

Proposed Amendments to the Zoning Code

Final Planning and Zoning Commission Recommendation

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Chapters 10-60 (Specific to Thoroughfares) and 10-80 (Definitions)

A summary of major/substantive amendments proposed in **Chapter 10-80** (e.g. a new definition is added or an existing definition is changed) is provided in the table below (No substantive amendments are proposed in Chapters 10-60, 10-70 or 10-90):

Section No.:	Zoning Code Page No.:	Brief Description	Page No. (this document):
Chapter 10-80: Definitions			
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Chapter 10-60: Specific to Thoroughfares

- Page 60.10-6

Table 10-60.10.080.A Summary of Thoroughfare Components.

1. T3 Movement Type – Travel Lane width for Lots > 1 acre should be 9’ not 8’
2. T4 and T5 Movement Type – Bicycle Facility for Free and Speed 30 thoroughfares should be marked as “S” rather than “P”.
3. Add a new symbol in the key – “S” for “When authorized by staff”.
4. T6 Movement Type – Travel Lane width for Slow thoroughfares should be 9’ not 8’; and Parking Lane (if provided) should be 8’ not 7’ in both T5 and T6 except on SLOW streets where 7’ is appropriate.

The amendments suggested above ensure consistency with the City of Flagstaff’s Engineering Standards and values that were incorrectly brought forward from the TND chapter of the former LDC.

Chapter 10-80: Definitions

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

Section 10-80.20.010 Definitions, "A."

Animal Keeping: ~~Raising or keeping of cattle, goats, horses, sheep, rabbits, poultry, or other animals.~~ The raising or keeping of certain farm animals (including for example, horses, cows, goats, or sheep) as authorized in City Code Chapter 6-03, (Animals). Animal keeping does not include the keeping of common household pets such as birds, dogs, or cats. Does not include shelters or kennels, see "Kennel, Animal Boarding."

As the current Zoning Code does not have a definition for this use, staff recommends that this new definition should be included.

Apartment: Any real property that has one or more structures and that contains ~~three~~^{four} or more dwelling units for rent or lease including mini-dorms.

This minor amendment ensures consistency with the Building Code and the standards for review of apartment buildings.

As-built Plans: A set of architectural plans and other drawings that document actual existing conditions of a building and site, prepared by a qualified technician who collects accurate data, such as measurements and photographs, to inform the drawings. Unless specified otherwise, the Historic American Building Survey Guidelines shall be used to determine techniques for developing the drawings and for required drawing content.

This amendment recommended by the Historic Preservation Commission ensures that a term used in the Zoning Code is defined.

Section 10-80.20.020 Definitions, "B."

- Page 80.20-12

Bed and Breakfast Establishment: ~~The use of an owner-occupied single-family residence for commercial lodging purposes.~~ Accommodations offered by a private home, consisting of a room for the night and breakfast the next morning for one inclusive price.

This amendment provides a more general definition for a bed and breakfast and removes all reference to development standards, such as, that the facility must be owner occupied.

- Page 80.20-13

Boat: a small vessel or watercraft propelled on water by oars, sails, or one or more engines. A boat is not considered a recreation vehicle even though it may have facilities for temporary living quarters.

This amendment provides a definition for a term that was not previously defined in the Zoning Code.

Buildable Area:

1. In a manufactured home subdivision, the area where a manufactured home, other structure or automobile parking shall be placed on each lot.

2. The portion of a lot or parcel, exclusive of required setback areas or open space, within which a building or structure may be built.

This amendment provides a more inconclusive definition of buildable area.

- Page 80.20-14

Building-forward Design: The design and layout of a development site in which buildings are placed as closed to a primary street frontage as possible so that vehicle parking and circulation areas, including driveways, are located behind or to the side of a building. On a corner lot or parcel an appropriate building-forward design would place the building at the intersection.

This definition helps to clarify and define the concept of building-forward design.

[Insert appropriate illustration]

Section 10-80.20.030 Definitions, "C."

- Page 80.20-16

~~Cisterns:~~ ~~Storage containers that capture a larger volume of runoff stormwater than a rain barrel.~~ Any above or below ground storage container used solely for the collection and storage of rainwater that has a capacity greater than 100 gallons.

