

# 2012 Zoning Code Amendments

## Summary of Proposed Amendments – Technical and Policy

Created: October 23, 2012

Last Updated: November 19, 2012



### Notes:

1. Staff has completed *draft* amendments for almost all of the proposed amendments listed below, with the exception of the possible rework of a section in the Landscape Standards and Sign Standards (see below for a more detailed explanation).
2. This list is not complete, and some minor/technical amendments are still under ongoing staff review. Furthermore, additional amendments and ideas from community members and the Planning and Zoning Commission are still expected.
3. Listed here are only the more substantive technical or policy draft proposed amendments – clerical amendments with no substantive impact or that do not change the meaning of a provision have not been included. These will however, be provided to the Planning and Zoning Commission and City Council in the future.
4. On the few occasions when a new more restrictive standard has been suggested, this is noted as a possible Policy discussion with the City Council.

#	Section #	Section Name	Description of Proposed Amendment	Technical	Policy
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### Chapter 10-20: Administration, Procedures and Enforcement

1.	10-20.30.100	Final Decisions	B. Notice of Decision – amend to allow documentation in writing (including e-mail) rather than regular mail only	Yes	
2.	10-20.40.150	Temporary Use Permits	B. Time limits – clarify that the maximum time limit of 180 days is measured in a calendar year	Yes	
3.	10-20.40.150	Temporary Use Permits	C.3 Food vendors – i. delete the standards for temporary signs as they are established in the preceding paragraph e.	Yes	
4.	10-20.40.150	Temporary Use Permits	C.4 Merchandise and Service vendors – i. delete the standards for temporary signs as they are established in the preceding paragraph e.	Yes	
5.	10-20.40.150	Temporary Use Permits	C. Allowed Temporary Uses – two existing sections of the Zoning Code support the use of RV's as a temporary residence while a new home is under construction. This new section provides clarification of this intent.	Yes	
6.	10-20.50	Amendments to the Zoning Code Text and the Zoning Map	Revisit the process and submittal requirements for the approval of a Zoning Map amendment		Yes

### Chapter 10-30: General to All

7.	10-30.50.040	Public Improvement Agreement	This section is redundant and may be deleted as there are other mechanisms in place (e.g. in the Engineering Standards).	Yes	
8.	10-30.60.030	General Site Planning Standards	H. Built Environment and Land Use Context - include bicycle and transit facilities as elements to be considered in a site analysis	Yes	

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9.	10-30.60.040 (new)	Natural Features and Site Drainage	Insert this as a new section into Division 10-30.60 (Site Planning and Design Standards) the standards from the former LDC's Design Guidelines that were inadvertently not included in the Zoning Code	Yes	
10.	10-30.60.060 (new)	Building Placement	Insert as a new section into Division 10-30.60 (Site Planning and Design Standards) the standards from the former LDC's Design Guidelines that were inadvertently not included in the Zoning Code	Yes	
11.	10-30.60.080	Parking Lots, Driveways, and Service Areas	Include text from the former LDCs Design Guidelines to reinforce the need for connections between parcels	Yes	

**Chapter 10-40: Specific to Zones**

12.	Table 10-40.30.030	Residential: B. Allowed Uses	Rooming and Boarding Facilities – consistent with the former LDC these uses should not be permitted in the ER Zone	Yes	
13.	Table 10-40.30.030.A	Common Open Space Requirements	Reduce the width standard for common open space and delete the depth standard to make it easier to provide common open space on new developments, especially on small lots	Yes	
14.	Table 10-40.30.040	Commercial: B. Allowed Uses	End Note 6 – consistent with the former LDC the development standards of the HR Zone should be added to support residential uses in commercial zones	Yes	
15.	Table 10-40.30.040	Commercial: B. Allowed Uses	Passenger Transportation Facilities – consistent with the former LDC this use should be a conditionally permitted use in the HC Zone	Yes	
16.	Table 10-40.30.040	Commercial: C. Building Form Standards	Building Height – increase the allowed building height in the SC Zone as this is consistent with building height in residential zones and the allowed building height for Live Work Units, which are permitted in this zone	Yes	
17.	Table 10-40.30.040	Commercial: C. Building Form Stds.	Density Requirements – consistent with the former LDC a reference to the HR Zone should be included to support residential uses in commercial zones	Yes	
18.	Table 10-40.30.050	Industrial: B. Allowed Uses	Indoor Commercial Recreation – rather than including “fitness facilities” as a permitted use in the General Services definition, it is cleaner and better practice to instead insert the Indoor Commercial Recreation use into the LI-O Zone as a permitted use	Yes	
19.	Table 10-40.30.050	Industrial: B. Allowed Uses	Services – consistent with the former LDC, End Note 7 should be added to all services uses to provide a performance standard consistent with other non-industrial uses in this industrial zone in compliance with the Regional Plan	Yes	
20.	10-40.40.070.C	T4N.1: Allowed Building Types	Add Single-Family Cottage as an allowed building type in this transect zone as it is equivalent to and smaller than a Single-Family House which is allowed	Yes	

