.*

- Page 50.70-11

**L. Internally Illuminated Architectural Elements**

Any architectural element including walls or portions of buildings that are internally illuminated and that is not a sign or fenestration (windows or doors) shall have 100 percent of the initial lamp output of all lamps used to provide such illumination counted toward ~~partially unshielded~~ lighting for the purposes of calculating Total Outdoor Light Output for the site and is subject to the standards of Subsection C.

*With the adoption of the 2011 Zoning Code all unshielded lights in all zones were no longer permitted. The reference to unshielded lighting in this Subsection is, therefore, incorrect, and has been corrected to instead limit the amount of light from internally illuminated architectural elements to that permitted for partially shielded lighting.*

**M. Architectural/Landscape Lighting**

Architectural lighting used to illuminate the wall of a building or landscape lighting used to illuminate trees or other landscape elements is permitted subject to the following:

1. Architectural and landscape lighting that is directed downward onto a wall, tree or other landscape feature shall be included in the Total Outdoor Light Output

standards provided in Table A (Maximum Total Outdoor Light Output Standards), based on whether a fully shielded or partially shielded light fixture is used; and

2. Architectural and landscape lighting that is directed upward onto a wall, tree or other landscape feature ~~is not permitted shall be included in the lumen caps for unshielded fixtures provided in Table A (Maximum Total Outdoor Light Output Standards).~~

*For the same reasons articulated in the previous amendment, all unshielded (up-lighting) should be prohibited.*

- Page 50.70-13

#### **10-50.70.060 Special Uses**

##### **D. Parking Garages**

2. **Inclusion Toward Total Outdoor Light Output**

The lumen output of light fixtures ~~lamps~~ mounted 15 feet or more from the nearest opening to the outdoors and ~~on or~~ within open parking garages shall not be included toward the Total Outdoor Light Output standards in Section 10-50.70.050.C. All light fixtures mounted less than 15 feet from the nearest opening to the outdoors shall comply with the total outdoor light output standards established in Section 10-50.70.050.C.

3. **Shielding**

All light fixtures used on or within open parking garages, including those mounted to the ceilings over the parking decks, shall be fully shielded.

*This amendment relaxes the standard for light fixtures mounted within a parking structure by not requiring the lumens for light fixtures mounted 15 feet or more from the edge of the parking structure to be counted toward the total outdoor light output for the site.*

*Update Appendix 4 (Outdoor Lighting Reference Materials) to include examples of LED lights that are appropriate in Flagstaff and that meet the City's standards. Contact the Dark Skies Coalition to see if they will assist with this work.*

**Division 10-50.80: Parking Standards**  
**10-50.80.030 General Parking Standards**

- Page 50.80-3

**A. General Parking Standards**

**2. Parking of Commercial Vehicles in Residential Zones**

Under no circumstances shall required off-street parking facilities accessory to residential structures be used for the storage or parking of commercial vehicles associated with a business operation other than for a permitted home occupation at the same location, or a commercial vehicle owned or operated by the resident that is less than or equal to 14,000 gross vehicle weight rating (GVWR). Such residential parking facilities shall not be used for the parking of motor vehicles belonging to the employees, owners, tenants, visitors, or customers of nearby commercial or manufacturing establishments.

*This minor amendment clarifies that the vehicle under 14,000 pounds GCWR need not be owned by the operator of the vehicle. This would allow, for example, for parking of the vehicle by an on-call plumber who works for a plumbing firm.*

**10-50.80.040 Number of Motor Vehicle Parking Spaces Required**

- Page 50.80-5

**C. General to All Zones**

**1. Maximum Number of Parking Spaces**

Developments over 10,000 square feet in floor area or containing 25 or more residential units shall not exceed the minimum number of parking spaces by more than five percent unless provided in a parking structure.

*This minor amendment adds language from the LDC that would enable additional parking on a site so long as it is provided in a parking structure.*

**2. Motor Vehicle Parking Spaces Required**

The minimum number of parking spaces required shall be determined from Table A (Number of Motor Vehicle Parking Spaces Required) below. Uses not specifically listed in Table A shall use the parking requirement for the most similar use, or as determined by the Director.

*This minor amendment clarifies that the number of parking spaces required in Table A is the minimum number needed for each specific use.*

**10-50.80.040 Number of Motor Vehicle Parking Spaces Required**

- Page 50.80-6

**A. Applicable to All Zones**

<b>Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required</b>	
<b>Use</b>	<b>Number of Required Spaces</b>
<b>Residential</b>	
Accessory Dwelling Units	1.0
Market Rate (all dwelling classifications)	
<a href="#">Single-family Dwelling (Attached and Detached)<sup>1</sup></a>	<a href="#">2.0</a>
<a href="#">Multi-family Dwelling, Duplex<sup>1</sup>, and Triplex</a>	
Studio	1.25
1 Bedroom	1.5
<a href="#">2-3+ Bedrooms</a>	2.0
<a href="#">4 Bedrooms</a>	<a href="#">2.5</a>
<a href="#">5+ Bedrooms</a>	<a href="#">2.5 spaces for the first 4 bedrooms plus 0.5 spaces for each additional bedroom</a>
Guest Spaces for Multi-Family Dwelling, <a href="#">Duplex and Triplex</a> (Includes <a href="#">spaces for</a> boats and RVs)	0.25 <del>for</del> <sup>per</sup> each 2+ bedroom unit

**End Note**

<sup>1</sup> [Parking reductions allowed in Section 10-50.80.060 \(Parking Adjustments\) shall not apply to single-family dwellings and duplexes.](#)

*These amendments are proposed to address the significant parking issues encountered in both existing and new developments where 3-, 4- and 5-bedroom dwelling units are occupied by an adult in each bedroom, each of whom have their own vehicles. This has created an on-site parking deficiency and problems throughout many neighborhoods where there is insufficient space to park vehicles, especially in the winter months when the winter parking ordinance is in effect. Staff proposes that the best solution is to establish separate parking standards for single-family dwellings compared to multi-family dwellings, duplexes and triplexes. The standards suggested in these amendments were based on those originally included in the 1991 LDC as staff has realized that the reduced parking standards adopted in March 2007 have created problems with a lack of parking relative to the number of bedrooms and residents occupying a residence.*

*(P&Z) After some discussion at the June 10<sup>th</sup> public hearing, the Commission recommended that the number of parking spaces for units with four or more bedrooms should be reduced from 3.0 as originally proposed by staff to 2.5 to ensure that new developments are not over parked. On the following page is an analysis of three different multi-family projects with different configurations of bedrooms to show a comparison of the current standards, proposed standards, and the alternative standard suggested by the Commission.*

			Existing ZC	Staff Proposal	P&Z Final
	<b>No of units</b>	<b>No. of beds</b>			
<b>Triplex</b>	3				
parking reqd.		3	6	6	6
guest space	0.25			0.75	0.75
<b>Total</b>			<b>6</b>	<b>7</b>	<b>7</b>
<b>Townhouse</b>	6				
parking reqd.	3	3	6	6	6
guest space	0.25	4	6	9	7.5
<b>Total</b>			<b>14</b>	<b>17</b>	<b>15</b>
<b>Townhouse</b>	6				
parking reqd.		4	12	18	15
guest space	0.25		1.5	1.5	1.5
<b>Total</b>			<b>14</b>	<b>20</b>	<b>17</b>
<b>Apartment</b>	24				
parking reqd.	6	2	12	12	12
guest spaces	0.25	3	24	24	24
guest spaces	0.25	4	12	18	15
<b>Total</b>			<b>54</b>	<b>60</b>	<b>57</b>
<b>Apartment</b>	24				
parking reqd.		4	48	72	60
guest spaces	0.25		6	6	6
<b>Total</b>			<b>54</b>	<b>78</b>	<b>66</b>
<b>Duplex</b>	2				
parking reqd.		5	4	7	6
guest space	0.25		0	0.5	0.5
<b>Total</b>			<b>4</b>	<b>8</b>	<b>7</b>

