

Summary of Policy Issues

Proposed Amendments to the Zoning Code

Chapter 10-40 (Specific to Zones)

October 6, 2015

Division 10-40.30 Non-Transect Zones

10-40.30.030 Residential Zones

Policy Question(s):

- Should the use type currently called “Rooming and Boarding Facility” be deleted and the three uses previously grouped within it be listed separately, i.e. dormitories, single room occupancies (SRO) and fraternities/sororities?
- Should dormitories, single room occupancies (SRO) and fraternities/sororities be removed from the list of permitted uses in the Estate Residential (ER) and Manufactured Housing (MH) Zones as they are not appropriate uses within these zones?

See Page 40-4 & 40-5 of the proposed amendments to this Division

Existing Zoning Code	Proposed Amendment to the Zoning Code
<p>Uses the term “Rooming and Boarding Facility” which includes three separate and different uses, including dormitories, SROs, and fraternities/sororities.</p> <p>Includes dormitories, SROs, and fraternities/sororities as permitted uses in the ER and MH Zones.</p>	<p>As dormitories, SROs, and fraternities/sororities are three distinctly separate uses (See the amended definitions of these uses included on Page 5), they are proposed to be listed separately to minimize confusion.</p> <p>These uses are not currently permitted in the RR Zone. As the ER Zone has similar large lot characteristics it is recommended that these uses should not be permitted in this Zone.</p> <p>These uses are also proposed to be removed from the MH Zone to assure the provision of manufactured homes within the City.</p>

10-40.30.040 Commercial Zones

Policy Question(s):

- Should regional meeting facilities be removed from the list of allowed uses in the Suburban Commercial (SC) Zone?
- Should it be easier to build a single-family home in the Community Commercial (CC) Zone by allowing a single-family dwelling as a permitted use in this Zone?
- Should bars/taverns be permitted as a new use in the Community Commercial (CC) Zone?
- Should the allowed maximum building height in Suburban Commercial (SC) Zone be increased from 25 to 35 feet?

See Page 40-8 to 40-11 of the proposed amendments to this Division

Existing Zoning Code	Proposed Amendment to the Zoning Code
<p>Table B (Allowed Uses) currently allows regional meeting facilities in the SC Zone.</p>	<p>Recommends the removal of regional meeting facilities from the SC Zone as this zone is intended for neighborhood serving uses that are not</p>

<p>Table B (Allowed Uses) currently prohibits construction of a single family dwelling in the CC Zone. Residential uses are only permitted as a part of a mixed-use development with the residential use located above or behind a commercial use.</p>	<p>regional in scope. Regional meeting facilities are permitted in all other commercial zones.</p> <p>Specifically allows single-family residences as a permitted use on a lot or parcel in the CC Zone. This is especially important in areas such as the south Sunnyside neighborhood where a majority of lots while zoned CC are developed as single-family residences.</p>
<p>Table B (Allowed Uses) currently prohibits bars/taverns within the CC Zone. Note that micro-breweries/micro-distilleries are currently permitted in this zone.</p>	<p>Specifically would allow bars and taverns in the CC Zone because micro-breweries/micro-distilleries are currently permitted.</p>
<p>Table C (Building Form Standards) establishes the maximum building height for the SC Zone as 25 feet.</p>	<p>Increases the allowed building height in the SC Zone to 35 feet consistent with the maximum height limitations of typical surrounding residential zones, such as the RI (Single-family Residential) Zone.</p>

10-40.30.050 Industrial Zones

Policy Question(s):

- Should micro-breweries and micro-distilleries be allowed as permitted uses in the LI and LI-O Zones?

See Page 40-12 of the proposed amendments to this Division

Existing Zoning Code	Proposed Amendment to the Zoning Code
<p>The existing standards are silent on this question, especially on whether a taproom associated with these uses may be allowed.</p>	<p>Specifically states that micro-breweries and micro-distilleries would be permitted in the LI and LI-O Zones. If a taproom is proposed as part of a micro-brewery or micro-distillery use in the LI Zone, a conditional use permit is required.</p>

Division 10-40.40 Transect Zones

T4N.1-O; T4N.2-O; T5; T5-O; T6 Transect Zones

Policy Question(s):

- Should micro-breweries and micro-distilleries also be allowed as permitted uses in the T4N.1-O, T4N.2-O, T5, T5-O, and T6 Transect Zones?

See Page 40-16&17 of the proposed amendments to this Division

Existing Zoning Code	Proposed Amendment to the Zoning Code
<p>The existing standards are silent on whether micro-breweries and micro-distilleries would be permitted in these transect zones, although bars and taverns are already permitted in these zones.</p>	<p>Specifically would allow the establishment of a micro-brewery or micro-distillery in the T4N.1-O, T4N.2-O, T5, T5-O, and T6 Transect Zones.</p>

Division 10-40.60 Specific to Uses

10-40.60.240 Micro-breweries and Micro-distilleries

Policy Question(s):

- Micro-breweries and micro-distilleries have become very popular in cities and towns across the country, and there has been an increase in their establishment within the City of Flagstaff. Should new development standards for these uses be included in the Zoning Code?

