

WORK SESSION AGENDA

**CITY COUNCIL WORK SESSION
TUESDAY
NOVEMBER 14, 2017**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
6:00 P.M.**

1. Call to Order

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Pledge of Allegiance and Mission Statement

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

3. Roll Call

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

MAYOR EVANS
VICE MAYOR WHELAN
COUNCILMEMBER BAROTZ
COUNCILMEMBER MCCARTHY

COUNCILMEMBER ODEGAARD
COUNCILMEMBER OVERTON
COUNCILMEMBER PUTZOVA

4. Public Participation

Public Participation enables the public to address the council about items that are not on the prepared agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment at the meeting is asked to fill out a speaker card and submit it to the recording clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone to have an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

5. Preliminary Review of Draft Agenda for the November 21, 2017, City Council Meeting.*

** Public comment on draft agenda items may be taken under "Review of Draft Agenda Items" later in the meeting, at the discretion of the Mayor. Citizens wishing to speak on agenda items not specifically called out by the City Council for discussion under the second Review section may submit a speaker card for their items of interest to the recording clerk.*

6. Recognition of Wildland Fuels Crew 1

7. Future of the Mogollon Public Works Yard.

8. Discussion of Water Services Temporary Stormwater Rate Increase to Fund Large Capital Projects

9. Discussion of the 2017 Zoning Code Amendments - Transect Code

10. Discussion on Amendments to/Repeal of the Zoning Code.

11. 2017 Intergovernmental Priorities Discussion.

12. Review of Draft Agenda Items for the November 21, 2017, City Council Meeting.*

** Public comment on draft agenda items will be taken at this time, at the discretion of the Mayor.*

13. Public Participation

14. Informational Items To/From Mayor, Council, and City Manager; future agenda item requests.

15. Adjournment

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2017.

Elizabeth A. Burke, MMC, City Clerk

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Andy Bertelsen, Public Works Director
Date: 11/07/2017
Meeting Date: 11/14/2017



TITLE:

Future of the Mogollon Public Works Yard.

DESIRED OUTCOME:

Information Only.

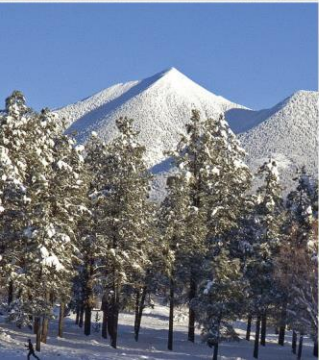
EXECUTIVE SUMMARY:

The City of Flagstaff Public Works operations has been utilizing the Mogollon Public Works Yards for deployment and operations of City Public Works Services. The City is currently underway in building a Core Services Facility on W. Route 66, enabling City Public Works operations to occupy this new Core Services facility in July of 2018. With the move to the new Core Services Facility, Public Works operations will be vacating the Mogollon property. Current planning efforts are underway with the Parks and Recreation Commission to prepare for the future of the property and City staff will be providing an update as to these planning efforts.

INFORMATION:

Information on the history of the Mogollon Property and the current planning efforts underway, including a discussion of the lack of a need for further legal steps to keep Mogollon property as part of Thorpe Park, will be presented on this Council Work Session of November 14, 2017.

Attachments: Mogollon Property Discussion Presentation



Future of the Mogollon Public Works Yard

Work Session

November 14, 2017



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History and Current Status of Property



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- Construction of new Core Services Facility is underway
 - Move in to new facility anticipated July 2018
 - Public Works operations will be vacating the Mogollon Property
- Previous Council discussion concluded with decision to maintain ownership of Mogollon property



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Future of Mogollon Property



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Future of Mogollon Property

- Planning discussions currently underway for restoration to park space
 - Local, Neighborhood, and Community interests - Friends of Thorpe Park
- Concept plan to Parks & Recreation Commission



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Future of Mogollon Property

- Parks and Recreation Commission Approved Motion to Support Concept Plan
 - Action gives Commission ability to amend concept plan as planning and discussions continue



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Future of Mogollon Property

- Concept plan is passive recreation concept
 - Commission has received requests for active recreational amenities
 - ie. Pickleball, Tennis, other court activities



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Future of Mogollon Property

- Historic rock structure (current Fleet building) will remain on the property
 - P&R Commission has not specifically discussed use of this building
 - Noted concerns of this building sitting vacant without utilization



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Future Discussions



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Future Discussions

- Staff is currently exploring remediation and demolition options and costs
- Currently, funding is not programmed for creating park space on this property
- Further considerations needed for adaptive use of rock building structure



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CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Chris Kirkendall, Stormwater Manager
Co-Submitter: Rick Tadder
Date: 10/31/2017
Meeting Date: 11/14/2017



TITLE:

Discussion of Water Services Temporary Stormwater Rate Increase to Fund Large Capital Projects

DESIRED OUTCOME:

Discussion only

EXECUTIVE SUMMARY:

Last spring the United States Army Corps of Engineers (USACE) informed the City of Flagstaff that there is a Federal-local funding match required to continue the work on the Rio de Flag Flood Control Project. Since the Stormwater Fund is limited in its ability to provide this funding, a temporary Stormwater rate increase is being pursued.

INFORMATION:

Over the last several years, the Rio de Flag Flood Control Project has been on hold due to lack of Federal funding to complete the final design of the project. This past spring, the United States Army Corps of Engineers (USACE) received funding to complete the final design. They are actively seeking to retain a design firm to complete the final plans and construction documents. There is a Federal-local funding match requirement for this work. USACE notified City staff earlier this year that based on the funding calculations; the City will be required to pay the USACE \$1.75M sometime next summer.

The Stormwater Fund does not have the capacity to fund these expenditures. Stormwater would need to eliminate the current Capital Improvement Program (CIP) for multiple years as well as eliminate most of the drainage maintenance program. CIP budget of \$600,000 per year and drainage maintenance is about \$300,000 per year. This limited CIP funding has been used to fix other flooding problems throughout the City.

This proposed temporary Stormwater rate increase is intended to fill the short-term funding needs for Stormwater Fund so that we can maintain the CIP and drainage maintenance as well as the Rio de Flag project. Therefore, to meet the short-term funding needs of this important project a temporary Stormwater Rate Increase is being pursued.

Water Services and Management Services staff worked on a financial plan and rate analysis to determine what temporary rate increase would be necessary to keep the Stormwater Fund CIP and drainage maintenance as currently planned. Stormwater rates are based on an equivalent runoff unit (ERU) which equates to 1,500 square feet of impervious surface area on a property. Staff is proposing a temporary rate increase to \$2.26 per ERU starting February 1, 2018 and remaining in effect until January 1, 2021

when the rate will revert to \$1.76 per ERU.

In January 2018, Council will have a discussion with staff about funding the City contribution for the Rio de Flag construction, which estimated to be \$36M. Staff will provide recommendations for the overall project funding with a consideration to put a measure on the ballot the fall 2018.

Attachments: Financial Plan
 Power Point

CITY OF FLAGSTAFF, ARIZONA

Stormwater Financial Plan and Rate Analysis Report



Management Services and Water Services Divisions

November 3, 2017

Executive Summary

The City Management Services prepared a short-term financial plan and rate and fee analysis for the Stormwater fund of the Water Services Division to ensure the division has sufficient revenues to meet their operational, capital and debt service obligations. The reason for preparing this plan was a result of future capital expenditures have increased and exceed current revenue sufficiency. One key element to the increase is that the United States Army Corps of Engineers (USACE) notified city staff that due to project cost estimates and expenditures to dates, the City will be required to provide matching funds of approximately \$1.75M next calendar year. While it is possible to meet this obligation, it would come at the expense of the Stormwater Capital Improvement Plan (CIP) and the drainage maintenance program. Within the current CIP there are some critical projects staff would not recommend delaying. Therefore staff was directed to develop a financial plan and Stormwater rate alternatives to present to City Council.

Stormwater rates are based on Equivalent Runoff Unit (ERU). An ERU equals 1,500 square feet of impervious surface on a property. Residential customers are billed between one and a maximum of five ERUs. Commercial customers are billed based on total ERUs with no maximum.

As part of this rate analysis, Water Services and Management Services divisions facilitated dialogue with the Water Commission on October 19, 2017. During the meeting, the Water Commission agreed with staff recommendation and made a recommendation to forward to City Council for their consideration. The Water Commission requested that staff provide alternative and demonstrate the impact of lesser revenues than the staff proposal.

This report has been prepared using generally accepted rate setting techniques. The City's accounting, budgeting, and billing records for Stormwater customers were the primary sources for the data contained within this report.

The City desires rates and fees that fully fund operations, maintenance, and present and future capital costs for Stormwater projects including pre construction expenses for the Rio de Flag project. The purpose of the fiscal analysis is to provide financial review of revenues that will cover the necessary expenditures.

Staff will be providing City Council with a recommendation for rate increases. The rates are based on level of operating and capital commitment the City would like to invest in the Stormwater system.

Staff Recommendation

Temporarily increase Stormwater Rates to a sufficient level to maintain all CIP and drainage maintenance levels as well as provide funding for the Rio de Flag project.

- Temporarily increase Stormwater ERU rate to \$2.26 for all customers, 3 years
- This provides an additional \$1.7M in revenues to maintain the Stormwater Fund.
- Results in a \$0.70 increase on 1/1/2018 over the current rate structure.

The following report provides detail regarding the supporting rate analysis and recommendations.

Staff will present the recommendation to City Council at the November 14, 2017 Work Session to receive Council feedback and direction on the proposed fee changes. Staff will also invite the public to attend a public outreach forum on November 29, 2017 at 4:00 pm. The Public Hearing on Stormwater Rates is scheduled for December 5, 2017 at 6:00pm. With a second hearing on December 19, 2017 at 6:00pm. All meetings will be located at City Hall, 211 W Aspen Avenue in the Council Chambers.

Established Principles & Guidelines

The American Water Works Association (AWWA) establishes a general set of principles to develop rates in the M1 Manual – Principles of Water Rates, Fees and Charges. These guiding principles help to ensure there is a consistent global approach that is employed by all utilities in the development of their rates (water and water-related utilities including sewer, reclaimed water and Stormwater).

Provided below is a short summary listing key guidelines around which public utilities should consider when setting their rates. These closely reflect the City's specified objectives.

- Rates should be cost-based and equitable, and set at a level such that they provide revenue sufficiency.
- Rates should provide reliable, stable and adequate revenue to meet the utility's financial, operation, and regulatory requirements.
- Rate levels should be stable from year to year.
- Rates should be easy to understand and administer.

These guidelines, along with the City's objectives, were utilized within this report to help develop the proposed Stormwater rates.

Revenue Requirements

The method used by most public utilities to establish their revenue requirements is called the "cash basis" approach of setting rates. As the name implies, a public utility combines its cash expenditures

over a period of time to determine their required revenues from user rates and other forms of income. The figure below presents the “cash basis” methodology.

Overview of the “Cash Basis” Design	
+ Operation and Maintenance Expenses	
+ Transfers	
+ Capital Additions Financed with Rate Revenue	
+ Debt Service (Principal and Interest)	
<hr/>	
= Total Revenue Requirements	
<hr/>	

Based on the revenue requirement analysis, the utility can determine the overall level of rate adjustment needed in order for the utility to meet its overall expenditure needs.

Stormwater Rate Analysis Development and Results

General Methodology

In order to develop rates which generate sufficient revenue to meet the fiscal requirements of the Utility, a determination of the annual revenue from rates which, combined with other sources of funds, will provide sufficient funds to meet those fiscal requirements must first be completed. This process is typically referred to as a Revenue Sufficiency Analysis.

The process employed in the Revenue Sufficiency Analysis resulted in the identification of revenue requirements of the system, such as operating expenses, capital expenses (minor and major), debt service expense (including a provision for debt service coverage, as applicable), transfers out and the maintenance of both restricted and unrestricted reserves at appropriate levels. These revenue requirements were then compared to the total sources of funds during each year of the forecast period to determine the adequacy of projected revenues to meet requirements. To the extent that the existing revenue stream was not sufficient to meet the annual revenue requirements of the system, a series of rate revenue increases were calculated to provide revenue sufficient to meet those needs.

The Capital Improvement Plan (CIP), including the timing of projects and estimated costs, was provided by the Utility. Staff relied on this information and the CIP was fully integrated into the Revenue Sufficiency Analysis.

Financial Management Goals of the Stormwater Utility

The financial management goals of the City's Stormwater Utility are described below.