*Staff further recommends that End Note #1 should be added to state that the parking reduction allowed in Section 10-50.80.060 should not apply to single-family dwellings and duplexes.*

Dormitories, Single Room Occupancies, and Fraternities and Sororities ~~Rooming and Boarding Facilities~~

Private Rooms

~~No Private Rooms~~

1 per bedroom or sleeping room plus  
1 for owner or manager

~~+ per 100 gsf plus  
+ for owner or manager~~

*This amendment is necessary because the “rooming and boarding facility” use is recommended for deletion.*

**10-50.80.050 Bicycle Parking**

- Page 50.80-11

**B. Required Spaces**

1. Two bicycle parking spaces, or five percent of required off-street parking spaces, whichever is greater, are required for all uses other than single-family residential uses.
2. Bicycle spaces shall be provided in accordance with the following requirements:
  - a. Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;
  - b. Lockers and racks shall be securely anchored to the pavement or a structure;
  - c. Racks shall be designed and installed to support the bicycle upright by its frame in two places in a manner that will not cause damage to the wheels and to permit the frame and one or both wheels to be secure;
  - d. Areas containing bicycle spaces shall be surfaced with impervious surfaces such as concrete or pavers. Pervious pavements or gravel may be used where appropriate as determined by the Director;

*Insert photograph or drawing illustrating a correctly designed bike rack.*



*This minor amendment is suggested to ensure consistency with a provision found on page 2-14 of the Bicycle Parking Guidelines – Second Edition from the Association of Pedestrian and Bicycle*

Professionals which is the industry standard for bike parking. A few years ago the City amended the Engineering Standards to remove the wave-style bike rack from the standard drawings, because they do not provide support in two places. The reason for this is that without proper support, bicycles are somewhat unstable and are likely to fall over, causing damage to bikes on the rack, reducing the capacity and usability of the rack, and generally looking disorganized and unsightly. The bike's instability also makes it difficult to load and remove cargo from bags or panniers. Because of these problems, cyclists will often turn their bike sideways on the rack so it is fully supported, but this reduces the capacity of the rack significantly (see photographs below). Additionally, the League of American Bicyclists' application for Bicycle Friendly Community designation/renewal asks applicants if their bike parking standards conform to APBP guidelines. At present the City's do not conform, but would if the recommended amendment is adopted into the Zoning Code.



Examples of incorrectly designed bike racks

(P&Z): Martin Ince, Multi-Modal Planner for the City attended the June 10<sup>th</sup> public hearing where he explained the reason for this proposed amendment. The P&Z recommended the insertion of an appropriate photograph or illustration to show a correctly designed bike rack.

#### 10-50.80.060 Parking Adjustments

- Page 50.80-12
  - A. Transit

##### ~~1.—General to All Zones~~

~~In all zones a~~A parking reduction of up to 10 percent may be approved by the Director for any use within one-quarter mile of a bus stop.

(P&Z): Consistent with the Commission's comments, staff has withdrawn the previously suggested amendment that would have lowered the parking reduction to 5% for multi-family residential uses.

##### ~~2.—Specific to Transect Zones~~

~~Required parking spaces may be reduced by up to 20 percent maximum, as approved by the Director, for any use located within one-quarter of a mile of a bus stop or other transit stop.~~

Staff recommends that this provision should be deleted because the required number of parking spaces in a transect zone has already been reduced as an incentive for the application of the transect zones. Further, as the transect zones within the City's Regulating Plan are already within at least quarter mile of a bus or transit stop, if this standard was applied, insufficient on-site parking would be provided.

- Page 50.80-16

#### G. Motorcycle Parking Reduction

A reduction of one parking space for multiple-family residential and nonresidential uses may be allowed by the Director if one motorcycle parking space for every 25 required automobile spaces is provided, subject to the following standards:

1. Each motorcycle space shall be easily accessible and have adequate space for a standard-size motorcycle, i.e. a minimum dimension of four feet by nine feet.
2. Motorcycle parking areas shall be clearly identified with appropriate striping.

*A number of zoning codes in effect allow for a reduction in required parking if motorcycle parking spaces are included in a parking area. The standard of one motorcycle space per 25 vehicle parking spaces is typical. Note that motorcycles may park in any designated vehicle parking space.*

#### **10-50.80.080 Parking Spaces, Parking Lot Design and Layout**

- Page 50.80-16

##### **B. Design of Parking Lot**

##### **Table 10-50.80.080.A: Minimum Dimensional Requirements**

- Page 50.80-17

##### **End Notes**

<sup>2</sup>

<sup>2</sup>Space width shall be increased by 1' when adjacent to a ~~wal~~~~ny object (including a curb) 6 inches or taller.~~  
The width of parking spaces on either side of a column or post in a parking garage or supporting an overhead structure shall be measured from the outer edge of the column or post.

*The requirement to add 1-foot to the width of a parking space next to a curb is not necessary and has been deleted. A new standard to define how the width of a parking space should be measured next to a column or post supporting, for example, a solar array or additional level of parking is also proposed.*

*(P&Z): To clarify that this standard does not apply to an enclosed garage typically associated with a residence or duplex, the clarifying phrase "in a parking garage" has been added to this sentence.*

*Typographical error: The One-Way Drive Aisle Width for perpendicular parking needs to be changed from 14' to 24' to be consistent with the former standards in the LDC.*

- Page 50.80-17

2. Covered off-street parking spaces, such as in a garage for a residence, shall not be less than 10 feet in width and 20 feet in length, and shall have a minimum vertical clearance of seven feet. This standard does not apply to parking spaces in a parking structure.

*(P&Z): At the May 27<sup>th</sup> meeting a suggestion was made to delete paragraph 2 of this Subsection which establishes a standard for the minimum length and width of an enclosed parking space in a garage because of the amendment proposed in End Note #2 above. Staff has reviewed this standard this sentence has been amended to make it clear that the standard in End Note #2 applies to unenclosed parking spaces, whereas the standard in paragraph 2 applies within an enclosed structure or building.*

10-50.50.080 Parking Spaces, Parking Lot Design, and Layout

- Page 50.80-18

C. Parking for Disabled Persons

*Modify the illustration in Figure B so that the length of an accessible space is 18' consistent with federal standards and not 20 feet as shown in this illustration.*

- Page 50.80-19

3. Number of Accessible Parking Spaces

- a. If parking spaces are provided for self-parking by employees and/or visitors for all non-residential uses, then accessible spaces complying with ADA regulations shall be provided in conformance with Table 10-50.80.080.B.