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21.	10-40.60.030	Accessory Dwelling Units (ADUs)	Size – delete the maximum percentage requirement as it may preclude the construction of an ADU on a lot with a small house	Yes	
22.	10-40.60.210	Manufactured Homes	C. Manufactured Home Subdivisions – as recommended by the City Attorney this section should be moved into the Subdivision Regulations in Title II	Yes	
23.	10-40.60.230	Meeting Facilities, Public and Private	B. Neighborhood Meeting Facilities – provides clarification based on the requirements of Table 10-40.30.030.B that a Conditional Use Permit is needed for facilities with > 250 seats	Yes	
24.	10-40.60.270	Planned Residential Development	B. Building Types for Planned Residential Development – insert a new paragraph 3. to clarify what building height standards apply when a PRD is proposed in a non-transect zone	Yes	
25.	Table 10-40.60.270	A PRD Building Type Options	Insert a new End Note to clarify how building types are applied when a PRD is proposed in a commercial zone	Yes	
26.	10-40.60.300	Secondary Single-Family Dwelling	B. Standards – insert a clarifying paragraph to ensure that if a secondary residence is demolished, a relationship between the existing primary and a new secondary single-family home is maintained	Yes	
27.	10-40.60.310	Telecommunications Facilities	C. General Requirements for Telecommunications Facilities – include new standards for camouflaged sites that have been applied by staff for many years and that were inadvertently omitted when the new Zoning Code was adopted	Yes	

**Chapter 10-50: Supplemental to Zones**

28.	10-50.20.020	Applicability	A. In addition to the other applicability requirements, consistent with the former LDC clarify that Architectural Design Standards would only apply to an application for new development subject to a Conditional Use Permit	Yes	
29.	10-50.20.030	Architectural Standards	I. Building Materials – insert a new paragraph c. that explains how building materials should be applied to a building with visually heavier materials below visually lighter materials	Yes	
30.	10-50.20.030	Architectural Standards	B. Building Massing and Scale – insert a new paragraph 8. Gas Station Service Canopies to capture a design standard from the LDC that was inadvertently omitted from the Zoning Code	Yes	
31.	10-50.60.030	Landscaping Plans	A. Concept Landscape Plan - amend to require a concept landscape plan (with less detail) with a concept site plan rather than a preliminary landscape plan	Yes	
32.	Table 10-50.60.040.C	Interior Landscaped Area Required per Number of Off-Street Parking Spaces	This table can be deleted as it is redundant	Yes	

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33.	10-50.60.050	Landscaping Standards	The landscaping standards and requirements for landscape materials in the new Zoning Code are significantly reduced from the former LDC and appear to be appropriate and are working well. However, there are inconsistencies between tables and written standards that will be addressed through a rewrite of this section. No new standards are suggested to be added, and where necessary when resolving inconsistencies, standards will be streamlined and simplified.	Yes	
34.	10-50.60.090 (New)	Violations and Enforcement	Consistent with other Divisions in the Zoning Code (Parking, Outdoor Lighting, Natural Resources, Signs, etc.) a new section should be inserted to support the Maintenance Section to deal with instances where landscape materials are illegally removed and replacement materials are required.		Possibly
35.	10-50.70.050	General Requirements – All Lighting Zones	B. Lighting Classes – 2.b., amend to ensure that a max. of 10% non-LPS lighting applies only to Class 2 lighting rather than all lighting classes which does not make sense	Yes	
36.	Table 10-50.70.050.B	Lamp Type and Shielding Standards	Class 3 Lighting (Decorative) – consistent with the former LDC all lamp types 2,500 lumens or above per fixture should not be allowed in Zone 2	Yes	
37.	Table 10-50.80.040.A	Number of Motor Vehicle Parking Spaces Required	Residential: Amend to increase the number of required parking spaces for residences with 4+ bedrooms as staff has frequently had to deal with complaints of parking deficiencies for such dwelling units		Yes
38.	Table 10-50.80.040.A	Number of Motor Vehicle Parking Spaces Required	Residential: Consider deleting the reduced parking requirements for affordable housing developments because when applied they invariably result in a deficit of parking spaces which creates additional problems, or in the alternative, only apply the reductions to multi-family residential developments over a certain threshold based on number of units or area in acres		Yes
39.	10-50.80.050	Bicycle Parking	B. Required Spaces – amend the standard for bike racks to ensure consistency with the Engineering Standards	Yes	
40.	10-50.80.060	Parking Adjustments	I. General to All Zones – consider reducing the allowed parking reduction for residential projects within ¼ mile of a transit stop from 10% to 5%		Yes
41.	10-50.80.080	Parking Spaces, Parking Lot Design, and Layout	C. Parking for Disabled Persons – consider whether the requirements for number of accessible parking standards and their dimensions should be amended to be consistent with federal standards		Yes
42.	10-50.100.040	General Restrictions for All Signs	B. Display Restrictions, Applicability – consistent with the former LDC include animated signs, costumed characters, stuffed animals, etc. as prohibited sign types.	Yes	