Debt Service Management

Stormwater management is a capital intensive business. Oftentimes it is difficult to fully fund the significant capital requirements, whether driven by growth, regulatory pressures and/or system repair and maintenance, without the measured use of debt. As a means of controlling the debt load of the Water, Sewer, Reclaimed Water utilities the City has established a debt policy as follows.

Staff is not recommending financing Stormwater projects with debt service at this time.

Minimum Unrestricted Operating Reserve Fund Balance

In order to maintain a certain level of liquidity, utilities typically establish some form of unrestricted operating reserve fund balance target. Guided by the City's policy in this regard the analysis presented herein has a goal of an unrestricted working capital operating fund reserve amount greater than, or equal to, approximately 10% of Operating Revenues.

Staff recommends that, while 10% is a minimum requirement, the fund should carry a higher fund balance annually. To align with other Water Services funds, a minimum 20% fund balance should be maintained. This plan meets that recommendation.

Capital Improvement Projects and Drainage Maintenance Requirements

The Division's capital improvements projects (CIPs) for Stormwater are summarized below. Individually, each project was identified by City staff as key projects required over the next 3-year period. The capital needs are for the following projects:

Capital Improvement Plan	2017-2018	2018-2019	2019-2020
Rio de Flag Project	\$ 1,900,861	2,255,000	520,000
Fanning/Lockett Culvert Construction	1,333,482	-	-
Wildwood Drainage Project	306,000	-	-
Phoenix Ave Culvert Repair-Design	130,000	-	-
Phoenix Ave Culvert Repair-Construction	109,000	400,000	650,000
Streets Drainage Projects	150,000	75,000	75,000
Total CIP	\$ 3,929,343	2,730,000	1,245,000

In addition to the CIP, the Stormwater Fund relies on a drainage maintenance program to help provide annual investments for existing drainage areas. This program is assisted with the staff and resources of the Highway User Revenue Fund. Stormwater transfers revenues to this fund based on actual work completed on an annual basis. Below is the current level of maintenance planned.

Drainage Maintenance Program	2017-2018	2018-2019	2019-2020
Transfer to Highway User Revenue Fund	\$ 314,245	316,724	319,981

Overview of Existing Rate Structure

The existing Stormwater rate structure is based on an Equivalent Runoff Unit (ERU). An ERU equals 1,500 square feet of impervious surface on a property. Residential customers are billed between one and a maximum of five ERUs. Commercial customers are billed based on total ERUs with no maximum. Staff does not propose any changes to this rate structure.

General Assumptions

In order to develop the financial and rate projections, certain assumptions were made with regard to elements of the revenue sufficiency analysis. For the financial analysis, staff is using the same annual growth projections as were provided in the previous rate study. We assume approximately 1% annual

growth in utility customer base during the forecast period. Staff had also reviewed the current number of ERUs billed to customers on an annual basis. Currently there are approximately 92,000 ERUs billed on an annual basis. For the operation expenditures, staff recommends a 3% growth on personnel costs and a 2.5% growth on contractual and commodities.

Stormwater Revenue Sufficiency Options

During our analysis, Water Service and Management Services staff discussed the impact to the fund if a rate increase is not approved as well as what are the revenue requirement to keep the fund whole. Staff identified that the current revenue deficiency would be at \$1.7M if no rate increase are approved.

Impact of No Rate Increase

Without a rate increase, staff would need to look at balancing the plan through reductions of expenditures. In order to reach the \$1.7M gap, staff needed to review the CIP and drainage maintenance program. The following are the considerations for reductions of expense to maintain a balanced fund.

- Eliminate two years of the current Stormwater Capital Program. This would be a \$600,000 reduction to the CIP program in FY 2019 and FY 2020.
- The impact of reduction of the CIP will delay the Wildwood Drainage to FY 2020 and the Phoenix Avenue Culvert Repair to FY 2021.
- Reduce the drainage maintenance program by \$200,000 in FY 2018 and FY 2019. This will impact the HURF Fund expenditures and work program. In addition, this could have an impact the City's Community Rating System.

Revenue Requirements to Maintain CIP and Drainage Maintenance

To maintain the same levels of CIP and drainage maintenance, staff looked at the revenue requirement to bridge the \$1.7M revenue deficiency. Based on the operating, CIP and drainage maintenance program, staff identified that a three-year temporary increase would assist in keeping the Stormwater Fund at current planning levels.

- Temporarily increase the Stormwater rate to \$2.26 per ERU on February 1, 2018
- Currently the rate schedule is \$1.56 on 1/1/2018, \$1.66 on 1/1/2019 and \$1.76 on 1/1/2020
- Reduce the rate back to \$1.76 on 1/1/2021
- Provides \$1.7M in revenue resources
- Maintains current CIP levels as well as provides funding for the Wildwood Drainage project sooner.
- Maintains the existing drainage maintenance program at the same levels as currently planned
- Provided funding for the Rio de Flag project's short term, pre-construction needs

Summary of Stormwater Rate Analysis Recommendations

Based on the financial plan and rate analysis Water Services and Management Services staff recommend a temporary rate increase that is sufficient maintain existing levels of CIP, drainage maintenance and funding for Rio de Flag expenditures. The fee schedule below demonstrates the current and proposed rates to be implemented.

The following table summarizes the Stormwater rate analysis recommendation.

Effective Date	Current Per ERU	Proposed Per ERU	Change Per ERU
January 1, 2017	\$ 1.47		
January 1, 2018 *	\$ 1.56	\$ 2.26	\$ 0.70
January 1, 2019	\$ 1.66	\$ 2.26	\$ 0.60
January 1, 2020	\$ 1.76	\$ 2.26	\$ 0.50
January 1, 2021		\$ 1.76	

- *Rate would be effective February 1, 2018*

Summary of Stormwater Rate Revenue Requirement and Cash Flow

We can demonstrate the rate increase meets the cash flow requirements of the Stormwater Fund while meeting the objectives mentioned earlier.

	2017-2018	2018-2019	2019-2020
Fund Balance	\$ 1,645,270	304,440	275,311
Resources			
Stormwater Fee Revenue	1,672,560	1,795,214	1,925,781
Recommended Fee Increase	386,400	724,776	619,404
Transfers	1,675,861	1,267,368	-
Other Revenues	28,000	28,000	28,000
Total Resources and Fund Balance	5,408,091	4,119,798	2,848,496
Uses of Funds			
Operations, Transfers and Contingencies	860,063	797,763	725,928
Transfers-Drainage Maintenance	314,245	316,724	319,891
Capital	3,929,343	2,730,000	1,245,000
Total Uses of Funds	5,103,651	3,844,487	2,290,819
Ending Fund Balance	\$ 304,440	275,311	557,677
Policy Fund Balance Minimum (10%)	205,896	251,999	254,519
% of Operating Revenues	15%	11%	22%

Council will discuss the staff recommendation at per the schedule provided in the Executive Summary. These meetings are open for the public to provide comments.

Water Commission Meeting

Staff presented to the Water Commission on October 19, 2017. The commission agreed with the staff recommendation however, the commission recommended that staff provide alternate rate increases for consideration. Here is a summary of options staff could provide.

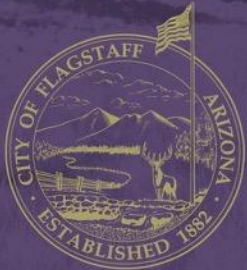
Option	Description	Impact (more details provide later in the report)
1	Decrease staff propose rate increases by \$0.10 for a rate of \$2.16 per ERU	This option would reduce revenues of the three-year period by \$300,000. This will impact CIP and the drainage maintenance program.
2	Decrease staff propose rate increases by \$0.20 for a rate of \$2.06 per ERU	This option would reduce revenues of the three-year period by \$600,000. This will impact CIP and the drainage maintenance program.

Staff does not intend on presenting these options to Council as we do not feel that increasing revenues short of the \$1.7M should be considered because of the impact it would have to the fund.

Stormwater Rates

Water Services and Management Services Presentation

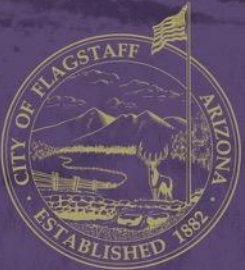
City Council
Work Session
November 14, 2017



Overview

- What's the purpose for tonight's discussion?
 - It's about priority Stormwater capital projects
 - Presenting priority projects and current Stormwater revenue requirements
 - Stormwater Rates are based on a Equivalent Runoff Unit (ERU) for every 1,500 square foot of impervious area
 - Residential properties have a maximum of 5 ERU's while Commercial properties do not have a maximum
 - Seek direction for a Temporary Stormwater Fee increase

City Council
Work Session
November 14, 2017

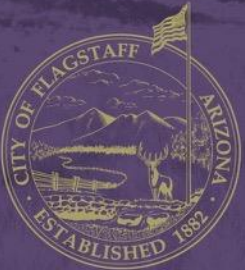


Background

- Last Rate Study....No Rio Funding over baseline
- United States Army Corps of Engineers (USACE) received funding to complete 100% design work on the Rio de Flag this summer
- Discussion with USACE brought light to a required City cash contribution due next calendar year.
 - \$1,750,000
- Cash flow capacity in Stormwater Fund is very limited.

Note:

- Rio de Flag Construction match is estimated at \$36M
 - Staff will discuss potential November 2018 ballot question in January 2018



Capital Improvement Priorities



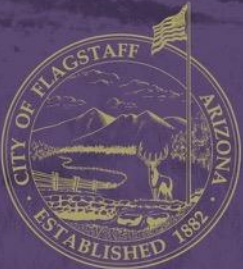
Stormwater 3-Year CIP List

• Rio de Flag: Pre-Construction	\$4,675,861
• Fanning /Lockett Culvert Construction	\$1,333,482
• Wildwood Hills Drainage Project	\$306,000
• Phoenix Ave Culvert Repair-Design	\$130,000
• Phoenix Ave Culvert Repair-Construction (approx.)	\$1,159,000
• Streets Drainage Projects	\$75,000

TOTAL Stormwater CIP amount

\$7,904,343

City Council
Work Session
November 14, 2017

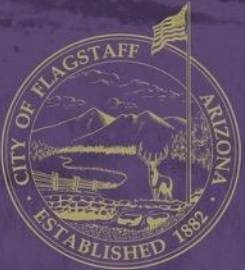


Staff Recommendations

3-Year Rate Temporary Increase

- A Temporary Increase in rates per the schedule below, provides \$1.7M increase in revenues through FY 2020
- Revenues maintain existing levels of Drainage Improvement Capital (\$600,000 per year average)
- Revenues maintain existing level of drainage maintenance program (\$314,000 per year)
- Revenues fund the Rio de Flag's short-term/pre-construction needs
- Water Commission supported Staff Recommendation

City Council
Work Session
November 14, 2017

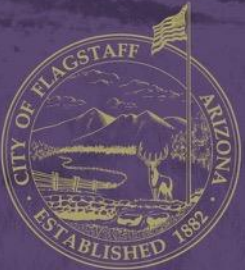


Staff Recommendations

3-Year Rate Temporary Increase: Capital Plan

Capital Improvement Plan	2017-2018	2018-2019	2019-2020
Rio de Flag Project	\$ 1,900,861	2,255,000	520,000
Fanning/Lockett Culvert Construction	1,333,482	-	-
Wildwood Drainage Project	306,000	-	-
Phoenix Ave Culvert Repair-Design	130,000	-	-
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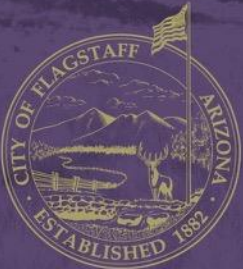
Staff Recommendations

3-Year Rate Temporary Increase: Financial Plan

	2017-2018	2018-2019	2019-2020
Fund Balance	\$ 1,645,270	304,440	275,311
Resources			
Stormwater Fee Revenue	1,672,560	1,795,214	1,925,781
Recommended Fee Increase	386,400	724,776	619,404
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Uses of Funds			
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Policy Fund Balance Minimum (10%)	205,896	251,999	254,519
% of Operating Revenues	15%	11%	22%

City Council
Work Session

November 14, 2017



Staff Recommendations

3-Year Rate Temporary Increase: Per ERU

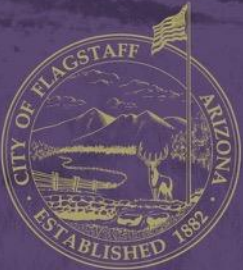
Stormwater Fee Schedule

Effective Date	Current Per ERU	Proposed Per ERU	Change Per ERU
January 1, 2017	\$ 1.47	\$ 1.47	\$ -
January 1, 2018	\$ 1.56	\$ 2.26	\$ 0.70
January 1, 2019	\$ 1.66	\$ 2.26	\$ 0.60
January 1, 2020	\$ 1.76	\$ 2.26	\$ 0.50
January 1, 2021	\$ 1.76	\$ 1.76	\$ -