Table 10-50.80.080.B: Min. Number of Accessible Spaces	
Total Parking in Lot	Required Min Number of Accessible Spaces
1 to <del>25</del> 0	1
<del>26</del> + to <del>5</del> 40	2
<del>54</del> 1 to <del>75</del> 60	3
<del>76</del> 6+ to <del>10</del> 80	4
<del>81</del> 01 to <del>15</del> 00	5
<del>15</del> 01 to <del>42</del> 00	6
<del>42</del> 01 to <del>23</del> 00	7
<del>23</del> 01 to <del>34</del> 00	8
<del>34</del> 01 to <del>45</del> 00	9
<del>40</del> 1 to <del>50</del> 0	<del>10</del>
501 to 1000	2% of total
>1,000	20 plus 1 for each 100 over 1,000

*This amendment changes the more restrictive standards originally recommended by the Disability Awareness Commission back to the original federal ADA standard. The reason for this is to ensure consistency with the federal regulations that are primarily used by design professionals.*

- Page 50.80-20

#### F. Location

1. Location of ~~required~~ on-site parking in all zones is regulated by setbacks as set forth in Chapter 10-40 (Specific to Zones) and buffers established in Division 10-50.60 (Landscaping Standards).
2. In all zones, ~~required~~ parking is not permitted in the required front and exterior side yard setbacks, except as follows:
  - a. Parking in the exterior side yard is permitted when the parking space is a minimum of 20 feet from the exterior side property line and the parking space is located behind the front of the building.
  - b. Within residential zones, parking is permitted in interior and rear setback areas provided that such parking is screened by a min. six-foot high wall or fence- (see Section 10-50.50.020 (Siting and Building Standards), and within the front yard setback area only in front of a garages ~~or~~ carports, as well as on the side of the driveway between the driveway and the nearest property line in front of the ~~in interior side and rear~~ setback areas as illustrated in Figure C.

*Vehicle parking continues to be a significant problem in certain areas of the City where garages have been converted to other livable space and where there are four or more people sharing a home, each of whom has a vehicle. This is a problem that has plagued many of the City's neighborhoods for many years. The problem is compounded in the summer months when vehicles such as RVs and boats are moved out of winter storage facilities and used over weekends but parked on-site when not in use.*

*To guide the Planning and Zoning Commission as they made a decision on this issue, a number of options were presented by staff. These are included below for the Council's information.*

**OPTION 1:** *Until a long-term solution is found to this issue – it will require a work session with the City Council and input from other City Divisions – staff recommends that the standard in Paragraph F.2.b should be amended to allow vehicles to be parked only to the side of the driveway closest to the side property line, and not in front of the building itself. Staff further recommends that the word "required" be deleted from paragraphs 1 and 2 above to make it clear that all parking is subject to the standards in this Subsection.*

**At the June 24th public meeting the Commission moved to recommend that the Council should adopt this option. The Commission also recommended that if vehicles are parked in a rear or side yard area they should be screened from their neighbors by a six-foot high wall or fence.**

*Insert illustration – see next page.*

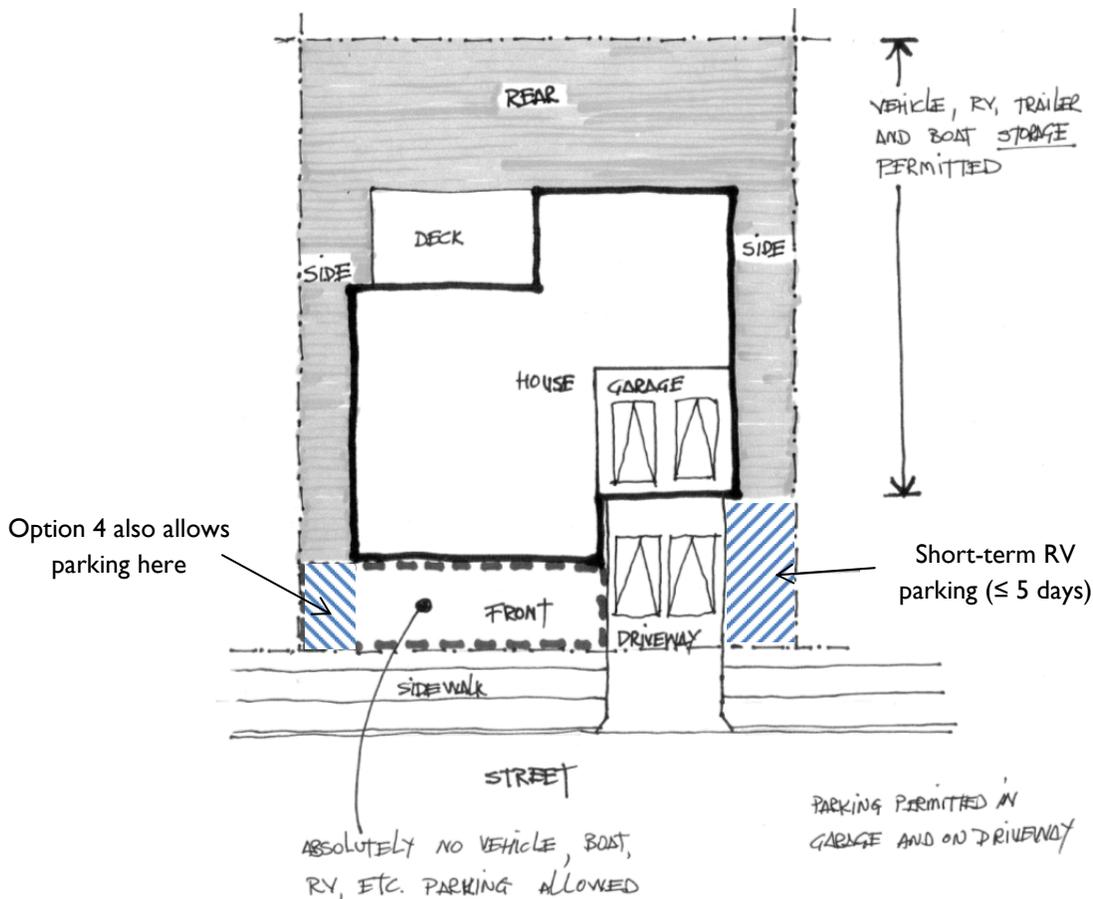


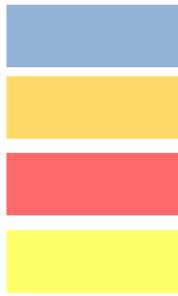
FIGURE C.

**OPTION 2:** In the alternative, the standard could be written to allow parking in the full width of the front yard. This would certainly provide many more off-street parking opportunities, but it will inevitably be opposed by some residents (see illustration on the next page). Subparagraph b would be written as follows if this option is accepted:

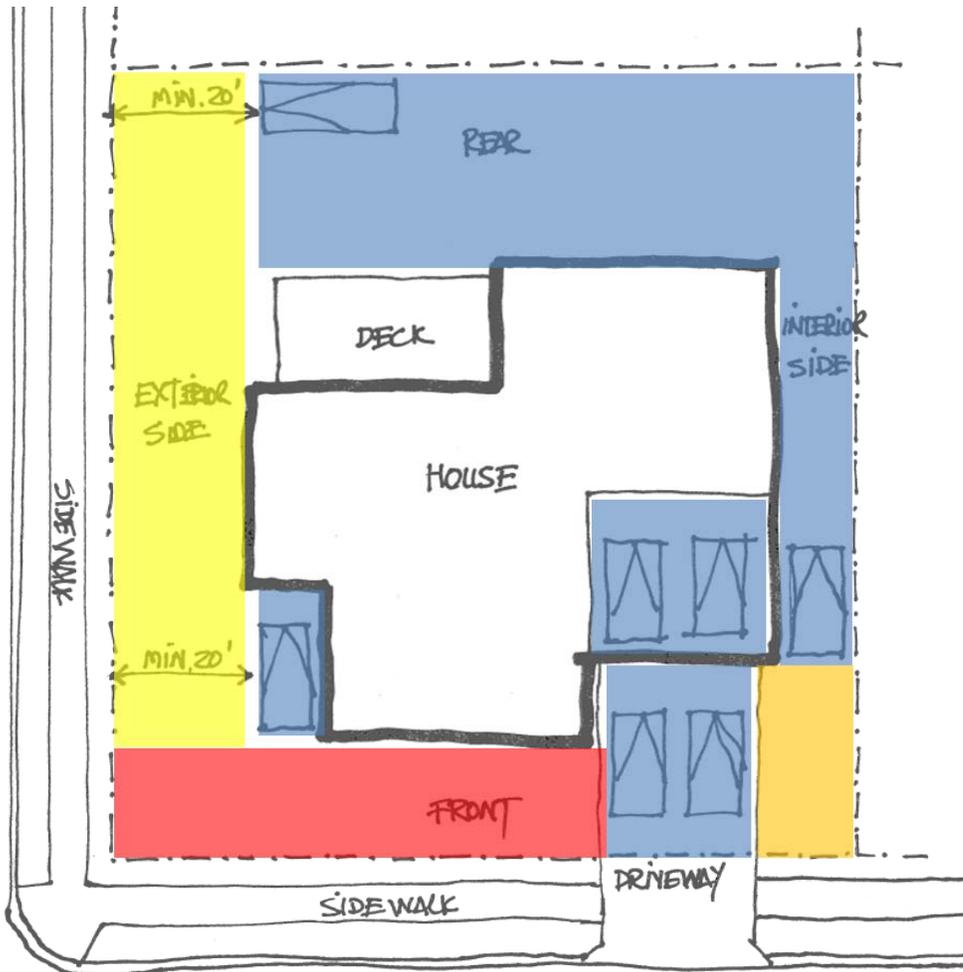
- b. Within residential zones, parking is permitted in interior and rear setback areas, as well as within the front yard setback area in front of garages and carports as well as in interior and rear setback areas.

**OPTION 3:** A third option provides an alternative to also allow parking in the exterior side yard area – see illustration on the following page. The current Code only permits such parking (Paragraph 2.a above) if a vehicle is parked a minimum of 20 feet from the exterior side property line. This alternative would certainly provide many more off-street parking opportunities, but it will also inevitably be opposed by some residents. Subparagraph b would be written as follows if this option is accepted:

- b. Within residential zones, parking is permitted in any setback or yard area within the front yard setback in front of garages and carports as well as in interior and rear setback areas.



- Where parking is allowed under today's rules
- Where parking is proposed to be allowed OPTION 1
- Where parking is proposed to be allowed OPTION 2
- Another Alternative. Allow parking here? OPTION 3



**OPTION 4:** A fourth option is a variation of Option 1. Under this option staff recommends that the standard in Subparagraph b should be amended to allow vehicles to be parked only in the interior side setback area of the front yard, i.e. the area that is the extension of the interior side yard to the side of the driveway closest to the side property line and the extension of the other interior side yard into the front yard. No parking would be permitted in front of the building itself. Subparagraph b would be written as follows if this option is accepted:

- b. Within residential zones, parking is permitted in interior and rear setback areas, and within the front yard setback area only in front of a garages or ~~and~~ carports

and in front of the ~~as well as in~~ interior side and rear setback areas as illustrated in Figure C.

- Page 50.80-20

L. **Trailers, RV's and Boats**

1. The p Parking or placement of a camping or vacation trailer, recreational vehicle, utility trailer or boat in any zone for residential or storage purposes shall be prohibited except as determined by Subsection 2 below.
2. **Storage of Trailers, RVs and Boats**  
A camping or vacation trailer, recreation vehicle, utility trailer, or boat may be stored (i.e. parked for any period longer than five days) in the rear or interior side setback behind the front of the building, garage, or carport on any parcel in any zone, as illustrated in Figure C, provided that:
  - a. There is a principal use of the property, to which such storage would be accessory;
  - b. No ~~living quarters shall be maintained or any~~ business shall be conducted within a ~~parked or~~ stored trailer or vehicle;
  - c. The camping or vacation trailer or recreation vehicle shall not be used for residential purposes; except that guests of the property owner or tenant my stay in the camping or vacation trailer or recreation vehicle for no more than five days per month; and
  - c. The minimum number of required parking spaces for ~~on~~ the lot or parcel is maintained in addition to the area used for the stored vehicle(s).
3. **Parking of Trailers, RVs, and Boats**  
A camping or vacation trailer, recreation vehicle, utility trailer, or boat may be parked for maintenance, loading, and unloading purposes in the rear or interior side setback behind the front of the building, garage, or carport on any parcel in any zone, as well as within the front yard setback area only in front of a garage or carport, and on the side of the driveway between the driveway and the nearest property line in front of the interior side setback area as illustrated in Figure C, provided that:
  - a. There is a principal use of the property, to which such parking would be accessory;
  - b. No business shall be conducted within a parked trailer or vehicle;
  - c. The camping or vacation trailer or recreation vehicle shall not be used for residential purposes, except that guests of the property owner or tenant my stay in the camping or vacation trailer or recreation vehicle for no more than five days per month; and

c. The minimum number of required parking spaces for the property is maintained in addition to the area used for the stored vehicle(s).

*As explained above, parking and storage of vehicles, as well as trailers, RVs and boats is an ongoing issue in the City's neighborhoods. The amendments proposed make a distinction between where such vehicles may be stored (more than five days) or parked (less than five days).*

4. Overnight parking of travel trailers, motor homes, ~~boats~~ or other recreational vehicles is permitted ~~prohibited~~ in commercial and industrial zones where camping activities are not specifically permitted by this Zoning Code provided:

a. The owner, lessee, occupant or person having legal control of the property permits the use of the property for such overnight parking;

b. The property is clearly posted with a sign(s) ~~-Owners of such properties shall be prohibited from posting signs~~ indicating that overnight parking ~~camping~~ is permitted;

c. Vehicles are only parked for the purpose of overnight parking for no more than one night and shall be moved from the property by no later than 10:00 am the following morning; and

d. It shall be the responsibility of the property owner to ensure that the property is maintained in a clean and sanitary condition free from litter, trash or other waste in accordance with applicable City standards.

*The topic of overnight RV parking in commercial parking lots was originally presented to, and discussed by the City Council in the February 25, 2014 work session when a number of Councilors supported the concept of permitting overnight RV parking. This amendment allows for overnight parking of RVs in commercial parking lots subject to certain conditions. This option is not favored by the Flagstaff Police Department as the short term overnight parking often turns into long term overnight parking which is hard to enforce, and the Department has to rely on the property owners to ask the people to leave. Further, the Police Department has had issues with certain individuals and groups which have led to arrests. Fortunately these have not been as serious as the events in the Cottonwood Walmart parking lot earlier this year in which three people were shot (one deceased and two wounded, including a police officer).*

*(P&Z): Paragraph 4.c has been amended to include a requirement that vehicles parked overnight have to be moved from the premises by no later than 10:00 am the following morning. A former suggested amendment requiring such vehicles to be moved "one hour after the business opens" is not practical when a business is open 24 hours a day.*

***At the June 10<sup>th</sup> public meeting a majority of commissioners indicated they preferred and supported this option.***

*To guide the Planning and Zoning Commission as they made a decision on this issue, a second option that would prohibit the overnight parking of RVs in commercial parking lots was presented by staff. This option is included below for the Council's information.*

**OPTION 2:**

**10-50.80.090 Overnight Parking of RVs**

The overnight parking of travel trailers, motor homes or other recreational vehicles, is prohibited in the parking lot of any retail, industrial, office or commercial establishment, regardless of the permission of the owner, lessee, occupant or person having legal control of such property, unless such property has been specifically zoned to permit camping and has approved water and wastewater disposal facilities and other utilities for camping.