The amendment to this definition is recommended by City Stormwater Section staff.

- Page 80.20-19

Composting Facility: A facility in which controlled biological decomposition of organic solid waste excluding restaurant grease and septage derived primarily from offsite locations under in-vessel anaerobic or aerobic conditions occurs for commercial purposes.

This simple amendment clarifies that restaurant grease and septage is not permitted in a composting facility.

~~**Concept Plan:** A generalized plan that conceptually illustrates a development proposal, including the identification of proposed land uses, land use intensity, circulation, and open space/sensitive areas. The relationship of the proposed development to existing surrounding development and uses should also be reflected.~~

When Ord. 2013-21 was adopted a new definition of concept plan was adopted by the Council. At this time the old definition shown in strike-out above was inadvertently not deleted. The correct and updated definition was included in the Zoning Code.

- Page 80.20-21

Construction Storage/Supply Yard: An outdoor storage facility operated by or on behalf of a contractor for the storage of large equipment, vehicles, and/or materials commonly used in the individual contractor's type of business, and the repair and maintenance of the contractor's equipment. May include an accessory office or buildings for the storage and repair of equipment and vehicles.

As the current Zoning Code does not have a definition for this use, staff recommends that this new definition should be included.

Coverage: The portion of a lot, expressed as a percentage, that is covered by any and all buildings and structures including accessory buildings and decks; except ~~for~~ing paved areas, uncovered parking areas, single-level unenclosed covered parking areas such as a carport (unless the roof space is used for any use or activity), structures supporting solar collectors, unenclosed covered walkways, driveways, walks, patios~~lanais~~, terraces, swimming pools, and landscape areas

This amendment ensures consistency with the former LDC, and staff's interpretation and practice with implementation of the Zoning Code by including structures and decks within the definition of lot coverage.

Section 10-80.20.040 Definitions, "D."

- Page 80.20-21

Day Care, Center: A facility regulated by the State that provides supervision for less than 24 hours per day for ~~eight~~nine or more children, elderly, or disabled persons in a facility other than a residence. This includes adult day care or adult day health as define in A.R.S 46-191.1.

This minor amendment is needed because a "Day Care, Home" is defined as a facility "that receives no more than eight children, elderly, etc."

- 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.

Driveway: A vehicular lane or lanes within a lot, or shared between two lots, providing access for vehicles ~~usually leading~~ to a garage, parking space, or ~~other~~ parking area.

This amendment clarifies the definition of a driveway.

Drive-through Aisle: A vehicular lane or lanes provided to serve a drive-through retail or service use including the required drive-through stacking area, area in front of order and pick-up windows, and the exit lane or lanes to a public street.

This amendment provides a definition for a term that was not previously defined in the Zoning Code.

- Page 80.20-26

Duplex: A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot or parcel. Said units may be attached front-to-back, side-to-side or stacked one atop the other.

1. **Front-to-Back:** An attached building type with two independent living units with one unit placed behind the other and sharing a common or party wall.
2. **Side-by-side:** An attached building type with two side-by-side independent living units sharing a common or party wall.
3. **Stacked:** An attached building type with two independent living units stacked one on top of the other.

Staff recommends that the definition of “Dwelling, Two-family” should be merged with the definition of “Duplex” as these terms refer to the same building type. This change is reflected in Chapter 10-40 (Specific to Zones) and elsewhere in the Zoning Code where the term two-family dwelling is used.

Dwelling: One or more habitable rooms for residential use that are used as a home, residence, or sleeping place by one or more persons and which may shall contain sleeping, sanitary, and cooking facilities. Dwelling includes an apartment or condominium. This does not include a motel or hotel room (see “Lodging”) or suite or guest rooms in a boarding house (see “Boarding and Rooming Facilities”) or bed and breakfast (see “Bed and Breakfast Establishment”).

This minor amendment ensures consistency with the City’s adopted Building Code.

Dwelling, Multiple-Family: A dwelling contained in a building comprised of three~~four~~ or more dwelling units.

This amendment provides consistency with the definition of a multi-family building in the Building Code.