(Note: Rate Increase will be on February 1, 2018)

- Residential: Maximum 5 ERU's
- Commercial: No Maximum ERU's

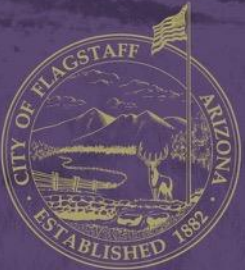
City Council
Work Session
November 14, 2017



Staff Recommendations

3-Year Rate Temporary Increase: Residential

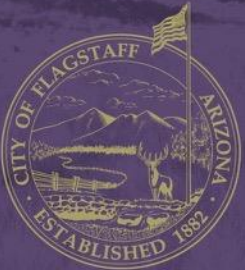
- Average Residential Monthly Bill = 3 ERU's
 - Feb 1, 2018 = Current Fee \$4.68 + Increase \$2.10 = \$6.78
 - Jan 1, 2019 = Current Fee \$4.98 + Increase \$1.80 = \$6.78
 - Jan 1, 2020 = Current Fee \$5.28 + Increase \$1.50 = \$6.78
 - Jan 1, 2021 = Current Fee \$5.28 + Increase \$0.00 = \$5.28



Staff Recommendations

3-Year Temporary Rate Increase: Commercial

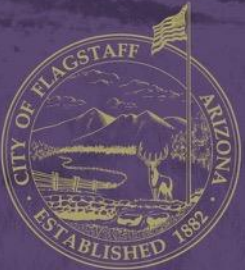
- Impact to Big Box = Approximately 220 ERU's
 - Feb 1, 2018 = Current Fee \$343.20 + Increase \$154.00 = \$497.00
 - Jan 1, 2019 = Current Fee \$365.20 + Increase \$132.00 = \$497.00
 - Jan 1, 2020 = Current Fee \$387.20 + Increase \$110.00 = \$497.00
 - Jan 1, 2021 = Current Fee \$387.20 + Increase \$ 0.00 = \$387.20
- Impact to Local Restaurant = Approximately 14 ERU's
 - Feb 1, 2018 = Current Fee \$21.84 + Increase \$9.80 = \$31.64
 - Jan 1, 2019 = Current Fee \$23.24 + Increase \$8.40 = \$31.64
 - Jan 1, 2020 = Current Fee \$24.64 + Increase \$7.00 = \$31.64
 - Jan 1, 2021 = Current Fee \$24.64 + Increase \$0.00 = \$24.64



Timeline

- Oct 16, 2017: Water Commission Meeting
- Oct 24, 2017: Council Meeting
 - Update to Rio de Flag Project
- Nov 14, 2017: Council Meeting
 - Fee Increase Discussion
- Nov 29, 2017: Community Outreach Forum
- Dec 5, 2017: Council Meeting
 - Public Hearing and Ordinance 1st Read
- Dec 19, 2017: Council Meeting:
 - Public Hearing and Ordinance 2nd Read

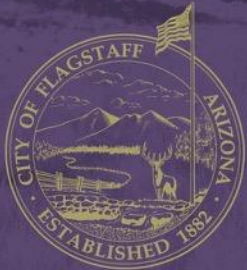
City Council
Work Session
November 14, 2017



Stormwater Rates

Council Discussion

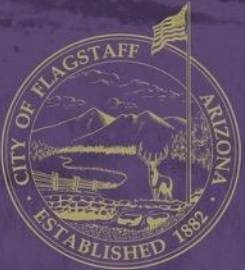
City Council
Work Session
November 14, 2017



Stormwater Rate Considerations

No Rate Increase

- Will eliminate 2 years of current Stormwater capital
 - \$600,000 in FY 2019 and FY2020
- Will reduce drainage maintenance
 - \$200,000 for 2 years (64% less funding)
- Impacts Highway User Revenue Fund
- Effects Community Rating System (CRS)
- Delay the Wildwood Drainage Project to FY 2020
- Delays start of Phoenix Ave Culvert Constr. FY2021



CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Brian Kulina, Zoning Code Manager
Date: 11/06/2017
Meeting Date: 11/14/2017



TITLE:

Discussion of the 2017 Zoning Code Amendments - Transect Code

DESIRED OUTCOME:

Discussion only. Staff will present the Planning Commission recommendation and answer questions.

EXECUTIVE SUMMARY:

Planning Commission Recommendation - Approval

- Physically and architecturally break the facade of a continuous/singular Commercial Block building.
- Modify the Live/Work building type to remove the residency requirement.
- Update Table 10-50.110.030.A to reflect the allowed building types within all Transect zones, including alternate (N.2) zones and open (O) sub-zones.
- Remove Commercial Block from the T4N.1, T4N.1-O, and T4N.2 zones.
- Modify the building types lists found in Section 10-40 to conform with the building types table in 10-50.
- Update Table 10-50.120.020.C to reflect the allowed private frontage types within all Transect zones, including alternate (N.2) zones and open (O) sub-zones.
- Delete the private frontage type descriptions within Table 10-50.120.020.C and rely upon the descriptions within each specific private frontage type section.
- Modify the private frontage types lists found in Section 10-40 to conform with the private frontage types table in 10-50.

Planning Commission Recommendation - Denial

- Delete the Commercial Block building type and replace it with three new building types that convey small (Neighborhood), medium (Main Street), and large (Downtown) scale.
- Physically separate (setback) individual Commercial Block buildings on the same lot and on adjacent lots.
- Remove the building types lists from Section 10-40 and add a reference to the building types table in 10-50.
- Create the Downtown Shopfront private frontage type for the new Downtown building type.
- Remove the private frontage types lists from Section 10-40 and add a reference to the private frontage types table in 10-50.

Anticipated Schedule

- November 14, 2017 - City Council Work Session
- November 21, 2017 - Additional Council Discussion Possible

- November 28, 2017 - Additional Council Discussion Possible
- December 5, 2017 - City Council Public Hearing and 1st Reading of Ordinance
- December 19, 2017 - City Council Hearing, 2nd Reading of Ordinance, and Ordinance Adoption
- January 18, 2018 - Ordinance Effective Date

INFORMATION:

The Zoning Code was adopted by the City Council on November 1, 2011, to replace the former Land Development Code. A key difference between the Zoning Code and the Land Development Code was the inclusion of a development option utilizing Transect zoning, which is only available to those properties within the established Downtown Regulating Plan area. A map depicting the Downtown Regulating Plan area is attached for reference. Since its adoption, approximately 10 projects have been developed/approved under Transect zoning. Based on some recent development, the City Council, along with a citizen petition, have requested that the Transect zoning standards be analyzed and amendments considered that will more adequately integrate new development, especially Commercial Block buildings into existing neighborhood be considered.

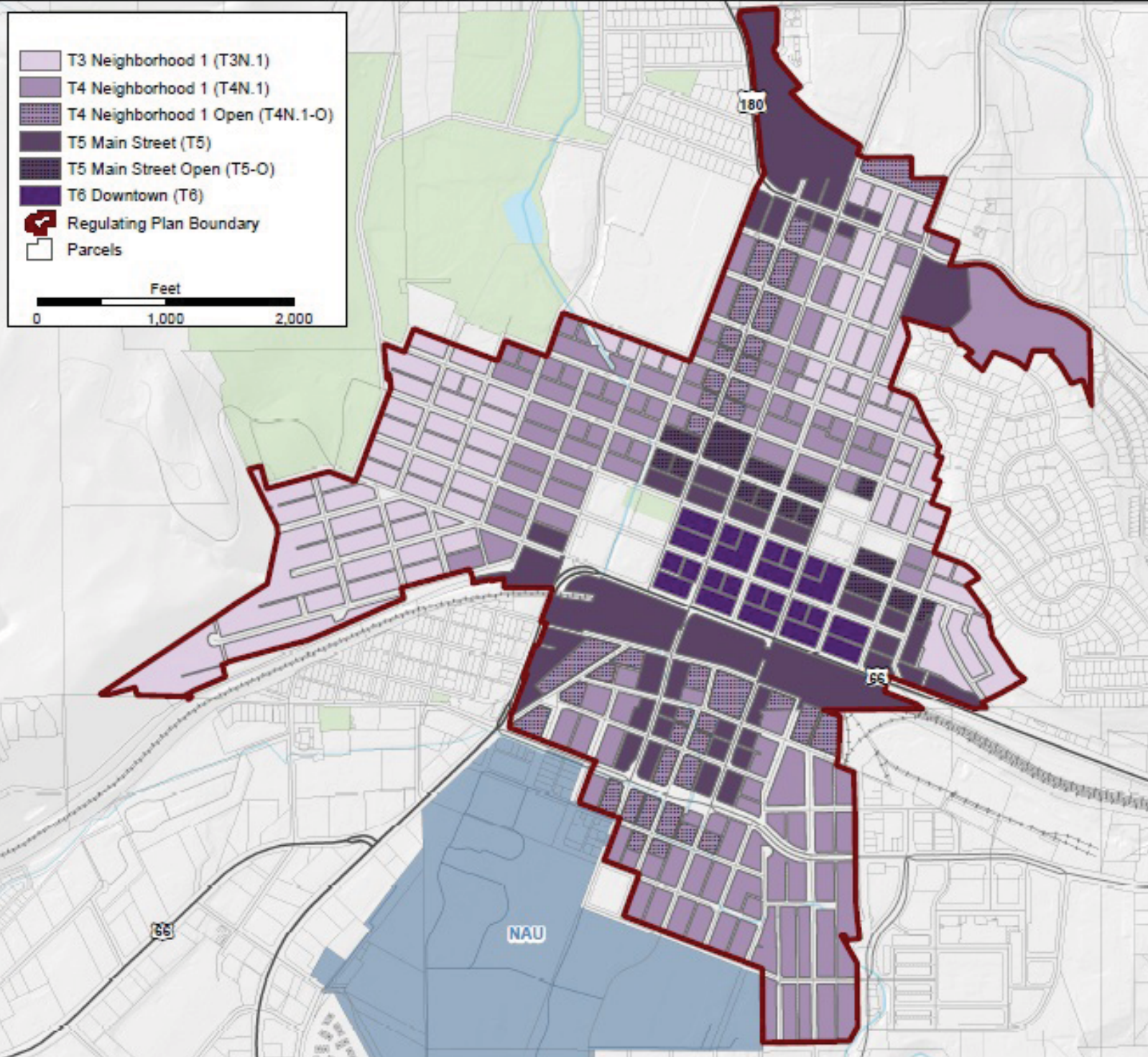
Since the 2011 adoption of the Zoning Code, the following amendments have been reviewed by the Planning and Zoning Commission and adopted by the City Council:

1. **Division 10-20.50 (Amendments to the Zoning Code Text and the Zoning Map):** adopted on November 5, 2013, Ord. No. 2013-21. These amendments established a new process and procedure for zone changes.
2. **Section 10-50.100.080.E (Flagstaff Mall and Marketplace District):** adopted on November 5, 2013, Ord. No. 2013-22. These amendments allowed for the installation of a new monument sign for the Flagstaff Mall and Marketplace District.
3. **Division 10-50.100 (Sign Standards):** adopted on November 18, 2014, Ord. No. 2014-27. These amendments to the City's sign standards addressed concerns from the City Council and local residents with the complexity of the former sign standards, especially for building mounted signs, and for the proliferation of temporary signs within the City.
4. **Division 10-20.100 (Assurance of Performance for Construction):** adopted on March 4, 2015, Ord. No. 2015-01. These amendments updated the standards and procedures regarding assurances for construction.
5. **Section 10-40.30.050 (Industrial Uses) and Sections 10-80.20.060 (Definitions, "F.") and 10-80.20.200 (Definitions, "T."):** adopted on May 5, 2015, Ord. No. 2015-03. These amendments to the industrial zones, Table B, Allowed Uses, and in the definitions clarify that freight and trucking facilities are a permitted use in the RD (Research and Development Zone).
6. Comprehensive suite of amendments adopted on February 16, 2016, Ord. No. 2016-07, 2016 comprising mostly minor clarifications and corrections, but also some significant amendments to Section 10-40.40.030 to allow single-family dwellings and duplexes by right in the CC Zone, Section 10-40.60.260 (Mixed Use) and 10-40.60.280 (Planned Residential Development), Section 10-50.80.080 (Parking Spaces, Parking Lot Design and Layout) and in Division 10-50.110 to add two new building types; apartment building and stacked triplex.
7. **Division 10-50.100 (Sign Standards):** adopted on June 21, 2016, Ord. No. 2016-22. These amendments reconciled the sign standards with the US Supreme Court's decision in the Reed v. Town of Gilbert.
8. Series of amendments adopted on April 4, 2017, Ord. No. 2017-10, including amendments to: Section 10-50.80.080.C (ADA Parking), clarifying the depth of an ADA parking space; Sections 10-40.60.030, 10-80.20.010 (ADU's) created a definition for Attached and Detached ADU's, created standards for the attachment, and clarified the required amenities; Sections 10-40.30, and 10-40.40, 10-50.80 and 10-80.20.160 (Places of Worship), created a definition and land use classification for places of worship, and permit the use in all zones; and Section 10-90.40.030 (Rural Floodplain Map), revised the rural floodplain map back to the boundaries of the 1991 map.