~~3. Overnight parking of travel trailers, motor homes, boats or other recreational vehicles is prohibited in commercial zones where camping activities are not specifically permitted by this Zoning Code.~~

**10-50.80.1090 Development and Maintenance**

*OPTION 2: This amendment (i.e. the addition of new Section 10-50.80.090 (Overnight Parking of RVs) and the deletion of the existing paragraph 3.) was originally presented to the City Council in the February 25, 2014 work session on the topic of overnight RV parking in commercial parking lots. It makes overnight parking in commercial parking lots illegal. This option is preferred by the Flagstaff Police Department.*

*Note that the definition of "camping" that was suggested in earlier drafts of these amendments has been withdrawn. The reason for this is that the courts have consistently held that "we all have a common-sense understanding of what camping is." Further, the previous definition was written very broadly and it would have been very difficult to enforce and apply.*

**Division 10-50.90: Resource Protection Standards**

- Page 50.90-2

**10-50.90.020 Applicability**

A. The provisions of this Division apply to proposed development within the Resource Protection Overlay (RPO) Zone (See Section 10-40.50.030 (Overlay Zones)) and Section 10-90.40.050 (Resource Protection Overlay (RPO) Map.) Any perceived conflict between the provisions of this Division and any other section of this Zoning Code shall be resolved in compliance with Chapter 10- 20 (Administration, Procedures, and Enforcement). This Division is meant to apply in conjunction with the Flagstaff Fire Department's implementation of the Flagstaff Forest Stewardship Plan, which occurs before forest resource calculations are completed. See Appendix 5 (Additional Information Applicable to Division 10-50.90 (Resource protection Standards)). The Forest Stewardship Plan will continue to be applied by the Fire Department in coordination with Community Development Division staff so as not to negatively impact any future development options.

B. Resource calculation standards for slope, floodplain, and forest resources do not apply to the area within the public right-of-way of existing or proposed major or minor arterial roads or to the right-of-way of major (i.e. regional distribution) utility facilities.

CB.- Appendix 5 (Additional Information Applicable to Division 10-50.90 (Resource Protection Standards)) provides useful information on how the Flagstaff Fire

Department implements Firewise principles. It also provides a summary and explanation of how to apply the resource protection standards described in this Division.

*(P&Z): The amendment in Paragraph A provides a cross reference to Appendix 5. The amendment in Paragraph B includes a standard from the former LDC that allows resource calculations not to apply to the rights-of-way for major or minor arterial roads or for utility rights-of-way. (P&Z): The reference to ownership of the land previously included in this standard has been removed as it is not necessary.*

#### **10-50.90.050 Steep Slopes**

- Page 50.90-7

##### **C. Methodology**

##### **3. Steep Slope Resource Area**

Based on the area calculations in Subsection 2, above, Table A (Slope Protection Thresholds) shows the percentage of slope area that must be included in the resource protection area. The steep slope areas to be protected shall be included in the survey (Section 10-50.90.070.C.2.).

4. For every 50 sq. ft. of additional slope area that is determined to be protected over and above the minimum required in this Section, then one credit point will be credited towards the minimum required forest resource calculations established in Section 10-50.90.070 (Resource Survey Requirements)

*This amendment establishes a credit for forest resources when additional slope resources are protected on a development site.*

#### **10-50.90.060 Forest**

- Page 50.90-8

##### **B. Methodology**

3. Where forest resources on a site overlap with steep slope resources, the following standards apply:

a. For affordable housing developments, refer to the standards in Section 10-30.20.040 (Affordable Housing Incentives).

b. For all other developments located within the Resource Protection Overlay, up to 25 percent of the forest resources in the steep slope area may be counted towards the required amount of forest resources for the entire site at a ratio of one credit point for forest resources to 50 square feet of slope area.

43. Traditional Neighborhood Community Plans (TNCP) ...

*(P&Z): This amendment is in response to the Commission's discussion at the May 27<sup>th</sup> work session where it was suggested that some credit should be given when forest resources are located on a slope resource area. The amendment provides a cross reference to the existing standard for affordable housing where a 100 percent credit is established for forest resources located within a slope resource area. The proposed amendment allows for up to 25 percent of the forest resources that are located within the area of a steep slope resource to be credited toward the total required*

amount of forest resources for the entire site. Staff settled on the 25 percent value because there are other incentives already in place, including for example, five percent for civic space, five percent for FUTS, and various parking and landscape credits. It is staff's opinion that 25 percent strikes the correct balance so that the incentive for affordable housing is not weakened too much. The City's Housing Section is opposed to this amendment. The concern is that there are already limited incentives available for affordable housing, and the resources credit is the biggest and most frequently applied. Staff fears that if the 25 percent credit proposed in this amendment is approved in addition to the other incentives that exist, then fewer affordable housing projects may result. Also, Subparagraph b. has been revised so that it applies to all uses in the RPO, rather than only multi-family residential uses.

The ratio of 50 sq. ft. of slope resource to one credit point for forest resources is based on the standard established in Section 10-50.90.050.C.4 above. Only for affordable housing projects is an incentive offered that allows the forest resources on a steep slope to be counted at 100 percent toward total forest resources (see Section 10-30.20.040.B (Incentives Defined). Renumber following paragraphs.

**10-50.90.100 Activities Allowed in Natural Resource Areas**

- Page 50.90-15

**Table 10-50.90.110.A: Activities Allowed in Natural Resource Areas**

	Floodplains		Steep Slopes (17 – 35%)	Forest
	Urban	Rural		
<b>Ranching</b> <b>Agricultural Uses</b>				
<b>Recreational</b>				
Active Recreation	Yes	Yes	No	No
Passive Recreation	Yes	Yes	Yes	Yes

The ranching land use has been amended to “agricultural uses” consistent with similar amendments proposed in Chapter 10-40.

The City's Stormwater Section had recommended that the Active Recreation row in this Table should be amended to not permit active recreation uses (i.e. uses such as ball fields, tennis courts, golf courses, etc.) in a rural floodplain.

**(P&Z):** Some Commissioners at the May 27<sup>th</sup> work session commented about this amendment, and suggested that it was not needed. The Stormwater Manager has confirmed that this amendment is important and necessary because any changes to the natural land form in rural flood plains for active recreation uses can have consequences to stormwater and floodplain management. Furthermore, the intent of the rural floodplains is to retain them in a natural and undisturbed condition. This question was again discussed at length at the June 10<sup>th</sup> meeting with the City's Stormwater Manager where he emphasized the need to keep rural floodplains as “natural undisturbed open spaces” (Refer to Section 10-50.90.090.A.2). No grading (such as may be required for athletic fields or golf courses) is permitted in the rural floodplain, although it is possible that small areas of ground may be disturbed for such uses as a FUTS trail. It is important to note that the rural floodplain is typically fairly narrow, and in most circumstances is closely associated with the watercourse's channel. The Rural Floodplain Map (Division 10-90.30) included in the Zoning Code shows the location of the rural floodplains in the City.