~~**Dwelling, Secondary Single-Family:** An existing detached residential unit, secondary in scale and bulk to the primary residence, used either as a second unit on an existing lot or on a separate parcel in connection with a land split. Refer to Section 10-40.60.300 (Secondary Single-Family Dwelling).~~

As this term is being moved from the Zoning Code to Title 11 of the City Code, this definition may be deleted.

~~**Dwelling, Two-Family:** A residential building designed to be occupied by two families living independently of each other.~~

Refer to the explanation for the amendment to the definition of duplex on the previous page.

Section 10-80.20.060 Definitions, “F.”

- Page 80.20-30

Fenestration: The arrangement of openings in a building wall, including windows and doors, allowing light and views between the interior and the exterior of a building.

This amendment ensures that a term used in the Zoning Code is defined.

- Page 80.20-32

Flea Market: An occasional or periodic market held in an open area or structure where goods are offered for sale to the general public by individual sellers from open or semi-open facilities or temporary structures outside of an enclosed building.

This amendment ensures that a term used in the Zoning Code is defined.

- Page 80.20-33

Floodplain: Any areas in a watercourse that have been or may be covered partially or wholly by floodwater from a one hundred-year flood. For the purposes of this Zoning Code, floodplain areas shall be considered as one of the following types:

1. **Urban Floodplains:** Delineated floodplain areas that are located in developed urban areas of the City.
2. **Rural Floodplains:** Delineated floodplain areas that are essentially open space and natural land uses ~~which and~~ are unsuitable for ~~urban~~ development and active recreation purposes due to poor natural soil conditions and periodic flood inundation.

This amendment is suggested by the City's Stormwater Section to clarify that active recreation (this includes ball fields and golf courses) are not suitable in rural floodplains.

- 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.

Frontage: The areas ~~s~~ between a façade and the vehicular lanes inclusive of its built and planted components of private property and the right-of-way. Frontage also includes civic space such as a square or plaza, located within a block. Frontage is divided into private frontage and public frontage. Includes all the property fronting on one side of a street between the two nearest intersecting streets, excluding alleys, measured along the line of the street or, if dead-ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street.

This amendment expands the definition of frontage to include a civic space, such as Heritage Square, located within a block.

FUTS: (Pronounced "foot") The Flagstaff Urban Trails System, a city-wide network of non-motorized, shared-use path ways that are used by bicyclists, walkers, hikers, runners, and other users for both recreation and transportation.

Section 10-80.20.070 Definitions, "G."

- Page 80.20-35

Garden Wall: A non-structural wall used to retain soil to prevent it from eroding away for which no Building Permit required.

This amendment ensures that a term used in the Zoning Code is defined.

- Page 80.20-36

General Services: Facilities primarily engaged in providing personal services, commercial services, and miscellaneous repair services and shops, including but not limited to the following:

Commercial Services:	Repair Services:	Personal Services:
		Wedding chapels, private
		Fitness Facilities

On June 21, 2011 when council was approving the final amendments to Chapter 10-80 (Definitions) in the General Services definition on Page 80.20-35 under the Personal Services column of the table "Fitness Facilities" were included as a general services use. This use was inadvertently omitted and was not included within the final published Zoning Code as it should have been. However, following a staff discussion on an application for a rock climbing gym proposed in an LI zone, it was agreed that a cleaner and better way of accomplishing the same goal was to remove fitness facilities from this definition and instead to add "Indoor Commercial Recreation" as "UP7" in the LI-O zone.

~~—**Government Offices:** Includes governmental office buildings and grounds.~~

This definition has been moved to Section 10-80.20.150, Definitions "O."

- Page 80.20-37

Group Home: A residential facility for eight or fewer unrelated persons providing living facilities, sleeping rooms, and meals in a family-like environment. The number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 10. This use shall be considered as a single-family dwelling in terms of applicable building form standards. Residents are supervised by a sponsoring entity or its staff which furnishes rehabilitative services to the group home residents. A group home is owned or operated under the auspices of a nonprofit association, private care provider, government agency, or other legal entity, other than the residents themselves or their parents or other individuals who are their legal guardians. A group home imposes no time limit on how long an individual can reside in the group home. A group home is a relatively permanent living arrangement where tenancy is measured in years. ~~This use shall be considered as a single family dwelling in terms of applicable building form standards. The number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 10.~~ This category does not include a home for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities, see "Institutional Residential."