PZC Recommendation - Approval

PZC Recommendation - Denial

Downtown Regulating Plan



**2017.2 ZONING CODE TEXT AMENDMENTS
PLANNING COMMISSION RECOMMENDATION – APPROVAL**

Created: 11/02/2017

USER GUIDE

Title of Amendment
(Sections subject to amendment)

ISSUE: Written description of the identified issue/problem/concern with the current Zoning Code.

[Appropriate sections of the current Zoning Code inserted into the document for reference.]

SOLUTION: Written description of the proposed solution/amendment.

[New Zoning Code sections showing the proposed amendment(s).]

Commercial Block Building Type
(Division 10-50.110.180 *Commercial Block*)

Issue: The Commercial Block Building Type does not establish a maximum building width and depth leading to the creation of large buildings within neighborhoods and along main street corridors.

Section 10-50.110.180 (Page 50.110-34/35)

COMMERCIAL BLOCK

A. Description	
The Commercial Block Building Type is a small to large-sized structure, typically attached, that provides a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.	
B. Lots	
Lot Size ¹	
Depth	100' min.
¹ Applies to newly created lots.	
C. Number of Units	
No minimums	
D. Pedestrian Access	
Main Entrance Location	
Ground Floor	Primary Street
Upper Floor	Primary or Secondary Street
E. Allowed Frontages	
Forecourt	Terrace Shopfront ¹
Shopfront	Gallery
¹ Only allowed on cross-slope lots	
F. Vehicle Access and Parking	
Parking spaces may be enclosed, covered, or open.	
Garage may be detached or tuck-under.	
G. Private Open Space	
No private open space is required	
H. Building Size and Massing	
Height	See transect zone in which the building is proposed.

Solution: Physically and architecturally break the façade of a continuous/singular Commercial Block building.

Section 10-50.110.180

COMMERCIAL BLOCK

A. Description			
The Commercial Block Building Type is a small to large-sized structure, typically attached, that <u>may</u> provides a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.			
B. Lots		F. Vehicle Access and Parking	
Lot Size ¹		Parking spaces may be enclosed, covered, or open.	
<u>Width</u>	<u>25' min./150' max</u>	Garages may be <u>attached</u> , detached, or tuck-under.	
Depth	100' min./ <u>150' max</u>	<u>Parking shall be accessed from a front or side street, or alley.</u>	
¹ Applies to newly created lots.		<u>Access from a side street or alley is preferred.</u>	
C. Number of Units		<u>Driveways and vehicle access may be shared on adjacent lots.</u>	
No minimums		F. Private Open Space	
D. Pedestrian Access		No private open space is required.	
Main Entrance Location		H. Building Size and Massing	
Ground Floor	Primary Street	Height	See transect zone in which the building is proposed
Upper Floor	Primary or Secondary <u>Side Street or Courtyard</u>	<u>I. Façade Plane</u>	
<u>Ground-floor residential units along a street shall have individual entries.</u>		<u>Façade planes shall be divided into smaller elements based on the transect zone as follows:</u>	
E. Allowed Frontages		<u>T4N.1/T4N.1-O</u>	<u>50' max</u>
Forecourt	Terrace/ <u>Lightwell</u>	<u>T4N.2/T4N.2-O</u>	
Shopfront ¹	Shopfront ¹	<u>T5/T5-O</u>	<u>75' max</u>
<u>Stoop</u> ²	Gallery	<u>T6</u>	<u>150' max</u>
¹ Includes Terrace Shopfront to address existing cross-slope or floodplain. Only allowed on cross-slope lots.		<u>Façade planes shall incorporate a physical jog in the façade that is at least 20% of the height of the wall plane with each plane designed to read as separate elevations using varying roof forms, changes in the building material, and varying fenestration patterns.</u>	
² Shall only be used for ground-floor residential.			

Solution: Modify the Live/Work building type to remove the residency requirement.

Section 10-50.110.180

LIVE/WORK

A. Description	
<p>The Live/Work Building Type is a small- to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible <u>can be used to provide a mix of uses with ground-floor space that can be used for residential, service, or commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This type may be a single-use building. Ground-floor residential uses are not permitted unless permitted in the underlying Transect Zone.</u> Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand as the market demands.</p>	
B. Lots	F. Vehicle Access and Parking
Lot Size ¹	Parking spaces may be enclosed, covered, or open.
Width 18' min. <u>150' max</u>	Garages may be attached, detached, or tuck-under.
Depth 80' min. <u>150' max</u>	<u>Parking shall be accessed from a front or side street, or alley.</u>
¹ Applies to newly created lots.	<u>Access from a side street or alley is preferred.</u>
C. Number of Units	<u>Driveways and vehicle access may be shared on adjacent lots</u>
Units <u>No minimums</u> 2 max used by same occupant	G. Private Open Space
D. Pedestrian Access	Area 15% of lot area min. and no less than 400 sf.
Main Entrance Location Primary Street	Width 15' min.
Ground-floor space and upper unit must have separate entries.	Depth 15' min.
E. Allowed Frontages	H. Building Size and Massing
Forecourt Terrace <u>Lightwell</u> Shopfront¹	Main Body
Shopfront ¹ <u>Stoop²</u> Gallery	Width 18' min.; 36' max
	Miscellaneous
¹ <u>Includes Terrace Shopfront to address existing cross-slope or floodplain. Only allowed on cross-slope lots.</u>	Height See transect zone in which the building is proposed.
² <u>Shall only be used for ground-floor residential.</u>	

Building Types (Division 10-50.110 Specific to Building Types)

Issue: Table 10-50.110.030.A sets forth the allowed building types. This table, however, does not take into account every alternate transect zone (N.1 vs. N.2) or the open sub-zones. In addition, the descriptions contained within the table are also contained within each specific Building Type section, thus making its inclusion repetitive.

Table 10-50.110.030.A (Page 50.110.3)

Table 10-50.110.030.A Building Types General	
Building Type	Transect Zones
Carriage House: This Building Type is a secondary structure typically located at the rear of a lot. This structure typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Building Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.	T1 T2 T3 T4 T5 T6
Single-Family Estate: This Building Type is a large detached structure on a large lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a more rural setting. If located within a walkable neighborhood, this Building Type is typically located at the edge of the neighborhood, providing a transition to the more rural areas.	T1 T2 T3 T4 T5 T6
Single-Family House: This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.	T1 T2 T3 T4 T5 T6
Single-Family Cottage: This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T1 T2 T3 T4 T5 T6
Bungalow Court: This Building Type consists of a series of small, detached 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.	T1 T2 T3 T4 T5 T6
Duplex, Side-by-Side: This Building Type is a small to medium-sized structure that consists of two side-by-side dwelling units, both facing the street, and sharing one common party wall. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T1 T2 T3 T4 T5 T6
Duplex, Stacked: This Building Type is a small to medium-sized structure that consists of two dwelling units, one on top of the other. This Type has the appearance of a medium to large single-family home and 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.	T1 T2 T3 T4 T5 T6
Key T ₁ allowed T ₂ not allowed	
Table 10-50.110.030.A Building Types General (continued)	
Building Type	Transect Zones
Duplex, Front-and-Back: This Building Type is a small to medium-sized structure that consists of two dwelling units, one adjacent to the street and the other attached but tucked behind. This Type has the appearance of a medium to large single-family home and 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.	T1 T2 T3 T4 T5 T6
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.	T1 T2 T3 T4 T5 T6
Townhouse: This Building Type is a small to medium-sized attached structure that consists of three or more dwelling units placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: Rowhouse	T1 T2 T3 T4 T5 T6
Apartment House: This Building Type is a medium-to-large-sized structure that consists of four to twelve side-by-side and/or stacked dwelling units, 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. Syn: Mansion Apartment	T1 T2 T3 T4 T5 T6
Courtyard Apartment: This Building Type is a medium-to-large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type 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.	T1 T2 T3 T4 T5 T6
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.	T1 T2 T3 T4 T5 T6
Key T ₁ allowed T ₂ not allowed	
Table 10-50.110.030.A Building Types General (continued)	
Building Type	Transect Zones
Live/Work: This Building Type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or commercial uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand as the market demands.	T1 T2 T3 T4 T5 T6
Commercial Block: This Building Type is a small to large-sized structure, typically attached, that provides a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.	T1 T2 T3 T4 T5 T6
Key T ₁ allowed T ₂ not allowed	

Solution: Update the table to reflect the allowed building types within all Transect Zones, including alternate zones and open sub-zones. Remove Commercial Block from the T4N.1, T4N.1-O, and T4N.2 zones. Remove Live/Work from the T4N.1 and T4N.2 zones.

New Table 10-50.110.030.A

A. Allowed Building Types													
Building Type ¹	Section	Transect Zone											
		T1	T2	T3N.1	T3N.2	T4N.1	T4N.1-O	T4N.2	T4N.2-O	T5	T5-O	T6	
Carriage House	10-50.110.040	-	A	A	A	A	A	A	A	A ₋	A ₋	-	
Single-family Estate	10-50.110.050	-	A	A ₋	A ₋	-	-	-	-	-	-	-	
Single-family House	10-50.110.060	-	A	A	A	A	A	A	A	-	-	-	
Single-family Cottage	10-50.110.070	-	-	A	A	A	A	A	A	-	-	-	
Bungalow Court	10-50.110.080	-	-	A	A	A	A	A	A	-	-	-	
Duplex, Side-by-Side	10-50.110.090	-	-	A	A	A	A	A	A	A ₋	A ₋	-	
Duplex, Stacked	10-50.110.100	-	-	A	A	A	A	A	A	A ₋	A ₋	-	
Duplex, Front-and-Back	10-50.110.110	-	-	A	A	A	A	A	A	A ₋	A ₋	-	
Triplex, Stacked	10-50.110.120	-	-	-	A	A	A	A	A	A ₋	A ₋	-	

Key

A Allowed
- Not Allowed

End Notes

¹ [Building Type descriptions can be found in Subsection A of each building type section.](#)

A. Allowed Building Types

Building Type ¹	Section	Transect Zone										
		T1	T2	T3N.1	T3N.2	T4N.1	T4N.1-O	T4N.2	T4N.2-O	T5	T5-O	T6
Townhouse	10-50.110.130	-	-	-	-	A	A	A	A	-	A	-
Apartment House	10-50.110.140	-	-	-	-	A	A	A	A	A	A	-
Courtyard Apartment	10-50.110.150	-	-	-	-	A	A	A	A	A	A	-
Apartment Building	10-50.110.160	-	-	-	-	A	A	A	A	A	A	-
Live/Work	10-50.110.170	-	-	-	-	A	A	A	A	A	A	A
Commercial Block	10-50.110.180	-	-	-	-	A	A	A	A	A	A	A

Key

A Allowed
 - Not Allowed

End Notes

¹ Building Type descriptions can be found in Subsection A of each building type section.

Building Types (Division 10-40.40 *Transect Zones*)

Issue: In addition to allowed building types being identified in Division 10-50.110, they are identified within each specific Transect Zone section. When the lists between the two divisions are not coordinated, this can cause confusion and ambiguity.

T1, Section 10-40.40.030.B (Page 40.40-3)

B. Allowed Building Types

None

T2, Section 10-40.40.030.B (Page 40.40-7)

B. Allowed Building Types^{1,2}

Carriage House

Single-Family Estate

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.1, Section 10-40.40.050.B (Page 40.40-13)

B. Allowed Building Types^{1,3}

Bungalow Court²

Duplex, Side-by-Side²

Carriage House

Single-Family Cottage

Duplex, Stacked²

Single-Family Estate

Duplex, Front-and-Back²

Single-Family House

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Permitted only if the building type exists at the effective date of this Zoning Code.