**(P&Z):** At the June 24<sup>th</sup> public meeting staff recommended and the Commission unanimously agreed that no amendments to this Table should be made and the Code should remain as it is

currently written. This means that the conflict between the text in Section 10-50.90.080.A2 that describes rural floodplains as natural undisturbed open spaces and the text in Table 10-50.90.110A that allows active recreation in rural floodplains will remain. Rural floodplains are generally located on the periphery of the City, are relatively narrow in cross section, and are typically associated with undeveloped lands. Most of these lands are likely to be subject to future zone change requests, and as such through this rezoning process, staff, the Planning and Zoning Commission, and the Council will be able to negotiate with a developer on the potential use of rural floodplains. One such example is the Little America project.

**Division 10-50.100: Sign Standards**

Page 50.100-8

**10-50.100.020 Applicability**

**D. Exemptions**

**11. Nonstructural Modifications and Maintenance**

- a. Changes to the face or copy of changeable copy signs;
- b. Changes to the face or copy of any existing [single-tenant or](#) multi-tenant freestanding [or building mounted](#) non-illuminated sign from one business to another with no structural or lighting modifications to the sign; and

*This minor amendment includes existing signs on single tenant buildings as well as building mounted signs within this exemption.*

- Page 50.100-33

**Table 10-50.100.060.C Standards for Building Mounted Signs**

<b>Standard</b>	
Sign Placement	<p>The total sign area for signs on single-tenant or multi-tenant buildings may be placed on any building elevation, except:</p> <ul style="list-style-type: none"> <li>(1) At least 1 sign shall be associated with the building entry zone<sup>1</sup> (may be wall mounted, projecting, awning, etc.).</li> <li>(2) No sign shall face an adjoining residential zone.</li> <li>(3) Signs shall be placed <del>the lesser of</del> <a href="#">no less than</a> 12 inches or 20% of the width and height of the building element on which they are mounted, <a href="#">whichever is less, from the edge of the building element.</a></li> </ul> <p>The width of the sign shall not be greater than 60% of the width of the building element on which it is displayed.</p> <p><del>Individual tenants in multi-tenant buildings are permitted building mounted signs only on the primary entrance elevation of the space occupied by the business.</del></p> <p>If vertically placed on a mansard roof, structural supports shall be minimized, and secondary supports (angle irons, guy wires, braces) shall be enclosed/ hidden from view.</p>

*This standard was included in this table in error and may be deleted. The reason for this is that the intent of the amendments made last year was to allow business owners to place their signs on the building where they desired.*

- Page 50.100-33

**Table 10-50.100.060.H Standards for Freestanding Signs**  
**Standard**

Sign Height	See this Section and Table A (Standards for Permanent Signs by Use). Elements to enhance the design of a sign structure may extend above the sign to a max. of 20% of the sign's allowed height, <u>or 12" whichever is greater.</u>
-------------	--

*This amendment which was suggested by a local sign contractor allows for meaningful embellishments to a low sign, i.e. one that is less than 5 feet in height. For example, if a 4-foot high sign is proposed, 20% of 4' or 48" = 9.6 inches for sign embellishments. This amendment would allow a slight increase in the height of embellishments.*

<b>Special Provisions</b>	<b>Standard</b>
Sign Width	The sign base shall have a min. aggregate width of 60% of the width of the sign cabinet or face.  <u>A freestanding sign may be mounted on 2 or more posts with a min. diameter/dimension of 8" if the sign complies with the standards of Section 10-50.100.080 (Sign Design Performance Standards).</u>

*This amendment allows for the installation of a freestanding sign on two or more poles or posts (a freestanding sign on a single post is not permitted) provided that compliance with the enhanced design standards of Section 10-50.100.080 is achieved.*

- Page 50.100-42

**Table 10-50.100.060.P Standards for Other Sign Types**

~~**Vending Machine and Similar Facilities**~~

<del>Sign Area</del>	<del>When placed outside of a business, signs that are an integral part of such machines shall be included in total allowable building mounted sign area.</del>
<del>Permitting</del>	<del>No Sign Permit required.</del>

*Staff recommends that the standards inserted last year for vending machines should be deleted as they are not necessary, add a level of sign control that is overly restrictive and more importantly are very difficult to enforce.*

- Page 50.100-55

**10-50.100.090 Temporary Signs**

**C. Specific to Commercial and Industrial Zones, Transect Zones T5 and T6, and Multi-family Residential Zones**

**4. Temporary On-Premises Business Signs**

**b. Standards for Specific Temporary Business Signs**

Standards for specific types of temporary business signs are established in Table F (Standards for Specific Temporary Business Signs). Only one temporary business sign per business may be displayed at any one time. Only one of the following temporary business signs may be displayed per 150 linear

feet of property frontage or part thereof at any one time, and for no longer than the maximum time allowed for temporary business signs.

*This minor amendment clarifies that at any time only one temporary business sign per business may be displayed.*

**UPDATE:**

On June 18, 2015 the US Supreme Court rendered its decision in the Reed v. Town of Gilbert sign case. At the time of writing this report, staff learned that the Court ruled in favor of Reed (Good News Community Church), and is continuing to study the Court's ruling to determine what if any implications it may have on the City's sign code. Indeed planners and attorneys across the country will be studying this case closely to determine what impact the outcome of the Court's decision may have on the ability of cities and towns across the country to regulate temporary signs.

At this time therefore, staff will not be bringing forward any potential amendments to the Division 10-50.100 (Sign Standards) of the Zoning Code. However, in the months ahead staff will prepare any possible amendments to the sign standards for future review and consideration by the Planning and Zoning Commission, and eventually the Council.

- Page 50.100-67  
**10-50.100.100 Sign District of Special Designation**

**A. Flagstaff Central District**

**5. Standards**

**c. Temporary Signs**

Temporary signs proposed within the Flagstaff Central District shall comply with the standards established in Section 10-50.100.090 (Temporary Signs).

Where buildings are located on the edge of the right-of-way and there is no private frontage area, in lieu of the placement of an A-frame sign or vertical banner in the right-of-way, a temporary stanchion sign may be used in compliance with the standards established in Section 10-50.100.100.B.5.b.

*This amendment would allow for the placement of a stanchion sign for a business in areas of the Southside where buildings are placed immediately adjacent to the back of the sidewalk, as they are in the downtown.*

- Page 50.100-69

**Table 10-50.100.100.E Standards for Temporary Stanchion Signs**

	<b>Standard</b>	<b>Other Requirements</b>
Permitting	<b>No</b> -Sign Permit required	

*Since the adoption of the new signs standards late last year, staff has observed a number of stanchion signs being placed in the downtown area. However, without a permit being required, it is hard to ensure that the design requirements for these signs are met. This causes confusion, unnecessary expense, and frustration to a both business owners and City enforcement staff. The requirement for a permit, which can be processed in a very short period of time, should resolve this concern.*

## Division 10-50.110 Specific to Building Types

- Page 50.110-2 to -3

### Table 10-50.110.030.A Building Types General

*A comparison of Table 10-50.110.030.A with the Allowed Building Type Tables in most of the Transect Zones revealed a number of minor inconsistencies. Table 10-50.100.030.A should, therefore, be corrected as follows:*

Carriage House:	Add <b>T5</b> as a transect zone in which this type is permitted
Duplex, Side-by-Side:	Add <b>T5</b> as a transect zone in which this type is permitted
Duplex, Stacked:	Add <b>T5</b> as a transect zone in which this type is permitted
Duplex, Front-and-Back:	Add <b>T5</b> as a transect zone in which this type is permitted

- Page 50.110-3

### Table 10-50.110.030.A Building Types General

Add a new building type, the Stacked Triplex (insert below “Duplex, Front and Back” and above “Townhouse”).