The amendments to this definition more accurately define a "group home" and are based on policy recommendations from the American Planning Association for such uses.

Section 10-80.20.080 Definitions, "H."

- Page 80.20-39

Home Occupation: Any occupation, profession, activity, or use which is ~~customarily, in whole or in part,~~ conducted in a residence and, which does not change the exterior of the property, ~~or~~ affect the character of the residential use, or bring customer traffic into a residential neighborhood. ~~A home occupation does not include pet grooming, sales offices, automobile repairs, commercial stables, massage businesses, veterinary hospitals or clinics, medical marijuana dispensaries, medical marijuana dispensary offsite cultivation locations, medical marijuana qualifying patient cultivation locations, or other uses that would bring customer traffic into the neighborhood.~~

This amendment improves, clarifies and simplifies this definition by eliminating the uses which are not considered as home occupations.

- Page 80.20-39

Hospital: An institution, place, building, or agency, public or private, whether organized for profit or not, devoted primarily to the maintenance and operation of facilities for the diagnosis and treatment or care of ~~two or more unrelated~~ persons admitted for overnight stay or longer in order to obtain medical treatment, including surgical, obstetric, psychiatric, and nursing care of illness, disease, injury, infirmity, or deformity. The term "hospital" also includes:

1. Any facility which is devoted primarily to providing psychiatric and related services and programs for the diagnosis and treatment or care of ~~two or more unrelated~~ persons suffering from emotional or nervous illness; and
2. All places where pregnant women are received, cared for, or treated during delivery, regardless ~~irrespective~~ of the number of patients received; ~~and~~
- ~~3. General and specialized hospitals, tuberculosis sanitarium, maternity homes, lying-in-homes, and homes for unwed mothers in which aid is given during delivery.~~

This amendment updates and clarifies the definition of a hospital.

Section 10-80.20.090 Definitions, "I."

- Page 80.20-41

Internal Illumination: ~~A source of illumination contained entirely within the sign that makes the contents of the sign visible at night by means of light being transmitted through a translucent material, but wherein the source of the light is not visible.~~

This definition is redundant and can be deleted as there is already a definition for "Sign, Internally Illuminated".

- Page 80.20-42

Inn: ~~A lodging type, owner-occupied, offering six to 12 bedrooms, permitted to serve breakfast in the mornings to guests.~~

This definition can be deleted as this term is not used in the Zoning Code.

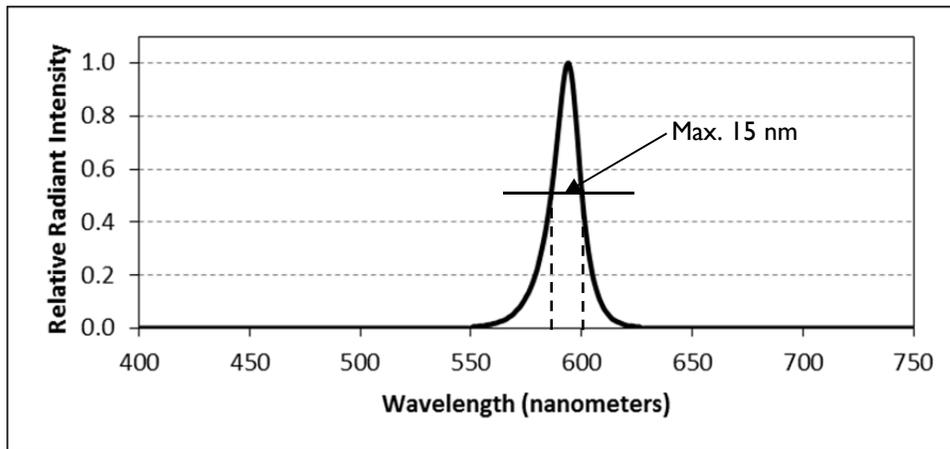
Institutional Use: A non-profit or quasi-public use such as a religious institution, library, public or private school, hospital, or government-owned or government-operated structure or land used for public use.