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43.	10-50.100.060	Permanent Signs	(3) Building Mounted Signs – the Zoning Code includes the same standards from the former LDC for the calculation of the area of building mounted signs, as well as very precise standards to determine where the signs may be placed on a building. These are often restrictive and difficult to apply when an unusual circumstance arises. Staff therefore suggests that these standards be amended (this is supported by many sign design professionals) by eliminating the restrictive requirements on where a sign may be placed on a building, and instead allowing the business owner or property owner to decide where to place their sign. Note this would be a change that provides less restrictive standards than those in the Zoning Code today.		Yes
44.	Table 10-50.100.060.O	Standards for Permanent Window Signs	An amendment is proposed to include permanent window signs within the total aggregate sign area for building mounted signs, except that window sign area less than 10 sq. ft. in area would be exempt	Yes	
45.	10-50.70.100	Temporary Signs	Consider an amendment that would allow for the placement of temporary banners welcoming the Cardinals and NAU students, and supporting NAU sports teams. These banners are not currently authorized under the Zoning Code.		Yes
46.	10-50.70.100	Temporary Signs	Staff suggests that the concept of temporary business signs should be reassessed and a different approach taken to make them more manageable to business owners and their use easier to administer by the City. Staff has developed a number of ideas to resolve this issue that will be presented to the Council at a future meeting. Related to this issue is an idea to allow for additional freestanding sign area so that all tenants in a multi-tenant building such as a strip mall may have an opportunity to have signage to advertise their business.		Yes
47.	10-50.100.080	Sign Districts of Special Designation	E. (new) - insert a new district for the Flagstaff Mall to allow for off-site signage at a specific location		Yes
48.	10-50.100.090	Comprehensive Sign Programs	B. Applicability – expand the Comprehensive Sign Program (currently limited to commercial uses only) so that it may also apply to multi-family residential developments and institutional uses, therefore allowing these uses to also use a larger sign subject to the enhanced design standards		Possibly
49.	10-50.110-030	Building Types Overview	Consider the possibility of adding a Stacked Triplex as a new building type as part of the Form-based Code portion of the Zoning Code		Possibly
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**Chapter 10-60: Specific to Thoroughfares**

53.	Table 10-60.10.080.A	Summary of Thoroughfare Components	To ensure consistency with the former LDC (Traditional Neighborhood District) and the Engineering Standards, minor amendments are needed in this table relative to parking lane and travel lane widths, and movement types.	Yes	
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**Chapter 10-80: Definitions**

54.	10-80.20.010	Definitions, "A"	Aggrieved person – on the recommendation of the City Attorney's office add this as a defined term	Yes	
55.	10-80.20.030	Definitions, "C"	Cisterns – amend the existing definition to conform to the City's Rain Water Harvesting Guidelines	Yes	
56.	10-80.20.070	Definitions, "G"	Garden Walls – insert a new definition to define this term	Yes	
57.	10-80.20.090	Definitions, "I"	Internal Illumination – delete this definition as it is redundant and already include in the definition for "Sign, Internally Illuminated"	Yes	
58.	10-80.20.180	Definitions, "R"	Rain Barrels – amend the existing definition to conform to the City's Rain Water Harvesting Guidelines	Yes	
59.	10-80.20.190	Definitions, "S"	Structure - amend the existing definition to exclude rain barrels and cisterns to conform to the City's Rain Water Harvesting Guidelines	Yes	

**Chapter 10-90: Maps**

60.	10-90.80.010	Zoning Map	B. – clarify that the Zoning Map also includes the Regulating Plan which shows the distribution of transect zones within the Form-based Code study area	Yes	
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