**Triplex, Stacked:** This Building Type is a medium-to-large-sized structure that consists of three dwelling units, stacked on top of each other and typically with one shared entry. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.



Add a new building type, the Apartment Building (insert below “Courtyard Apartment” and above “Live/work”).

**Apartment Building:** This Building Type is a medium-to-large-sized structure that consists of up to 32 side-by-side and/or stacked dwelling units, accessed from the exterior of the building through one or more common entries. This Type is appropriately scaled to fit within medium to high density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.



- Page 50.110-7

### 10-50.110.050 Single-Family Estate

#### Table B. Lot

##### Lot Size<sup>1</sup>

Width	100' min.
Depth	100' min.

##### End Note

<sup>1</sup> Applies to newly created lots.

*This amendment clarifies a concern with the existing lot size standards for the single-family estate building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

- Page 50.110-9

### 10-50.110.060 Single-Family House

#### Table B. Lot

##### Lot Size<sup>1</sup>

Width	50' min.; 75' max.
Depth	75' min.; 150' max.
Area <sup>2</sup>	5,000 sf min.

##### End Note

<sup>1</sup> [Applies to newly created lots.](#)

*This amendment clarifies a concern with the existing lot size standards for the single-family house building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

<sup>2</sup>: Smaller lot size permitted only if [the parcel or](#) building type ~~is~~ already exist~~ing~~ at time of eCode adoption.

*This amendment clarifies that a smaller lot size than the standard required in this Table is permitted if it existed at the time of the Zoning Code's adoption.*

- Page 50.110-11

### 10-50.110.070 Single-Family Cottage

#### Table B. Lot

##### Lot Size<sup>1</sup>

Width	30' min.; 50' max.
Depth	50' min.; 160' max.
Area <sup>2</sup>	2,500 sf min.

##### End Note

<sup>1</sup> [Applies to newly created lots.](#)

*This amendment clarifies a concern with the existing lot size standards for the single-family cottage building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

<sup>2</sup>: Smaller lot size permitted only if [the parcel or](#) building type ~~is~~ already exist~~ing~~ at time of eCode adoption.

*This amendment clarifies that a smaller lot size than the standard required in this Table is permitted if it existed at the time of the Zoning Code's adoption.*

- Page 50.110-13

### 10-50.110.080 Bungalow Court

#### Table A. Description

The Bungalow Court Building Type consists of a series of small, detached [single-family residential](#) structures on a single lot, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private open space and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

*This minor amendment clarifies that the bungalow court building type is comprised of single-family residential structures.*

**Table B. Lot**

**Lot Size<sup>1</sup>**

Width	75' min.; 150' max.
Depth	100' min.; 150' max.

**End Note**

<sup>1</sup> [Applies to newly created lots.](#)

*This amendment clarifies a concern with the existing lot size standards for the bungalow court building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

**Table G. Common Open Space**

Area	15% of lot area min. <a href="#">and no less than 400 sf.</a>
Courtyard	
Width	<del>15</del> 20' min.
Depth	<del>15</del> 20' min

*This amendment ensures consistency in the standards for common open space established in Table 10-40.30.040.A.*

**Table H. Building Size and Massing**

**Miscellaneous**

Height	<del>2+</del> 1/2 stories max.
--------	--------------------------------

*Staff recommends that the height of a bungalow court residence should be increased to 2 stories to provide greater opportunity for the use of this important building type.*

**Table I. Miscellaneous**

Buildings shall not be more than 1-1/2 stories tall in [the T3.N1 Z zones.](#)

*This amendment more specifically limits the height of a bungalow court building in the T3N.1 Transect Zone which applies in Flagstaff's historic neighborhoods, and allows for up to 2 stories in T3N.2 and other transect zones where this building type is permitted.*

- Page 50.110-15

**10-50.110.090 Duplex, Side-by-Side**

**Table B. Lot**

**Lot Size<sup>1</sup>**

Width	50' min.; 75' max.
Depth	100' min.; 150' max.

**End Note**

<sup>1</sup> [Applies to newly created lots.](#)

*This amendment clarifies a concern with the existing lot size standards for the duplex, side-by-side building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

**Table G. Common Open Space**

Area	15% of lot area min. <a href="#">and no less than 400 sf.</a>
Width	<del>15</del> 20' min.
Depth	<del>15</del> 20' min

*This amendment ensures consistency in the standards for common open space established in Table 10-40.30.040.A.*

- Page 50.110-17

### 10-50.110.100 Duplex, Stacked

#### Table B. Lot

##### Lot Size<sup>1</sup>

Width	50' min.; 75' max.
Depth	100' min.; 150' max.

##### End Note

<sup>1</sup> Applies to newly created lots.

*This amendment clarifies a concern with the existing lot size standards for the stacked duplex building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

#### Table G. Common Open Space

Area	15% of lot area min. <u>and no less than 400 sf.</u>
Width	<u>1520'</u> min.
Depth	<u>1520'</u> min

*This amendment ensures consistency in the standards for common open space established in Table 10-40.30.040.A.*

- Page 50.110-19

### 10-50.110.110 Duplex, Front-and-Back

#### Table B. Lot

##### Lot Size<sup>1</sup>

Width	50' min.; 75' max.
Depth	100' min.; 150' max.

##### End Note

<sup>1</sup> Applies to newly created lots.

*This amendment clarifies a concern with the existing lot size standards for the front-and back duplex building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

#### Table G. Common Open Space

Area	15% of lot area min. <u>and no less than 400 sf.</u>
Width	<u>1520'</u> min.
Depth	<u>1520'</u> min

*This amendment ensures consistency in the standards for common open space established in Table 10-40.30.040.A.*

- Page 50.110-20 (new)

### 10-50.110.120 Stacked Triplex

Insert photographs and illustrations – ODI.

#### A. Description

The Stacked Triplex Building Type is a medium-to-large-sized structure that consists of three dwelling units, stacked on top of each other and typically with one shared entry. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density

neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

## **B. Lot**

### **Lot Size<sup>1</sup>**

<u>Width</u>	<u>50' min.; 75' max.</u>
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<u>Depth</u>	<u>100' min.; 150' max.</u>
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## **C. Number of Units**

<u>Units</u>	<u>3 max.</u>
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## **D. Pedestrian Access**

<u>Main Entrance Location</u>	<u>Primary Street</u>
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<u>Each unit may have an individual entry that faces the street.</u>	
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## **E. Allowed Frontages**

<u>Porch</u>
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<u>Stoop</u>
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## **F. Vehicle Access and Parking**

<u>Where an alley is present, parking and services shall be accessed from the alley.</u>
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<u>Parking spaces may be enclosed, covered or open.</u>
---

<u>Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.</u>
--

## **G. Common Open Space**

<u>Area</u>	<u>15% of lot area min. and no less than 400 sf</u>
-------------	---

<u>Width</u>	<u>15' min.</u>
--------------	-----------------

<u>Depth</u>	<u>15' min.</u>
--------------	-----------------

<u>No private open space is required.</u>	
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## **H. Building Size and Massing**

### **Main Body**

<u>Width</u>	<u>36' max.</u>
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### **Secondary Wing**

<u>Width</u>	<u>24' max.</u>
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### **Miscellaneous**

<u>Height</u>	<u>See transect zone in which the building is proposed.</u>
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## **End Note**

<sup>1</sup> Applies to newly created lots.