As the current Zoning Code does not have a definition for this use, staff recommends that this new definition should be included.

10-50.20.120 Definitions, "L."

- Page 80.20-44

LED, Narrow-Spectrum Amber: A light emitting diode (LED) with a spectrum similar to that shown in the graph below, and with a peak wavelength between 585 and 595 nanometers and a full width at 50 percent power no greater than 15 nanometers.



Representative Narrow-Spectrum Amber LED spectrum

This amendment helps to explain the spectrum characteristics of a Narrow-Spectrum Amber LED lamp.

- Page 80.20-44

Light Reflectance Value (LRV): A measure of visible and usable light that is reflected from a surface when illuminated by a light source, and conversely how much it absorbs. LRV is typically measured on a scale from 0% to 100% where a LRV of zero is assumed to be an absolute black and a LRV of 100% is assumed to be perfectly reflective white.

This amendment ensures that a term used in the Zoning Code is defined.

- Page 80.20-45

Lighting Class 1: All outdoor lighting used for applications where color rendition is required~~important~~ to preserve the effectiveness of an~~the~~ activity.

Lighting, Class 2: All outdoor lighting used for applications, ~~but not limited to, illumination for walkways, roadways, equipment yards, parking lots and outdoor security~~ where general illumination for safety or security ~~of the grounds~~ is the primary concern.

Lighting, Class 3: Any outdoor lighting used for decorative ~~purposes~~effects including, but not limited to, architectural illumination, flag and monument lighting, and illumination of trees or bushes.

The amendments to the Lighting Class definitions ensure consistency with the use of these terms in Section 10-50.70.050 B. (Lighting Classes). Examples of the application of these lighting classes have been consolidated in this Code Section.

- Page 80.20-46 and -47

Lot Lines: The recorded boundary that legally and geometrically demarcates a lot. Types of lot lines are as follows:

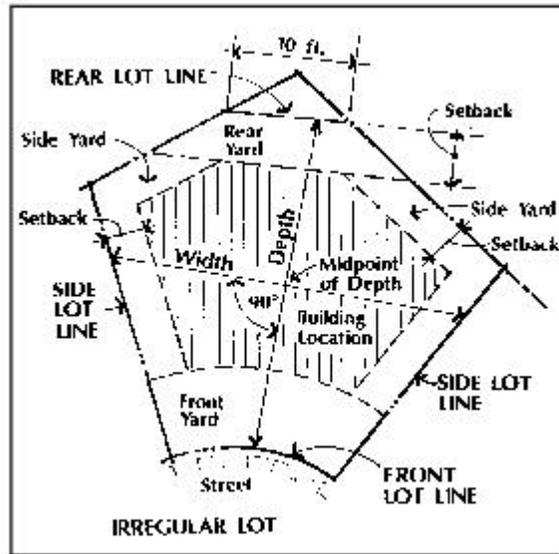
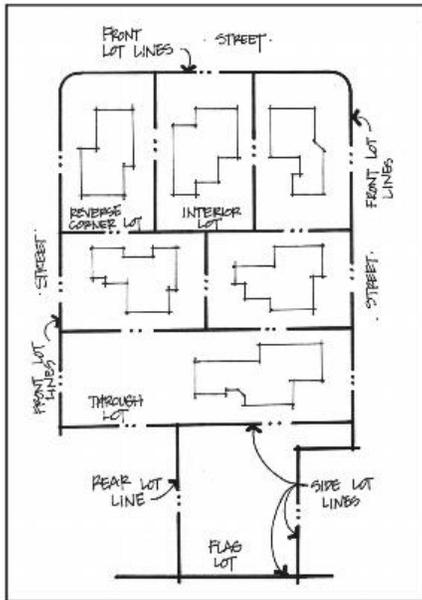
Lot Line, Front: A lot line on the lot's frontage.

