

**Attachment A:
Samples of Minor, Substantive and Clerical/Grammatical Amendments**

Minor Amendments:

Some examples of minor amendments are pasted below:

**Division 10-20.30: Common Procedures
Section 10-20.30.020 Application Process**

- Page 20.30-2
 - B. **Application Content**
 3. The Director shall specify the form and content of applications required by this Zoning Code. The Director may require supporting materials as part of the application, including, but not limited to, legal descriptions, statements, photographs, plans, drawings, renderings, models, material samples, and other items necessary to describe the existing situation and the proposed development. The applicant ~~is~~**shall be** responsible for the accuracy and completeness of all information submitted to the City. The Director may waive the submission of specific material or information if upon a finding that ~~he finds~~ it is not needed to reach a decision on the application.

10-20.40.050 Conditional Use Permits

- Page 20.40-7
 - C. **Application Requirements**
 2. **Application Requirements**
An application for a Conditional Use Permit shall be submitted on a form prescribed by the City in compliance with Section 10-20.30.020 (Application Process), together with the information and materials requested in the application checklist and the required fee established in Appendix 2 (Planning Fee Schedule).
 - 32. Responsibility**
This amendment provides a cross-reference to the Application Process Section of the Zoning Code. All following paragraphs will be renumbered without any other text changes.

**Division 10-40.30: Non-Transect Zones
Section 10-40.30.040 Commercial Zones
Table 10-40.30.040.C Building Form Standards**

- Page 40.30-19

Building Form Requirements	SC	CC	HC	CS	CB
<u>Gross FAR (max.)</u>	<u>0.8⁵</u>	<u>2.5⁵</u>	<u>3.0⁵</u>	<u>2.0⁵</u>	<u>No max.</u>

As the standards for FAR are building form standards and not density requirements, it is recommended that the Gross FAR row be moved from the Density Requirements row into the Building Form Requirements section of this table.

Division 10-50.60 Landscaping Standards
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 10-50.100 Sign Standards

- Page 50.100-42

Table 10-50.100.060.P Standards for Other Sign Types

~~Vending Machine and Similar Facilities~~

~~Sign Area~~

~~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.~~

~~Permitting~~

~~No Sign Permit required.~~

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.

Major or Substantive Amendments:

Some examples of substantive amendments are pasted below:

Table 10-40.30.050.B Allowed Uses

- Page 40.30-22

Industrial, Manufacturing, Processing & Wholesaling

	RD	LI	LI-O	HI	HI-O
Construction Storage/Supply Yards	--	P ²	P ²	P	P

The addition of End Note 2 ensures that this use is also screened in the LI and LI-O Zones.

	RD	LI	LI-O	HI	HI-O
<u>Micro-brewery or Micro-distillery</u>	--	<u>P/UP⁸</u>	<u>P⁷</u>	--	--

End Notes

⁸ Conditional Use Permit is required if a taproom is associated with the micro-brewery or micro-distillery.

This amendment, originally requested by a local brewery owner, allows for the establishment of a micro-brewery or micro-distillery in the LI and LI-O Zones subject to additional stipulations established in the End Notes.

Also, add the new Section [10-40.60.240](#) in the “Specific Use Regulations” column. Renumber all following Sections and check for and correct all cross references.

10-40.60.250 Mixed Use

- Page 40.60-47

A. Purpose

[The Regional Plan promotes the concept of a more compact development pattern for the City by mapping and describing activity centers in urban, suburban, and rural area types, and encouraging mixed-use development.](#) Mixed use is [intended to encourage](#) ~~and~~ [reinvestment of under-utilized parcels and infill development of vacant parcels with a compatible and balanced mix of residential, commercial, and institutional uses within close proximity to each other, rather than by separating uses.](#) Mixed use is also encouraged in new developments in Greenfield locations. [Mixed-use developments](#) ~~in order to~~ [foster pedestrian-oriented residential and mixed-use development by](#) ~~providing~~ [e](#) more housing options, ~~reducin~~ [g](#) traffic congestion, ~~providin~~ [g](#) a stronger economy in commercial areas, and ~~encouragin~~ [g](#) pedestrian trips. Mixed use also has the potential to provide increased opportunities for affordable housing. In order to accomplish these goals, higher intensities of land use are permitted for mixed-use structures than for the individual uses permitted in a zone.

These amendments expand the purpose of the Mixed Use Section of the Code to add emphasis to reinvestment possibilities and to clarify the benefits of mixed use.

Division 10-50.60 Landscaping Standards

10-50.60.040 Landscape Location Requirements

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

Add a new End Note ¹ to the “Non-Transect Zones¹” column and the following End Note at the bottom of this table:

End Note

[¹ 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. More comprehensive amendments, including the addition of new standards, are also included in the Mixed Use Section of the proposed amendments.

Clerical and Grammatical Edits:

Some examples of clerical and grammatical amendments are pasted below:

Division 10-20.40: Permits and Approvals

10-20.40.010 Purpose

- Page 20.40-1

B. Review and Approval

The Director, in compliance with the Review Schedule on file with the Planning Section, shall review the permit application and supporting documentation for compliance with the standards provided in this Zoning Code, and shall determine whether the permit may be issued or if the applicant must supply additional information to complete the permit application ~~in compliance with the Review Schedule on file with the Planning Section.~~ If the permit application is denied, the reason shall be stated in writing.

Page Text requiring amendment

P-1 Last sentence of the first paragraph must be changed to no longer refer to the FRLUTP, but instead to Flagstaff Regional Plan 2030; Place Matters.

P-9 First line of the last paragraph:
It is also important to note that while FBCs ~~are~~ allow an intended ...

40.50-2 A. **Intent**
1.b. This Zone is mapped in Section 10-90.40.02~~10~~ (Airport Overlay Zone Map).

40.60-43 & -45 The references to the A.R.S. citations are incorrect. Change all citations to A.R.S. § 36-28.1 et.seq.