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.2, Section 10-40.40.060.B (Page 40.40-19)

B. Allowed Building Types^{1,2}	
Bungalow Court	Live/Work
Carriage House	Single-Family Cottage
Duplex, Front-and-Back	Single-Family Estate
Duplex, Side-by-Side	Single-Family House
Duplex, Stacked	

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.1, Section 10-40.40.070.C (Page 40.40-25)

C. Allowed Building Types^{1,3}	
Apartment Building	Duplex, Stacked
Apartment House	Live/Work ²
Bungalow Court	Single-Family Cottage
Carriage House	Single-Family House
Courtyard Apartment	Stacked Triplex
Duplex, Front-and-Back	Townhouse
Duplex, Side-by-Side	

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Allowed only in open sub-zone(s).

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.2, Section 10-40.40.080.C (Page 40.40-31)

C. Allowed Building Types^{1,3}	
Apartment Building	Duplex, Side-by-Side
Apartment House	Duplex, Stacked
Bungalow Court	Live/Work ²
Commercial Block ²	Single-Family Cottage
Carriage House	Single-Family House
Courtyard Apartment	Townhouse
Duplex, Front-and-Back	Stacked Triplex

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Allowed only in open sub-zone(s).

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T5, Section 10-40.40.090.C (Page 40.40-37)

C. Allowed Building Types^{1,3}	
Apartment Building	Duplex, Front-and-Back ²
Apartment House	Duplex, Side-by-Side ²
Carriage House	Duplex, Stacked ²
Commercial Block	Live/Work
Courtyard Apartment ²	Stacked Triplex

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Allowed only in open sub-zone(s).

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T6, Section 10-40.40.100.B (Page 40.40-43)

B. Allowed Building Types^{1,2}	
Commercial Block	Live/Work

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

Solution: Modify the lists in Section 10-40 to conform with the table in 10-50.

T1, New Section 10-40.40.030.B (Page 40.40-3)

B. Allowed Building Types

None

T2, New Section 10-40.40.040.B (Page 40-40.7)

B. Allowed Building Types^{1,2}

Carriage House [Single-family House](#)
Single-family Estate

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

² See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.1, New Section 10-40.40.050.B (Page 40-40.13)

B. Allowed Building Types^{1,3}

Bungalow Court ²	Duplex, Side-by-Side ²
Carriage House	Single-family Cottage
Duplex, Stacked ²	Single-family Estate
Duplex, Front-and-Back ²	Single-family House

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

² Permitted only if the building type exists at the effective date of this Zoning Code.

³ See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.2, New Section 10-40.40.060.B (Page 40-40.19)**B. Allowed Building Types^{1,2}**

Bungalow Court	Live/Work
Carriage House	Single-family Cottage
Duplex, Front-and-Back	Single-family Estate
Duplex, Side-by-Side	Single-family House
Duplex, Stacked	<u>Triplex, Stacked</u>

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

² See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.1, New Section 10-40.40.070.C (Page 40-40.25)**C. Allowed Building Types^{1,3}**

Apartment Building	Duplex, Stacked
Apartment House	Live/Work ²
Bungalow Court	Single-family Cottage
Carriage House	Single-family House
Courtyard Apartment	Stacked Triplex
Duplex, Front-and-Back	Townhouse
Duplex, Side-by-side	

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

² Allowed only in open sub-zone(s).

³ See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.2, New Section 10-40.40.080.C (Page 40.40-31)**C. Allowed Building Types^{1,3}**

Apartment Building	Duplex, Side-by-Side
Apartment House	Duplex, Stacked
Bungalow Court	Live/Work ²
Commercial Block ²	Single-family Cottage
Carriage House	Single-family House
Courtyard Apartment	Townhouse
Duplex, Front-and-Back	Stacked Triplex

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

² Allowed only in open sub-zone(s).

³ See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T5, New Section 10-40.40.090.C (Page 40.40-37)**C. Allowed Building Types^{1,3}**

Apartment Building ²	Duplex, Front-and-Back²
Apartment House ²	Duplex, Side-by-Side²
Carriage House	Duplex, Stacked²
Commercial Block	Live/Work
Courtyard Apartment ²	Stacked Triplex
<u>Townhouse²</u>	

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

² Allowed only in open sub-zone(s).

³ See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T6, New Section 10-40.40.100.B (Page 40.40-43)**B. Allowed Building Types^{1,2}**

Commercial Block	Live/Work
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¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

² See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

Frontage Types (Division 10-50.120 Specific to Private Frontages)

Issue: Table 10-50.120.020.A provides an overview of the allowed private frontages. This table, however, does not take into account every alternate transect zone (N.1 vs. N.2) or the open sub-zones. The descriptions contained within the table are also contained within each specific private frontage type section, however, the descriptions are not identical between the table and the section.

Table 10-50.120.020.A (Pages 50.120-2/3)









Table 10-50.120.020.A Private Frontages General		Table 10-50.120.020.A Private Frontages General (continued)	
The private frontage is the area between the building façade and the lot line.		The private frontage is the area between the building façade and the lot line.	
SECTION	PLAN	SECTION	PLAN
LOT PRIVATE FRONTAGE	R.O.W. LOT PRIVATE FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. LOT PRIVATE FRONTAGE
<p>T1 T2 T3 T4 T5 T6</p> <p>Common Yard: The Common Yard Frontage has a planted frontage with a façade substantially set back from the frontage line, providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.</p> 		<p>T1 T2 T3 T4 T5 T6</p> <p>Shopfront: The Shopfront Frontage has a façade aligned close to the build-to-line with the building entrance at sidewalk grade. This Type is conventional for retail use. It has a substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk to within two feet of the curb. Syn: Retail Frontage, Shopfront and Awning.</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Porch: The Porch Frontage has a planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. There are three types of porch frontages: Projecting (10-50.120.040), Engaged (10-50.120.050) and Integral (10-50.120.060).</p> 		<p>T1 T2 T3 T4 T5 T6</p> <p>Terrace Shopfront: The Terrace Shopfront Frontage has an existing cross slope that makes access into the shop difficult. It allows at-grade access to all shopfronts. Frequent steps from the sidewalk to the terrace are necessary to avoid a dead wall along the sidewalk and to maximize access to the spaces. Used in conjunction with the Shopfront Frontage Type.</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Terrace or Lightwell: The Terrace or Lightwell Frontage has a façade set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential or commercial uses from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p> 		<p>T1 T2 T3 T4 T5 T6</p> <p>Gallery: The Gallery Frontage has a façade aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This Type is conventional for retail use. The gallery shall be no less than ten feet wide and should overlap the sidewalk to within two feet of the curb. Alternatively the lot line shall be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Forecourt: The Forecourt Frontage has a portion of the façade close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This Type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p> 			
<p>T1 T2 T3 T4 T5 T6</p> <p>Stoop: The Stoop Frontage has a façade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing.</p> 			
<p>Key</p> <p>T# Allowed</p> <p>T# Not Allowed</p>			

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.030.A (Page 50-120.4)

T1 T2 T3 T4 T5 T6

Common Yard: The Common Yard Frontage has a planted frontage with a façade substantially set back from the frontage line, providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

A. Description

The main façade of the building typically has a medium to large setback from the property line. The resulting front yard remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and work in conjunction with the other private frontages.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.040.A (Page 50-120.5)

T1 T2 T3 T4 T5 T6

Porch: The Porch Frontage has a planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. There are three types of porch frontages: Projecting (10-50.120.040), Engaged (10-50.120.050) and Integral (10-50.120.060).

A. Description

The main façade of the building typically has a small to medium setback from the property line. The resulting front yard is typically very small and may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and has a roof form that is separate from the main house, making it possible to remove the porch roof without making major changes to the overall roof form.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.050.A (Page 50-120.6)

T1 T2 T3 T4 T5 T6

Porch: The Porch Frontage has a planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. There are three types of porch frontages: Projecting (10-50.120.040), Engaged (10-50.120.050) and Integral (10-50.120.060).

A. Description

The main façade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An engaged porch has a separate roof form from the main body of the house, making it possible to remove the porch roof without making major changes to the overall roof form. The porch is partially or fully enclosed on two sides and has a roof.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.060.A (Page 50-120.7)

T1 T2 T3 T4 T5 T6

Porch: The Porch Frontage has a planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. There are three types of porch frontages: Projecting (10-50.120.040), Engaged (10-50.120.050) and Integral (10-50.120.060).

A. Description

The main façade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is open on one, two, or three sides and is part of the overall massing and roof form of the building, making it impossible to remove the porch without major changes to the overall roof form.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.070.A (Page 50-120.8)

T1 T2 T3 T4 T5 T6

Terrace or Lightwell: The Terrace or Lightwell Frontage has a façade set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential or commercial uses from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: **Dooryard**.

A. Description

A frontage where the façade is set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential or commercial uses from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.030.A (Page 50-120.4)

T1 T2 T3 T4 T5 T6

Forecourt: The Forecourt Frontage has a portion of the façade close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This Type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

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.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.080.A (Page 50-120.8)

T1 T2 T3 T4 T5 T6

Stoop: The Stoop Frontage has a façade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing.

A. Description

The main façade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop should be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded.

Table 10-50.120.020.A (Page 50-120.3) vs. Section 10-50.120.090.A (Page 50-120.9)

T1 T2 T3 T4 T5 T6

Shopfront: The Shopfront Frontage has a façade aligned close to the build-to-line with the building entrance at sidewalk grade. This Type is conventional for retail use. It has a substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk to within two feet of the curb. Syn: **Retail Frontage, Shopfront and Awning.**

A. Description

The main façade of the building is at or near the frontage line and may include a canopy or awning element overlaps the sidewalk along the majority of the frontage. The canopy is a structural cantilevered shed roof and the awning is canvas or similar material and is often retractable.

Table 10-50.120.020.A (Page 50-120.3) vs. Section 10-50.120.100.A (Page 50-120.10)

T1 T2 T3 T4 T5 T6

Terrace Shopfront: The Terrace Shopfront Frontage has an existing cross slope that makes access into the shop difficult. It allows at-grade access to all shopfronts. Frequent steps from the sidewalk to the terrace are necessary to avoid a dead wall along the sidewalk and to maximize access to the spaces. Used in conjunction with the Shopfront Frontage Type.

A. Description

This Frontage Type is only to be used when a shopfront frontage is required or desired and a cross slope exists on the site that makes access into the shop difficult across the front of the commercial use. The terrace allows at-grade access to all shopfronts. The terrace is accessed at grade and as the sidewalk follows the slope, the terrace follows the plane of the shopfront finished floor level. Frequent steps from the sidewalk to the terrace are necessary to avoid a dead wall along the sidewalk and to maximize access to the spaces.

Table 10-50.120.020.A (Page 50-120.3) vs. Section 10-50.120.110.A (Page 50-120.11)

T1 T2 T3 **T4 T5 T6**

Gallery: The Gallery Frontage has a façade aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This Type is conventional for retail use. The gallery shall be no less than ten feet wide and should overlap the sidewalk to within two feet of the curb. Alternatively the lot line shall be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

Description

The main façade of the building is at the frontage line and the gallery element overlaps the sidewalk of the right-of-way. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the overlap of the right-of-way, an easement is usually required. Alternatively the lot line shall be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

Solution: Update the table to reflect the allowed private frontage types within all Transect Zones, including alternate zones and open sub-zones. Delete the descriptions within the table and rely upon the descriptions within each specific private frontage type section.

New Table 10-50.120.020.C

C. Allowed Private Frontage Types													
Frontage Type ¹	Section	Transect Zone											
		T1	T2	T3N.1	T3N.2	T4N.1	T4N.1-O	T4N.2	T4N.2-O	T5	T5-O	T6	
Common Yard	10-50.120.030	-	A	A	A	-A	-A	-A	-A	-	-	-	
Porch, Projecting	10-50.120.040	-	A	A	A	A	A	A	A	-	-A	-	
Porch, Engaged	10-50.120.050	-	A	A	A	A	A	A	A	-	-A	-	
Porch, Integral	10-50.120.060	-	A	A	A	A	A	A	A	-	-A	-	
Terrace or Lightwell	10-50.120.070	-	-	-	-	A	A	A	A	A	A	A	
Forecourt	10-50.120.080	-	-	-	-	A	A	A	A	A	A	A	
Stoop	10-50.120.090	-	A	A	A	A	A	A	A	A	A	-	
Shopfront	10-50.120.100	-	-	-	-	A	A	A	A	A	A	A	
Terrace Shopfront	10-50.120.110	-	-	-	-	A	A	A	A	A	A	A	
Gallery	10-50.120.120	-	-	-	-	A	A	A	A	A	A	A	

Key

A Allowed
- Not Allowed

End Notes

¹ Private Frontage Type descriptions can be found in Subsection A of each frontage type section.