1. **Corner Lot:** Either of the two lines adjacent to the streets as platted, subdivided, or laid out, except that the front lot line shall be that line ~~which is obviously the front by reason of the prevailing custom of the other buildings on the block. If such front is not evident, then either may be considered the front of the lot, but not both.~~
2. **Interior Lot:** The property line separating the lot from ~~bounding~~ the street frontage.
3. **Through Lot:** On a through lot both lot lines are front lot lines and the lot is considered to have no rear lot line~~That line which is obviously the front by reason of the prevailing custom of the other buildings in the block. Where such front lot line is not obviously evident, the Director shall determine the front property line. Such a lot over 200 feet deep shall be considered, for the purpose of this definition, as two lots, each with its own frontage.~~

Lot Line, Rear: The ~~at~~ lot line which is most distant from and most closely parallel to ~~opposite~~ the front lot line. Where the side lot lines meet in a point, the rear lot line shall be assumed to be a line not less than 10 feet long lying within the lot and parallel to the front lot line. In the event that the front lot line is a curved line, then the rear lot line shall be assumed to be a line not less than 10 feet long, lying within the lot and parallel to a line tangent to the front lot line at its midpoint.

Lot Line, Side: Lot lines connecting the front and rear lot lines.

The amendments proposed above are intended to make the definitions easier to understand and apply. Insert illustration(s) to make these definitions clearer.



10-50.20.130 Definitions, "M."

- Page 80.20-52

Manufactured Home: A structure built in compliance with Arizona Revised Statute, Title 41, Chapter 16, Articles 1, 2, 3, 4, and 5, Rules and Regulations A.A.C. R4 34 101— R4 34 1001, A.A.C. R4 36 201— R4 36 311, constructed in a factory or axles, and trailer tongue, but is primarily designed to be installed once. A manufactured home can be retro-fitted easily with running gear and moved with a temporary license plate. These units are built to the Housing and Urban Development standards. A transportable structure built on a permanent chassis in a factory or manufacturing plant in compliance with the Housing and Urban Development standards that is designed to be used as a dwelling with or without a permanent foundation and under the regulation of the Arizona State Office of Manufactured Housing.

This amendment simplifies, clarifies and updates this definition.

Manufacturing and Processing, Incidental: Facilities that are incidental and subordinate to the allowed primary use manufacturing or processing facility on a site, such as a coffee roaster, brewery or distillery.

This essentially clerical amendment is suggested to clarify the meaning of this sentence.

- Page 80.20-53

Micro-brewery or Micro-distillery: A facility engaged in the production, bottling, and packaging of beer and other fermented malt beverages or spirituous beverages on site that may include a taproom in which guests/customers may sample or purchase the product.

This is a new definition for these uses that is clearer and more straight forward than calling them "Manufacturing and Processing, Incidental".

10-50.20.131 Definitions, "N."

- Page 80.20-57

~~**Nonstructural Sign Trim:** The molding, battens, capping, nailing strips, latticing and platforms which are attached to the sign structure and are nonstructural in nature and do not contribute to the support of the sign.~~

This definition can be deleted as this term is not used in the Zoning Code.

Section 10-80.20.150 Definitions, "O."

- Page 80.20-57

Offices: Premises available for the transaction of general business and services including but not limited to professional, management, financial, legal, ~~health~~, social, or government offices, but excluding retail, artisan, and manufacturing uses.

Offices, Government: Includes governmental office buildings and grounds.

This essentially clerical amendment moves this definition from Section 10-20.80.070 (Definitions "G.").

Offices, Medical: An office building used exclusively by physicians, dentists, and similar personnel for the treatment and examination of patients solely on an outpatient basis, provided that no overnight patients shall be kept on the premises.

This amendment ensures that a term used in the Zoning Code is defined.

- Page 80.20-58

Outdoor Storage or Display: The storage or display of any personal or business materials, products, or equipment outside of a building.

This amendment ensures that a term used in the Zoning Code is defined.

- Page 80.20-59

~~**Overstory:** Tall trees in excess of 12 feet in height under which other understory trees and shrubs may be planted.~~

This term is no longer used in the Zoning Code and may, therefore, be deleted.

Section 10-80.20.160 Definitions, "P."

- Page 80.20-60

Person: Any individual, firm, partnership, association, joint venture, corporation, limited liability company, or the state of Arizona or any agency or political subdivision of the State.

This minor amendment expands the definition of a person to include a limited liability company.