See Page 40-25 of the proposed amendments to this Division

Existing Zoning Code	Proposed Amendment to the Zoning Code
The existing Code does not include development standards specific to micro-breweries and micro-distilleries.	Specifically provides development standards for micro-breweries and micro-distilleries based on staff's research of similar standards in other communities.

10-40.60.250 Mixed Use

Policy Question(s):

- The former Land Development Code (LDC) included standards for mixed use developments. The current Zoning Code also includes mixed use standards, but staff and the development community have found them to be incomplete and difficult to apply. Should these standards be clarified and expanded by, for example, including a reference to how the Regional Plan promotes mixed-use development, providing more precise standards on the mix of uses within a building, and the inclusion of site layout and development standards?

See Page 40-25 to 40-29 of the proposed amendments to this Division

Existing Zoning Code	Proposed Amendment to the Zoning Code
Includes incomplete standards for mixed-use development.	Includes: An expanded introduction referencing the Regional Plan; Standards and illustrations to clarify the mix of uses within a mixed-use development; and A table with site layout and development design standards for mixed-use developments.

10-40.60.270 Planned Residential Development

Policy Question(s):

- The current Zoning Code includes standards for Planned Residential Developments (PRDs). This development type has proven to be a popular choice for the development community, but staff and local developers have found them to be incomplete. Should these standards be clarified and expanded by, for example, including standards to allow more flexibility for building types not specifically listed in the Zoning Code, clarifying which building types may be utilized in the non-transect zones, adding commercial zones to Table 10-40.60.270.A, and relaxing the standards for open space when required preserved natural resources are located on a site?

See Page 40-30 to 40-32 of the proposed amendments to this Division

Existing Zoning Code	Proposed Amendment to the Zoning Code
Includes incomplete and hard to apply standards for Planned Residential Developments.	Includes: A new section to provide better guidance on how a building type not specifically listed in the Code maybe used in a PRD; Clearer standards to clarify the application of the listed building types in the non-transect zones; and The addition of the commercial non-transect zones to allow for the expansion of Planned Residential Developments into these zones.

10-40.60.300 Secondary Single-Family Dwelling

Policy Question(s):

- Should a new standard be added to Table 10-40.60.300.A that establishes a new building height limitation for Secondary Single-Family Dwellings applicable within Historic Overlay Zones?

[Note that staff and the Planning and Zoning Commission recommended that this Section should be moved from the Zoning Code to the Subdivision Regulations (City Code Title 11) as this Section establishes a process and standards for the subdivision of land under specific conditions.]

See Page 40-33 of the proposed amendments to this Division

Existing Zoning Code	Proposed Amendment to the Zoning Code
Does not include a building height standard. There is concern that in a Historic Overlay Zone (such as Flagstaff Townsite) out-of-scale buildings may result as a result of a lot split under the Secondary Single-Family Dwellings standards when an existing detached residence is demolished.	Includes a new standard that applies in a Historic Overly Zone to confirm that the height restrictions that may be established for that zone shall apply to any new construction if a pre-existing detached residence is demolished.

Chapter 10-80 (Definitions)

Division 10-80.20: Definitions of Specialized Terms, etc.

Section 10-80.20.040 Definitions, "D."

- Page 80.20-25

Dormitories: A building or portion thereof ~~that which~~ contains living quarters in individual rooms for nine or more students, staff, or members of a college, university, primary or secondary boarding school, theological school, ~~or~~ other comparable organization, or an organization or business that provides living quarters for its employees, provided that such building is either owned or managed by such organization. Areas held in common by all tenants within a dormitory include, but are not limited to, common gathering and meeting rooms, cooking facilities, laundry and other facilities. Single-family and two-family dwellings are defined separately. ~~See "Rooming and Boarding Facilities."~~

This amendment more precisely defines a dormitory. Staff also recommends that the rooming and boarding facility use be eliminated as it is confusing because it incorrectly combines a single room occupancy facility with a dormitory, rooming and boarding facility, and fraternity or sorority.

Section 10-80.20.060 Definitions, "F."

- Page 80.20-34

Fraternity, Sorority: Group living facilities of ~~greater than eight for nine or more~~ occupants, owned by an organization of university or college students or their parent organizations for housing members while enrolled in school and recognized as a student group by the university or college. ~~See "Rooming and Boarding Facility."~~

The reference to rooming and boarding house is removed consistent with previously described amendments to delete this use type.

Section 10-80.20.190 Definitions, "S."

- Page 80.20-76

Single Room Occupancy (SRO): A residential facility structure that provides living units with separate sleeping and bathroom facilities which are rented on a weekly or monthly basis. ~~that have separate sleeping areas and some combination of shared bath or toilet facilities.~~ Common facilities and services for laundry, cleaning, and meals may be provided for the residents. ~~The structure may or may not have separate or shared cooking facilities for the residents.~~ Single room occupancy includes buildings structures sometimes called residential hotels and rooming houses. ~~See also "Boarding and Rooming Houses."~~

This amendment updates and clarifies the definition of a single room occupancy and the reference to rooming and boarding house is removed consistent with previously described amendments to delete this use type.