*A Flagstaff contractor has suggested that a stacked triplex building type would be appropriate in Flagstaff neighborhoods. This building type is common in many mid-west and California communities, and is frequently found in Form-based Codes. Additional illustrations and photographs will need to be inserted.*

*Other tasks as a result of this change:*

1. *Renumber all of the following Building Types in this Division.*

2. **Division 10-40.40 Transect Zones**

- Page 40.40-25

**10-40.40.070 T4N.1 Neighborhood Standards**

**Table C. Allowed Building Types<sup>1</sup>**

Add Stacked Triplex to this table.

- Page 40.40-31

**10-40.40.080 T4N.2 Neighborhood Standards**

**Table C. Allowed Building Types<sup>1</sup>**

Add Stacked Triplex to this table.

- Page 50.110-21

**10-50.110.120 Townhouse**

**Table B. Lot**

**Lot Size<sup>1</sup>**

Width	18' min.
Depth	80' min.

**End Note**

<sup>1</sup> [Applies to newly created lots.](#)

*This amendment clarifies a concern with the existing lot size standards for the townhouse building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

**Table I. Miscellaneous**

**End Note:**

Front-loaded townhouses shall only be allowed where topography does not allow alley access [or within existing developed areas where alleys do not exist.](#)

*Staff has encountered a number of situations in the existing developed portions of the City (especially in the older neighborhoods around the Downtown or in Sunnyside) where a townhouse project made sense, but the lack of an alley meant that the developer had to seek a different development approach. This amendment resolves this concern.*

- Page 50.110-23

**10-50.110.130 Apartment House**

**Table B. Lot**

**Lot Size<sup>1</sup>**

Width	75' min.; 150' max.
Depth	100' min.; 150' max.

**End Note**

<sup>1</sup> [Applies to newly created lots.](#)

*This amendment clarifies a concern with the existing lot size standards for the apartment house building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

**Table G. Common Open Space**

Area	15% of lot area min. <a href="#">and no less than 400 sf.</a>
Width	<del>1520'</del> min.
Depth	<del>1520'</del> min

*This amendment ensures consistency in the standards for common open space established in Table 10-40.30.040.A.*

- Page 50.110-25

**10-50.110.140 Courtyard Apartment**

**Table B. Lot**

<b>Lot Size<sup>1</sup></b>	
Width	100' min.; 150' max.
Depth	100' min.; 150' max.

**End Note**

<sup>1</sup> Applies to newly created lots.

*This amendment clarifies a concern with the existing lot size standards for the courtyard apartment building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

- Page 50.110-25

**10-50.110.150 Live/Work**

**Table B. Lot**

<b>Lot Size<sup>1</sup></b>	
Width	18' min.
Depth	80' min.

**End Note**

<sup>1</sup> Applies to newly created lots.

*This amendment clarifies a concern with the existing lot size standards for the live/work building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

**Table G. Private Open Space**

Area	15% of lot area min. <a href="#">and no less than 400 sf.</a>
Width	<del>1520'</del> min.
Depth	<del>1520'</del> min

*This amendment ensures consistency in the standards for common open space established in Table 10-40.30.040.A.*

- Page 40.40-28 (new)  
**10-50.110.160 Apartment Building**

Insert photographs and illustrations – ODI and Juniper Point.

**A. Description**

The Apartment Building is a medium-to-large-sized structure that consists of up to 32 side-by-side and/or stacked dwelling units accessed from the exterior of the building through one or more common entries. This Type is appropriately scaled to fit within medium to high density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

**B. Lot**

**Lot Size<sup>1</sup>**

Width	100' min.; 150' max.
Depth	100' min.; 150' max.

**C. Number of Units**

Units	8 min; 32 max.
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**D. Pedestrian Access**

Main Entrance Location	Primary Street
Each unit may have an individual entry.	

**E. Allowed Frontages**

Porch	Forecourt
Stoop	

**F. Vehicle Access and Parking**

Where an alley is present, parking and services shall be accessed from the alley.	
Parking spaces may be enclosed, covered or open.	
Garages may be detached or tuck-under.	

**G. Common Open Space**

Area	15% of lot area min.
Width	40' min.
Depth	40' min.
No private open space is required.	

**H. Building Size and Massing**

**Main Body**

Width	200' max.
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**Secondary Wing**

Width	40' max.
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**Miscellaneous**

Height	See transect zone in which the building is proposed.
--------	--

**End Note**

<sup>1</sup> Applies to newly created lots.

Staff has been working closely with the developer of the Juniper Point project for a number of years, and as part of the Form-based Code for this development an Apartment Building is proposed as a building type. Staff agrees that there are a few transect zones where such a building type may be appropriately utilized (T4N.2 and T5) as well as certain non-transect zones (MR, HR, and HC). This building type is common in the higher transect zones, and is frequently found in Form-based Codes. (P&Z): AT the May 27<sup>th</sup> work session the Commission discussed a previous standard that implied that access to all units should be from the exterior of the building. Staff has deleted this previous standard, and recommends that it would be appropriate to allow a developer to either choose to provide access to all or some apartments directly to the outside of the building or via an internal courtyard or corridor, or a combination. This provides maximum flexibility in the design of the building.

**Other tasks as a result of this change:**

1. Renumber all of the following Building Types in this Division.

2. **Division 10-40.40 Transect Zones**

- Page 40.40-31

**10-40.40.080 T4N.2 Neighborhood Standards**

**Table C. Allowed Building Types<sup>1</sup>**

Add Apartment Building to this table.

- Page 40.40-37

**10-40.40.090 T5 Main Street Standards**

**Table C. Allowed Building Types<sup>1</sup>**

Add Apartment Building to this table.

- Page 50.110-29

**10-50.110.160 Commercial Block**

**Table B. Lot**

**Lot Size<sup>1</sup>**

Depth 100' min.

**End Note**

<sup>1</sup> Applies to newly created lots.

*This amendment clarifies a concern with the existing lot size standards for the commercial block building type in which the lot sizes in this table assume the creation of new lots through a subdivision process.*

**Table C. Number of Units**

~~Units — 2 Min.~~

*Staff recommends that this standard should be deleted as it is unnecessary. While the commercial block building type may include residential units as either condominiums or apartments, there may be situations where in the downtown (T6) Transect Zone a multi-story building with only retail and office uses, or lodging uses, makes perfect sense.*

## Division 10-50.120 Specific to Private Frontages

- Page 50.120-3

### Table 10-50.120.020.A Private Frontages General

*A comparison of Table 10-50.120.020.A with the Allowed Encroachment and Frontage Types in the Transect Zones revealed a minor inconsistency in the T5 Transect Zone. Table 10-50.120.020.A should, therefore, be corrected as follows:*

Gallery:            Add **T4** as a transect zone in which this private frontage type is permitted

- Page 50.120-9

### 10-50.120-080 Forecourt

#### A. Description

A portion of the main façade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas when it is designed with a hard surface and landscaping as an edge treatment. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

*This minor amendment clarifies that when a forecourt is used within an urban area for restaurant seating, a hard surface is necessary with landscaping only installed as an edge treatment. In an urban context, large landscaped areas are not appropriate.*

#### C. Miscellaneous

A short wall, ~~hedge~~, or fence shall be placed along the BTL where it is not defined by a building.

*Hedges are difficult to grow in Flagstaff because of our climate, and therefore, staff recommends that they be removed from this standard.*