- Page 80.20-61

Physical Fitness Facility: A facility where active or passive exercises and related activities are performed within an enclosed building for the purpose of physical fitness, improved, circulation or flexibility, and/or weight control.

As the current Zoning Code does not have a definition for this use, staff recommends that this new definition should be included.

- Page 80.20-62

Preliminary Plat: A preliminary map, including sketch and supporting data, of a proposed subdivision, drawn to scale with sufficient information to allow the ~~Review Authority to review the~~ plat to be reviewed, and ~~for to make~~ determinations and recommendations to be made.

Staff recommends this amendment to better define a preliminary plat as it is significantly more comprehensive than a "sketch".

Primary Street: A primary street is a street with the highest classification compared to other streets that front a lot or parcel, as determined by the Director. The primary street may have the most prominent address and it typically will have the majority of buildings fronting it.

As the current Zoning Code does not have a definition for this use, staff recommends that this new definition should be included.

Section 10-80.20.180 Definitions, "R."

- Page 80.20-64

Rain Barrels: Any above or below ground storage container Barrels connected directly to a downspout ~~to capture and store runoff for future use, used solely for the collection and storage of rainwater that has a capacity of 100 gallons or less.~~

This definition was suggested by City Stormwater Section staff.

Ranching: Includes grazing and ranching activities such as the breeding and raising of horses and other livestock for commercial gain rather than for personal use.

This amendment clarifies the definition of ranching consistent with the way this term is used in the Zoning Code.

- Page 80.20-62

Recreation, Active: Recreational pursuits usually performed with others, ~~and~~ often requiring equipment and taking place at facilities, sites, or fields. Such areas may be intensively used and require ~~which required~~ physical alteration to the area in which they are performed. ~~Such areas are intensively used, and~~ Examples include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, golf courses, and swimming pools.

This amendment better describes active recreation and clarifies that golf courses are considered as active recreation.

- Page 80.20-65

Recreational Vehicle (RV): A mobile structure designed as temporary living quarters for recreation, vacation, camping, or travel use, which is either self-propelled or is mounted on or drawn by another vehicle. Examples include, but are not limited to, a travel trailer, camping trailer, fifth-wheel trailer, truck camper, motor home, or camper van.

Staff recommends that the term van should be clarified as a camper van, (i.e. one that is outfitted for temporary living quarters) as compared to a van that is used for a variety of other purposes, such as deliveries of goods, transporting people, etc.

- Page 80.20-67

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

Staff recommends that this definition be deleted as it is confusing, and that uses grouped under this term in the Definitions should be listed separately. See related amendments in Chapter 10-40 (Specific to Zones - specifically the Use Tables in non-transect zones) and in the Parking Standards (Division 10-50.80).

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.

Site Analysis Plan: A Site Analysis Plan allows the physical, heritage, natural and other characteristics of a development site to be mapped so that these characteristics may influence how the site will be developed, minimizing site disturbance and environmental damage while preserving features that are valued.

This amendment provides a definition of a Site Analysis Plan.

- Page 80.20-77

~~**Solar Roof Paneling:** Roof paneling that uses the sun's light to create electricity directly through photovoltaic cells (PV).~~

As the definition for "solar collector" includes solar roof paneling, this definition is redundant and may be eliminated.

Sorority: See "Fraternity, Sorority."

- Page 80.20-79

Structure: The result of arranging materials and parts together, such as buildings, towers, tanks (excluding rain barrels and cisterns), and fences (but not including tents or vehicles) and attaching them to the ground. It shall also mean a mobile home, anything constructed or erected, any building of any kind artificially built up or composed of parts joined together in some definite manner, which is located on or in the ground or is attached to

something having a location on or in the ground, including swimming and wading pools and covered patios. Paved areas, walkways, tennis courts, and similar outdoor areas, and fences or walls 3 feet or less in height are not structures.

The amendment to this definition was suggested by City Stormwater Section staff to ensure that rain barrels and cisterns were not included in the definition for structure.

Section 10-80.20.200 Definitions, "T."

- Page 80.20-80

Taproom: A retail sales facility where customers may taste and purchase beverages processed on the site, including beer and spirituous liquors.