Frontage Types (Division 10-40.40 *Transect Zones*)

Issue: In addition to allowed private frontage types being identified in Division 10-50.120, they are identified with each specific Transect Zone section. When the lists between the two divisions are not coordinated, this can cause confusion and ambiguity.

T2, Section 10-40.40.040.E (Page 40.40-9)

Allowed Private Frontage Types ³	
Common Yard	Stoop
Porch	

³ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T3N.1, Section 10-40.40.050.E (Page 40.40-15)

Allowed Private Frontage Types ⁵	
Common Yard	
Porch	

⁵ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T3N.2, Section 10-40.40.060.E (Page 40.40-21)

Allowed Private Frontage Types ⁵	
Common Yard	Stoop
Porch	

⁵ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T4N.1, Section 10-40.40.070.F (Page 40.40-27)

Allowed Private Frontage Types ⁵	
Stoop	Forecourt
Porch	

⁵ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T4N.2, Section 10-40.40.080.F (Page 40.40-33)

Allowed Private Frontage Types⁶	
Stoop	Forecourt
Gallery ⁷	Terrace/Lightwell ⁷
Shopfront ⁷	Porch

⁶ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

⁷ Allowed only in open sub-zone(s).

T5, Section 10-40.40.090.F (Page 40.40-39)

Allowed Private Frontage Types⁶	
Forecourt	Stoop ⁷
Gallery	Terrace/Lightwell
Shopfront	Terrace Shopfront

⁶ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

⁷ Allowed only in open sub-zones.

T6, Section 10-40.40.100.E (Page 40.40-45)

Allowed Private Frontage Types⁵	
Terrace/Lightwell	Gallery
Shopfront	Terrace Shopfront
Forecourt	

⁵ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

Solution: In response to Section P.030 of the Zoning Code (Page P-5), which directs users of the Zoning Code to find the allowed private frontage type within Division 10-50.120, make Section 10-50.120.020.C a comprehensive list of allowed private frontage types with cross-references to that division within each Transect Zone.

T2, New Section 10-40.40.040.E (Page 40-40.9)

Allowed Private Frontage Types³

Common Yard	Stoop
Porch, Projecting	Porch, Integral
Porch, Engaged	

³ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T3N.1, New Section 10-40.40.050.E (Page 40-40.15)

Allowed Private Frontage Types⁵

Common Yard	Stoop
Porch, Projecting	Porch, Integral
Porch, Engaged	

⁵ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

T3N.2, New Section 10-40.40.060.E (Page 40-40.21)

Allowed Private Frontage Types⁵

Common Yard	Stoop
Porch, Projecting	Porch, Integral
Porch Engaged	

⁵ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

T4N.1, New Section 10-40.40.070.F (Page 40-40.27)**Allowed Private Frontage Types⁵**

Stoop	Forecourt
Porch, Projecting	Porch, Integral
Porch, Engaged	Common Yard
Porch, Integral	Terrace/Lightwell⁶
Shopfront⁶	Terrace Shopfront⁶
Gallery⁶	

⁵ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

⁶ [Allowed only in open sub zone\(s\).](#)

T4N.2, New Section 10-40.40.080.F (Page 40.40-33)**Allowed Private Frontage Types⁶**

Stoop	Forecourt
Gallery ⁷	Terrace/Lightwell ⁷
Shopfront ⁷	Porch, Projecting
Porch, Engaged	Porch, Integral
Terrace Shopfront⁷	Common Yard

⁶ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

⁷ Allowed only in open sub-zone(s).

T5, New Section 10-40.40.090.F (Page 40.40-39)**Allowed Private Frontage Types⁶**

Forecourt	Stoop ⁷
Gallery	Terrace/Lightwell
Shopfront	Terrace Shopfront
Porch, Projecting⁷	Porch, Engaged⁷
Porch, Integral⁷	

⁶ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

⁷ Allowed only in open sub-zone(s).

T6, New Section 10-40.40.100.E (Page 40.40-45)**Allowed Private Frontage Types⁵**

Terrace/Lightwell	Gallery
Shopfront	Terrace Shopfront

~~Forecourt~~

⁵ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

**2017.2 ZONING CODE TEXT AMENDMENTS
PLANNING COMMISSION RECOMMENDATION – DENIAL**

Created: 11/02/2017

USER GUIDE

**Title of Amendment
(Sections subject to amendment)**

ISSUE: Written description of the identified issue/problem/concern with the current Zoning Code.

[Appropriate sections of the current Zoning Code inserted into the document for reference.]

SOLUTION: Written description of the proposed solution/amendment.

[New Zoning Code sections showing the proposed amendment(s).]

Commercial Block Building Type
(Division 10-50.110.180 *Commercial Block*)

Issue: The Commercial Block Building Type does not establish a maximum building width and depth leading to the creation of large buildings within neighborhoods and along main street corridors.

Section 10-50.110.180 (Page 50.110-34/35)

COMMERCIAL BLOCK

A. Description	
The Commercial Block Building Type is a small to large-sized structure, typically attached, that provides a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.	
B. Lots	
Lot Size ¹	
Depth	100' min.
¹ Applies to newly created lots.	
C. Number of Units	
No minimums	
D. Pedestrian Access	
Main Entrance Location	
Ground Floor	Primary Street
Upper Floor	Primary or Secondary Street
E. Allowed Frontages	
Forecourt	Terrace Shopfront ¹
Shopfront	Gallery
¹ Only allowed on cross-slope lots	
F. Vehicle Access and Parking	
Parking spaces may be enclosed, covered, or open.	
Garage may be detached or tuck-under.	
G. Private Open Space	
No private open space is required	
H. Building Size and Massing	
Height	See transect zone in which the building is proposed.

Solution: Create three distinct building types that convey small, medium, and large scale.

New Section 10-50.110.180

NEIGHBORHOOD BUILDING

A. Description

The ~~Commercial Block~~ Neighborhood Building Type ~~is a small to large-sized structure, typically attached, that can be used to~~ provides a ~~vertical~~ mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This type may be a single-use building. Ground-floor residential uses are not permitted unless otherwise stated in the underlying Transect Zone. Parking is located on-street, in a surface lot, or in a small structure. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.

B. Lots

Lot Size¹

Width 25' min./150' max

Depth 100' min./150' max

¹ Applies to newly created lots.

C. Number of Units

No minimums

D. Pedestrian Access

Main Entrance Location

Ground Floor Primary Street

Upper Floor ~~Primary or Secondary~~ Side Street or Courtyard

Ground-floor residential units along a street shall have individual entries.

E. Allowed Frontages

Forecourt Terrace/Lightwell
~~Shopfront¹~~

Shopfront¹ Gallery
Stoop²

¹ Includes Terrace Shopfront to address existing cross-slope or floodplain. Only allowed on cross-slope lots.

² Shall only be used for ground-floor residential.

F. Vehicle Access and Parking

Parking spaces may be enclosed, covered, or open.

Garages may be attached, detached, or tuck-under.

Parking shall be accessed from a front or side street, or alley.

Access from a side street or alley is preferred.

Driveways and vehicle access may be shared on adjacent lots.

F. Private Open Space

No private open space is required.

H. Building Size and Massing

Height See transect zone in which the building is proposed

Width 50' max

Depth 100' max

New Section 10-50.110-190

MAIN STREET BUILDING**A. Description**

The ~~Commercial Block~~ Main Street Building Type, typically attached, ~~is a small to large-sized structure, typically attached, that can be used to~~ provides a ~~vertical~~ mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This type may be a single-use building. Ground-floor residential uses are not permitted unless otherwise stated in the underlying Transect Zone. Parking is located in a surface lot or incorporated into an on-site structure. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.

B. LotsLot Size¹Width 25' min./150' maxDepth 100' min./150' max¹ Applies to newly created lots.**C. Number of Units**

No minimums

D. Pedestrian Access

Main Entrance Location

Ground Floor Primary Street

Upper Floor ~~Primary or~~
~~Secondary~~ Side
Street or CourtyardGround-floor residential units along a street shall have individual entries.**E. Allowed Frontages**Forecourt Terrace/Lightwell
~~Shopfront~~¹Shopfront¹ GalleryStoop² Downtown Shopfront¹ Includes Terrace Shopfront to address existing cross-slope or floodplain. Only
~~allowed on cross-slope lots.~~2 Shall only be used for ground-floor residential.**F. Vehicle Access and Parking**

Parking spaces may be enclosed, covered, or open.

Garages may be attached, detached, or tuck-under.Parking shall be accessed from a side street or alley.Access from a primary street shall only occur where no adjacent side street or alley exists.Driveways and vehicle access may be shared on adjacent lots.**F. Private Open Space**

No private open space is required.

H. Building Size and Massing

Height See transect zone in which the building is proposed

Width 75' maxDepth 150' max

New Section 10-50.110.200

DOWNTOWN BUILDING**A. Description**

The ~~Commercial Block~~ Downtown Building Type, typically attached, ~~is a small-to-large-sized structure, typically attached, that can be used to~~ provides a ~~vertical~~ mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This type may be a single-use building. Ground-floor residential uses are not permitted unless located behind a permitted commercial, service, or retail use. Parking is incorporated into an on-site structure. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.

B. LotsLot Size¹

<u>Width</u>	<u>25' min./300' max</u>
--------------	--------------------------

Depth	<u>100' min./300' max</u>
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¹ Applies to newly created lots.**C. Number of Units**

No minimums

D. Pedestrian Access

Main Entrance Location

Ground Floor	Primary Street
Upper Floor	Primary or Secondary <u>Side Street or Courtyard</u>

E. Allowed Frontages

Forecourt	Terrace <u>Lightwell</u>
	Shopfront¹

Shopfront ¹	Gallery
------------------------	---------

Downtown Shopfront

¹ Includes Terrace Shopfront to address existing cross-slope or floodplain. Only allowed on cross-slope lots.

F. Vehicle Access and Parking

Parking shall be located in a structured garage. ~~spaces may be enclosed, covered, or open.~~

Garages may be attached, detached or tuck-under.

Parking shall be accessed from a side street or alley.

Access from a primary street shall only occur where no adjacent side street or alley exists.

Driveways and vehicle access may be shared on adjacent lots.

F. Private Open Space

No private open space is required.

H. Building Size and Massing

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

<u>Width</u>	<u>100' max</u>
--------------	-----------------

<u>Depth</u>	<u>150' max</u>
--------------	-----------------

Solution: Physically separate individual Commercial Block buildings.

Section 10-50.110.180

COMMERCIAL BLOCK

A. Description			
The Commercial Block Building Type is a small to large-sized structure, typically attached, that <u>may</u> provides a vertical -mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.			
B. Lots		F. Vehicle Access and Parking	
Lot Size ¹		Parking spaces may be enclosed, covered, or open.	
<u>Width</u>	<u>25' min./150' max</u>	Garages may be <u>attached</u> , detached, or tuck-under.	
Depth	100' min./ <u>150' max</u>	<u>Parking shall be accessed from a front or side street, or alley.</u>	
¹ Applies to newly created lots.		<u>Access from a side street or alley is preferred.</u>	
C. Number of Units		<u>Driveways and vehicle access may be shared on adjacent lots.</u>	
No minimums		F. Private Open Space	
D. Pedestrian Access		No private open space is required.	
Main Entrance Location		H. Building Size and Massing	
Ground Floor	Primary Street	Height	See transect zone in which the building is proposed
Upper Floor	Primary or Secondary <u>Side Street or Courtyard</u>	<u>The primary façade plane width shall be limited based on the transect zone as follows:</u>	
<u>Ground-floor residential units along a street shall have individual entries.</u>		<u>T4N.1/T4N.1-O</u>	<u>50' max</u>
		<u>T4N.2/T4N.2-O</u>	
		<u>T5/T5-O</u>	<u>75' max</u>
		<u>T6</u>	<u>150' max</u>
E. Allowed Frontages		I. Building Separation	
Forecourt	Terrace/ <u>Lightwell</u> Shopfront ¹	<u>Within the T4N.1 and T4N.1-O transect zones, Commercial Block buildings shall maintain the following separations:</u>	
Shopfront ¹	Gallery	<u>10' min. from another building located on the same parcel; and</u>	
<u>Stoop</u> ²		<u>5' min. from a side yard property line.</u>	
¹ Includes Terrace Shopfront to address existing cross-slope or floodplain. Only allowed on cross-slope lots.			
² Shall only be used for ground-floor residential.			

Building Types (Division 10-40.40 *Transect Zones*)

Issue: In addition to allowed building types being identified in Division 10-50.110, they are identified within each specific Transect Zone section. When the lists between the two divisions are not coordinated, this can cause confusion and ambiguity.

T1, Section 10-40.40.030.B (Page 40.40-3)

B. Allowed Building Types

None

T2, Section 10-40.40.030.B (Page 40.40-7)

B. Allowed Building Types^{1,2}

Carriage House

Single-Family Estate

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.1, Section 10-40.40.050.B (Page 40.40-13)

B. Allowed Building Types^{1,3}

Bungalow Court²

Duplex, Side-by-Side²

Carriage House

Single-Family Cottage

Duplex, Stacked²

Single-Family Estate

Duplex, Front-and-Back²

Single-Family House

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Permitted only if the building type exists at the effective date of this Zoning Code.

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.2, Section 10-40.40.060.B (Page 40.40-19)

B. Allowed Building Types^{1,2}	
Bungalow Court	Live/Work
Carriage House	Single-Family Cottage
Duplex, Front-and-Back	Single-Family Estate
Duplex, Side-by-Side	Single-Family House
Duplex, Stacked	

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.1, Section 10-40.40.070.C (Page 40.40-25)

C. Allowed Building Types^{1,3}	
Apartment Building	Duplex, Stacked
Apartment House	Live/Work ²
Bungalow Court	Single-Family Cottage
Carriage House	Single-Family House
Courtyard Apartment	Stacked Triplex
Duplex, Front-and-Back	Townhouse
Duplex, Side-by-Side	

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Allowed only in open sub-zone(s).

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.2, Section 10-40.40.080.C (Page 40.40-31)

C. Allowed Building Types^{1,3}	
Apartment Building	Duplex, Side-by-Side
Apartment House	Duplex, Stacked
Bungalow Court	Live/Work ²
Commercial Block ²	Single-Family Cottage
Carriage House	Single-Family House
Courtyard Apartment	Townhouse
Duplex, Front-and-Back	Stacked Triplex

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Allowed only in open sub-zone(s).

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T5, Section 10-40.40.090.C (Page 40.40-37)

C. Allowed Building Types^{1,3}	
Apartment Building	Duplex, Front-and-Back ²
Apartment House	Duplex, Side-by-Side ²
Carriage House	Duplex, Stacked ²
Commercial Block	Live/Work
Courtyard Apartment ²	Stacked Triplex

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Allowed only in open sub-zone(s).

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T6, Section 10-40.40.100.B (Page 40.40-43)

B. Allowed Building Types^{1,2}	
Commercial Block	Live/Work

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

Solution: In response to Section P.030 of the Zoning Code (Page P-5), which directs users of the Zoning Code to find the allowed building types within Division 10-50.110, make Section 10-50.110.030.A a comprehensive list of allowed building types with cross-references to that division within each Transect Zone. Remove references to specific building types within each Transect Zone.

T1, New Section 10-40.40.030.B (Page 40.40-3)

B. Allowed Building Types

~~None~~

[See Section 10-50.110.030.A for a list of allowed building types within the T1 Natural \(T1\) transect zone.](#)

T2, New Section 10-40.40.040.B (Page 40-40.7)

B. Allowed Building Types^{1,2}

~~Carriage House~~

~~Single family Estate~~

~~¹See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations~~

~~²See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.~~

[See Section 10-50.110.030.A for a list of allowed building types within the T2 Rural \(T2\) transect zone.](#)

T3N.1, New Section 10-40.40.050.B (Page 40-40.13)

B. Allowed Building Types^{1,3}

~~Bungalow Court²~~

~~Duplex, Side-by-Side²~~

~~Carriage House~~

~~Single family Cottage~~

~~Duplex, Stacked²~~

~~Single family Estate~~

~~Duplex, Front and Back²~~

~~Single family House~~

~~¹See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations~~

~~²Permitted only if the building type exists at the effective date of this Zoning Code.~~

~~³See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.~~

[See Section 10-50.110.030.A for a list of allowed building types within the T3 Neighborhood 1 \(T3N.1\) transect zone.](#)

T3N.2, New Section 10-40.40.060.B (Page 40-40.19)**B. Allowed Building Types^{1,2}**

Bungalow Court	Live/Work
Carriage House	Single-family Cottage
Duplex, Front-and-Back	Single-family Estate
Duplex, Side-by-Side	Single-family House
Duplex, Stacked	

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

² See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

[See Section 10-50.110.030.A for a list of allowed building types within the T3 Neighborhood 2 \(T3N.2\) transect zone.](#)

T4N.1, New Section 10-40.40.070.C (Page 40-40.25)**C. Allowed Building Types^{1,3}**

Apartment Building	Duplex, Stacked
Apartment House	Live/Work ²
Bungalow Court	Single-family Cottage
Carriage House	Single-family House
Courtyard Apartment	Stacked Triplex
Duplex, Front-and-Back	Townhouse
Duplex, Side-by-side	

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

² Allowed only in open sub-zone(s).

³ See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

[See Section 10-50.110.030.A for a list of allowed building types within the T4 Neighborhood 1 \(T4N.1\) and T4 Neighborhood 1 – Open \(T4N.1-O\) transect zones.](#)

T4N.2, New Section 10-40.40.080.C (Page 40.40-31)**C. Allowed Building Types^{1,3}**

Apartment Building	Duplex, Side-by-Side
Apartment House	Duplex, Stacked
Bungalow Court	Live/Work²
Commercial Block²	Single-family Cottage
Carriage House	Single-family House
Courtyard Apartment	Townhouse
Duplex, Front and Back	Stacked Triplex

¹~~See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations~~

²~~Allowed only in open sub-zone(s).~~

³~~See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.~~

[See Section 10-50.110.030.A for a list of allowed building types within the T4 Neighborhood 2 \(T4N.2\) and T4 Neighborhood 2 – Open \(T4N.2-O\) transect zones.](#)

T5, New Section 10-40.40.090.C (Page 40.40-37)**C. Allowed Building Types^{1,3}**

Apartment Building	Duplex, Front and Back²
Apartment House	Duplex, Side-by-Side²
Carriage House	Duplex, Stacked²
Commercial Block	Live/Work
Courtyard Apartment²	Stacked Triplex

¹~~See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations~~

²~~Allowed only in open sub-zone(s).~~

³~~See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.~~

[See Section 10-50.110.030.A for a list of allowed building types within the T5 Main Street \(T5\) and T5 Main Street – Open \(T5-O\) transect zones.](#)

T6, New Section 10-40.40.100.B (Page 40.40-43)**B. Allowed Building Types^{1,2}**

~~Commercial Block~~ ~~Live/Work~~

~~¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations~~

~~² See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.~~

See Section 10-50.110.030.A for a list of allowed building types within the T6 Downtown (T6) transect zone.

Frontage Types (Division 10-50.120 *Specific to Private Frontages*)

Issue: The newly created Downtown Building requires a private frontage type that is more reflective of the Downtown.

Solution: Create the Downtown Shopfront Private Frontage Type.

New Section 10-50.20.130 (Downtown Shopfront)

A. Description		C. Awning	
The main façade of the building is at or near the frontage line and may include a canopy or awning element <u>that</u> overlaps the sidewalk along the majority of the frontage. The canopy is a structural cantilevered shed roof and the awning is canvas or similar material. <u>The façade contains extensive glazing and frequent door openings.</u> and is often retractable.		Depth	4' min.
		Setback from Curb	2' min.
		Height, Clear	8' min.
B. Size		D. Miscellaneous	
Distance between Glazing	2' max	Residential windows shall not be used.	
Ground Floor Transparency	75 85% min.	Doors <u>and balconies</u> may be recessed as long as main façade is <u>visually continuous</u> at BTL.	
Door Recess	5' max	Open ended awning encouraged.	
<u>Door Openings</u>	<u>Every 25' min.</u>	Rounded and hooped awning are <u>not permitted.</u> discouraged.	
		<u>Downtown</u> Shopfronts with accordion-style doors/windows or other <u>are encouraged to be designed with</u> operable windows that allow the space to open to the street. are encouraged.	
		Transom bars shall be used to break down the window scale.	

Frontage Types (Division 10-40.40 *Transect Zones*)

Issue: In addition to allowed private frontage types being identified in Division 10-50.120, they are identified with each specific Transect Zone section. When the lists between the two divisions are not coordinated, this can cause confusion and ambiguity.

T2, Section 10-40.40.040.E (Page 40.40-9)

Allowed Private Frontage Types ³	
Common Yard	Stoop
Porch	

³ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T3N.1, Section 10-40.40.050.E (Page 40.40-15)

Allowed Private Frontage Types ⁵	
Common Yard	
Porch	

⁵ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T3N.2, Section 10-40.40.060.E (Page 40.40-21)

Allowed Private Frontage Types ⁵	
Common Yard	Stoop
Porch	

⁵ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T4N.1, Section 10-40.40.070.F (Page 40.40-27)

Allowed Private Frontage Types ⁵	
Stoop	Forecourt
Porch	

⁵ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T4N.2, Section 10-40.40.080.F (Page 40.40-33)

Allowed Private Frontage Types⁶	
Stoop	Forecourt
Gallery ⁷	Terrace/Lightwell ⁷
Shopfront ⁷	Porch

⁶ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

⁷ Allowed only in open sub-zone(s).

T5, Section 10-40.40.090.F (Page 40.40-39)

Allowed Private Frontage Types⁶	
Forecourt	Stoop ⁷
Gallery	Terrace/Lightwell
Shopfront	Terrace Shopfront

⁶ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

⁷ Allowed only in open sub-zones.

T6, Section 10-40.40.100.E (Page 40.40-45)

Allowed Private Frontage Types⁵	
Terrace/Lightwell	Gallery
Shopfront	Terrace Shopfront
Forecourt	

⁵ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

Solution: In response to Section P.030 of the Zoning Code (Page P-5), which directs users of the Zoning Code to find the allowed private frontage type within Division 10-50.120, make Section 10-50.120.020.C a comprehensive list of allowed private frontage types with cross-references to that division within each Transect Zone. Remove references to specific private frontage types within each Transect Zone.

T2, New Section 10-40.40.040.E (Page 40-40.9)

Allowed Private Frontage Types³

~~Common Yard~~ ~~Stoop~~
~~Porch~~

~~³ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T2 Rural (T2) transect zone.

T3N.1, New Section 10-40.40.050.E (Page 40-40.15)

Allowed Private Frontage Types⁵

~~Common Yard~~
~~Porch~~

~~⁵ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T3 Neighborhood 1 (T3N.1) transect zone.

T3N.2, New Section 10-40.40.060.E (Page 40-40.21)

Allowed Private Frontage Types⁵

~~Common Yard~~ ~~Stoop~~
~~Porch~~

~~⁵ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T3 Neighborhood 2 (T3N.2) transect zone.

T4N.1, New Section 10-40.40.070.F (Page 40-40.27)**Allowed Private Frontage Types⁵**

Stoop	Forecourt
Porch	

~~⁵ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T4 Neighborhood 1 (T4N.1) and T4 Neighborhood 1 – Open (T4N.1-O) transect zones.

T4N.2, New Section 10-40.40.080.F (Page 40.40-33)**Allowed Private Frontage Types⁶**

Stoop	Forecourt
Gallery⁷	Terrace/Lightwell⁷
Shopfront⁷	Porch

~~⁶ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

~~⁷ Allowed only in open sub-zone(s).~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T4 Neighborhood 2 (T4N.2) and T4 Neighborhood 2 – Open (T4N.2-O) transect zones.

T5, New Section 10-40.40.090.F (Page 40.40-39)**Allowed Private Frontage Types⁶**

Forecourt	Stoop⁷
Gallery	Terrace/Lightwell
Shopfront	Terrace Shopfront

~~⁶ See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

~~⁷ Allowed only in open sub-zone(s).~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T5 Main Street (T5) and T5 Main Street – Open (T5-O) transect zones.

T6, New Section 10-40.40.100.E (Page 40.40-45)**Allowed Private Frontage Types⁵**

Terrace/Lightwell	Gallery
Shopfront	Terrace Shopfront
Forecourt	

~~⁵See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T6 Downtown (T6) transect zone.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Brian Kulina, Zoning Code Manager
Date: 11/08/2017
Meeting Date: 11/14/2017



TITLE:

Discussion on Amendments to/Repeal of the Zoning Code.