As the current Zoning Code does not have a definition for this use, staff recommends that this new definition should be included.

- Page 80.20-81

Trade Schools: A specialized school frequently owned and operated privately for profit providing on-site training of business, commercial, industrial and trade or vocational skills.
~~Includes trade or vocational training schools.~~

This amendment provides a more comprehensive definition for a trade school.

Townhouse: A single-family dwelling that shares a party wall with another of the same type placed side by side~~and occupies the full frontage line.~~

This amendment clarifies that a townhouse does not need to occupy the full frontage line.

Section 10-80.20.210 Definitions, "U."

- Page 80.20-83

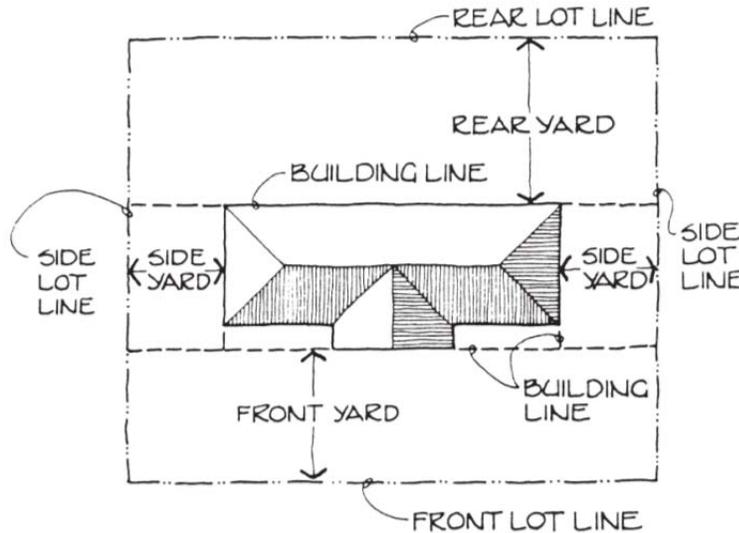
~~**Understory:** Small trees and shrubs that may be either deciduous or evergreen, adding structure, texture, color, and multi-season interest when used as a landscape element that grow under taller trees (See overstory trees). Understory trees are usually no more than 10-12 feet in height and are therefore appropriate to be planted under overhead power lines.~~

This term is no longer used in the Zoning Code and may, therefore, be deleted.

Section 10-80.20.250 Definitions, "Y."

- Page 80.20-86

Yard: An open area at grade between a principal or accessory building or buildings and the nearest lot line that is unoccupied and unobstructed from the ground upward except as may be specifically provided in this Zoning Code.



Yard, Exterior: A yard extending from the front yard to the rear yard between any building and the exterior side lot line. On corner lots, the exterior side yard is adjacent to a street other than the one which determines the front yard.

Yard, Front: A yard extending across the full width of a lot between any building and the front lot line, and measured perpendicular to the building at the closest point to the front lot line.

Yard, Interior: A yard extending from the front yard to the rear yard between the principal building and the side lot line adjacent to another lot measured perpendicular from the side lot line to the closest point of the principal building.

Yard, Rear: A yard extending across the full width of the lot between the principal building and the rear lot line, and measured perpendicular to the building to the closest point of the rear lot line.

These amendments provide definitions for these important terms used throughout the Zoning Code that were not carried forward from the LDC. Note that a yard is not synonymous with a setback area as a building may be placed further from a lot line than that required by the required setback. In this case then, the yard would have a greater depth than that required by the setback.

Chapter 10-90: Maps

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These non-substantive amendments improve the organization of this chapter. Cross check throughout the Zoning Code to correct all map references.

10-90.80 Zoning Map

10-90.80.010 Zoning Map

B. The Zoning Map comprises two related maps as follows:

1. Zoning Map for the City of Flagstaff showing the non-transect and transect zones [\(illustrated on a Regulating Plan included as an inset on the Zoning Map\)](#) as applied within the City; and,
2. Overlay Zones Map showing the different overlay zones associated with the Zoning Map.

This minor amendment clarifies that the transect zones are mapped on a Regulating Plan which is included as an inset on the Zoning Map.