DESIRED OUTCOME:

Discussion and possible direction on future amendments to and/or repeal of certain sections of the Zoning Code.

EXECUTIVE SUMMARY:

A discussion on possible amendments to the Zoning Code, including the repeal of certain sections of the code.

Any amendment to the Zoning Code, including the repeal of entire sections or individual provisions, must be processed in accordance with Section 10-20.50 of the Zoning Code. Once an application has been filed, this process includes, at a minimum, two hearings before the Planning Commission and two hearings before the City Council.

INFORMATION:

Regional Plan Goals and Policies

Without knowing what the specific amendments and/or repeal entail, identifying applicable Regional Plan Goals and Policies is difficult. Once amendments are identified, a Regional Plan analysis will be conducted.

Council Goals

Building and Zoning/Regional Plan - Revise the zoning code to remove ambiguities, and ensure it is consistent with community values and the regional plan.

Team Flagstaff Strategic Plan

Strategic Priority 3 - Foster a resilient and economically prosperous city.

Attachments:

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Caleb Blaschke, Assistant to the City Manager

Co-Submitter: Josh Copley

Co-Submitter: Josh Copley

Date: 11/07/2017

Meeting Date: 11/14/2017



TITLE

2017 Intergovernmental Priorities Discussion.

STAFF RECOMMENDED ACTION:

Council Discussion.

EXECUTIVE SUMMARY:

On October 24, 2017, the City Council received an update to the Intergovernmental Priorities and began the process of providing edits to the document. Staff has received additional comments from the Council and is bringing the document back for further discussion. Minor comments to the existing priorities are highlighted in red, new comments that are more substantive are highlighted in blue and deletions are crossed out. It was also suggested that the Tribal Priorities be transferred to the Council Goals document. Upon approval of City Council and pending any additional changes, staff will bring the finalized document back to the City Council at its November 21, 2017, meeting for final adoption.

INFORMATION:

Council Goals:

- 1) Invest in our employees and implement retention and attraction strategies.
- 2) Ensure Flagstaff has a long-term water supply for current and future needs.
- 3) Provide sustainable and equitable public facilities, services, and infrastructure systems in an efficient and effective manner to serve all population areas and demographics.
- 4) Explore and adopt policies to lower the costs associated with housing to the end user.
- 5) Develop and implement guiding principles that address public safety service levels through appropriate staffing levels.
- 6) Relieve traffic congestion throughout Flagstaff.
- 7) Address key issues and processes related to the implementation of the Regional Plan.
- 8) Improve effectiveness of notification, communication, and engagement with residents, neighborhoods and businesses and about City services, programs, policies, projects and developments.
- 9) Foster relationships and maintain economic development commitment to partners.
- 10) Decrease the number of working poor.
- 11) Ensure that we are as prepared as possible for extreme weather events.

Attachments: 2017 Intergov Priorities

City of Flagstaff Intergovernmental Relations 2017



Adopted by Flagstaff City Council on January 17, 2017

City Council Mission Statement

To protect and enhance the quality of life for all.

City Council Vision Statement

The City of Flagstaff is a safe, diverse, just, vibrant, and innovative community with a unique character and high quality of life for all. The City fosters and supports economic, environmental, educational, and cultural opportunities.

Intergovernmental Relations

The City of Flagstaff Intergovernmental Relations Program addresses legislative initiatives at the county, state, and federal levels, which follow annual legislative calendars. The program mission is to develop and advocate for the Flagstaff community by fostering and maintaining relationships with individuals and entities that affect the City's interests. As a member of the League of Arizona Cities and Towns, the City of Flagstaff has assisted in the drafting and development of League resolutions. Council adoption of the League resolutions, our identified priorities, and guiding principles are incorporated as part of our legislative agenda.

The City Manager's Office coordinates an active legislative program focused on protecting the interests of our community and identifying resources available to enhance City services and programs. The City Council and City Manager's Office work closely with our legislative advocates in Washington, D.C., and Phoenix, as well as with the League of Arizona Cities and Towns to influence policy decisions that affect city's local control and local funding.

The 2017 Legislative Priorities provide a framework for the City of Flagstaff's Intergovernmental Program. Adopted annually, the City's Intergovernmental Guiding Principles and Legislative Priorities are the foundation of a focused advocacy strategy and serves as a reference guide for legislative positions and objectives that provide direction for the City Council and staff throughout the year.

Federal and state legislative proposals and policies consistent with the City's Intergovernmental Guiding Principles and Legislative Priorities may be supported by the City. Those policies or proposals inconsistent with this agenda may be opposed by the City.

Guiding Principles

The City's Intergovernmental Relations Program is guided by the following principles:

1. The City of Flagstaff is governed by its Charter, which outlines the City's governmental structure, identifies jurisdiction and provides enabling authority for self-rule. Flagstaff's City Charter and all its amendments have been voted on and approved by a majority of voters.
2. The City of Flagstaff strongly promotes the protection, expansion and restoration of local control for cities and may support or oppose legislation based on whether it advances maximum local control by local governments.
3. The Flagstaff City Council adopts City-wide goals and legislative priorities. Advancing or defending goals of the City Council and adopted legislative priorities in effect during the current legislative session does not require additional Council action.
4. The City of Flagstaff understands it is in the public's interest to have government at all levels that is transparent, deliberative, and accountable to its citizens. The City of Flagstaff also evaluates legislative action based on the City's ability to deliver public services, the impact to Flagstaff citizens and the financial costs to the City.
5. The City's membership in the League of Arizona Cities and Towns is a critical component of Flagstaff's advocacy strategy. The City Council will participate in the League's annual priority-setting process.
6. The City of Flagstaff understands that partnerships help develop and maintain positive intergovernmental relations and are essential for success and vitality of our community. The City supports proposed legislation brought forth by our partners that advance common goals. Regional, state and federal partners may include*:
Regional Partners: Coconino County, Flagstaff Unified School District, Grand Canyon Trust, Greater Flagstaff Forest Partnership, Northern Arizona Council of Governments, Northern Arizona Intergovernmental Public Transportation Authority and Northern Arizona Municipal Water Users Association, Chamber of Commerce;
Statewide Partners: Coconino Community College, Arizona Department of Transportation, Arizona Game and Fish, Arizona State Land Department, Department of Veterans' Services, Greater Arizona Mayors' Association, League of Arizona Cities and Towns, and Northern Arizona University;
National Partners: Conference of Mayors, Federal Aviation Administration, National League of Cities and Towns, National Park Service, U.S. Army Corps of Engineers, U.S. Department of Transportation, U.S. Forest Service and other federal agencies;
Tribal Partners: Including the Hopi Nation and Navajo Nation.

* This is not an exhaustive list of City of Flagstaff partners

State Priorities

Advocate to Expand and Protect Local Control

The City of Flagstaff supports legislation that upholds and restores the principle of local government and reinforces the authority of the elected leaders of Flagstaff to respect and protect the priorities of its citizenry and respond to local challenges.

Advocate to Preserve Local Funding

Protect existing funding and authorities that bring revenue to the City of Flagstaff, which support the quality of life for its residents. Areas may include, the protection of state-shared revenues and opposition to the imposition of new fees and unfunded mandates by any level of government that would increase costs to the City.

Flagstaff projects and legislative priorities

- Advocate for state enabling legislation for **Commercial** Property Accessed Clean Energy, or C-PACE.
- Advocate for **100% funding from the state legislature to fully fund and reimburse** social service providers for the poor and other vulnerable populations, including those with disabilities.
- Advocate for state funding and legislation that supports colleges and universities.
- ~~Advocate for legislation to create a Dark Skies specialty license plate.~~
- Advocate for investing in forest health treatments on state-owned land in the Flagstaff region.
- Advocate for change **in state liquor licensing laws** and establish a process for input to allow greater local government control in **such areas as hours of operation, size of beverages and saturation. Seek additional funds from the alcohol industry to reciprocate the affects alcohol has on the Flagstaff community.**
- Advocate against firearm legislation that will allow guns in public facilities.
- Advocate against further sweeps of the State Aviation Fund.
- ~~Advocate for flexible financing authority for commercial entities for upfront investment capital in energy efficiency improvements to properties.~~
- Advocate for allowing the local sales tax to be included as part of the total bid price when considering the “lowest, responsible bidder.”

- Advocate for removing the \$2.5 million cap, which will allow the State's Housing Trust Fund to be fully funded through unclaimed property proceeds received by the State annually.
- Advocate for restoration and oppose further sweeps of the Highway User Revenue Fund (HURF).
- Advocate for additional funding to the Arizona Department of Transportation to plan, build and maintain projects that affect Northern Arizona.
- Repeal Senate Bill 1070, which requires police to determine the immigration status of someone arrested or detained when there is reasonable suspicion they are not in the United States legally.
- Repeal Senate Bill 1487, which withholds shared revenue from cities and towns that are found by the Attorney General to have violated state law. The goal of the repeal is to gain local control of shared funding.
- Advocate for the state of Arizona to accept consulate cards as valid forms of identification.
- Pursue a partnership with Northern Arizona University to jointly advocate for funding for the Rio de Flag Flood Control project from the State and Federal government.

Federal Priorities

Advocate to Expand and Protect Local Control

The City of Flagstaff supports legislation that upholds and restores the principle of local government, and reinforces the authority of the elected leaders of Flagstaff to respect and protect the priorities of its citizenry and respond to local challenges and opportunities.

Advocate to Preserve Local Funding

Protect existing funding and authorities that bring revenue to the City of Flagstaff, which support the quality of life for its residents. Areas included opposition to unfunded mandates by any level of government that would increase costs to the City.

Flagstaff projects and legislative priorities

- Advocate for funding the Rio de Flag Flood Control Project. Fully fund this important community project and qualify for work plan construction funding in future years. Funding priorities for fiscal year 2018 include construction of Lower Reach up to and including the confluence and completion of the BNSF bridge.

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- Advocate for leveraging the voter approved Flagstaff Watershed Protection Project (FWPP) funding with federal dollars to maximize investments into forest health, including resources for timber sale administration. Ensure that resources and funding continue to flow to important regional projects such as the Four Forests Restoration Initiative (4FRI), NAU's Ecological Restoration Institute (ERI) and other important forest restoration efforts outside of the 4FRI boundaries.
 - Advocate for funding and building a skilled nursing facility for veterans in Flagstaff ~~by protecting the initial state funding from future legislative sweeps now that the initial funding has been improved~~ and continuing to encourage the Department of Veterans' Affairs to prioritize the project.
 - Advocate for \$11.75 million TIGER grant for the Fourth Street Complete Street Corridor Project in fiscal year 2018 (*this could go away if we get the award this year).
 - Advocate for funding projects in the Flagstaff Airport five-year Capital Improvement Program.
 - Advocate for increasing the gasoline tax in order help fund transportation improvements.
 - Urge the federal government to pass carbon fee and dividend legislation in support of climate change.
 - Oppose the transfer of federal lands to state or municipal governments unless funding has also been provided to effectively manage those lands.
 - ~~Advocate for public housing and Section 8 funding.~~ Support legislative action to ensure full funding of Public Housing, Section 8 Housing Choice Voucher Program and the Community Development Block Grant program.
 - Advocate for Deferred Action for Childhood Arrivals (DACA) and other federal immigration policies that help keep families together while supporting their higher education goals.
 - Advocate for legislation to reform the Medicaid Institutions for Mental Diseases (IMD) Exclusion.

Tribal Priorities

The City's Intergovernmental Relations Program is responsible for strengthening partnerships and advancing mutual goals between the City of Flagstaff and Native Nations. In addition to fostering relationships with tribal nations, key priorities this year include:

- Improve overall communications and engagement with Native Nations as we work in partnership on shared issues and concerns.
- Support implementation priorities of the Memorandum of Understanding between Navajo Nation Human Rights Commission and City of Flagstaff.
- Facilitation of annual meetings with tribal nations and collaborate on agenda development.
- ~~Oppose the transportation and mining of Uranium; appeal to the United States Department of Transportation to change its policies for how vehicles transport Hazardous Materials.~~ Advocate for strengthening the laws, regulations and policies that govern uranium mining to ensure greater protection for public health and safety.
- Urge Arizona Department of Environmental Quality (ADEQ) to adopt stronger groundwater monitoring standards for uranium operations.
- Urge ADEQ to require mine specific aquifer protection permits rather than general aquifer protection permits.
- Urge Arizona Department of Transportation and/or US Department of Transportation to strengthen uranium transport standards to reduce the possibility of contamination.
- ~~Evaluation and implementation of the recommendations from the Indigenous Circle of Flagstaff.~~