

# Appendix 6: How the Zoning Code Implements the General Plan

This table evaluates how the Zoning Code implements the principal goals and associated policies of the 2001 General Plan. Where possible, the chapter, division or section of the Zoning Code that implements the General Plan goal and/or policy is noted. As many of the General Plan goals and policies are implemented by other agencies (such as the Flagstaff Metropolitan Planning Organization (FMPO)), or indeed through the General Plan itself, a note to this effect is included.

**Table 6.A: How the Zoning Code Implements the General Plan**

| General Plan Goal and Policy Statements   | Implementation through the Zoning Code   |
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| <p><b>GOAL LUI</b></p> <p>Greater Flagstaff will have a compact land use pattern within a well-defined boundary that shapes growth in a manner that preserves the region’s natural environment, livability, and sense of community. Flagstaff will continue to offer the primary types of housing design developments that have defined its land use patterns: the conventional and traditional neighborhood scale which provides a choice of housing types and supporting non-residential uses within walking distances.</p> | <ul style="list-style-type: none"> <li>• The zoning code promotes compact land use patterns through the application of Form-based Codes in the Transect Zones (Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones)).</li> <li>• Division 10-50.80 (Resource Protection Standards) sets standards to preserve the natural environment.</li> <li>• A variety of building types is permitted in Division 10-50.100 (Building Types).</li> </ul> |
| <p><i>Policy LUI.1—Develop a Structural Framework for the General Land Use and Transportation Plan</i></p>  | <ul style="list-style-type: none"> <li>• The General Plan is the over-arching policy document through which policy is implemented by supporting planning documents (i.e. FMPO Transportation Plan, Master Plan, etc.) and regulatory standards (i.e. Zoning Code, City Code, Engineering Standards, etc.).</li> </ul>  |
| <p><i>Policy LUI.2—Establish an Urban Growth Boundary</i></p>   | <ul style="list-style-type: none"> <li>• The General Plan supports and implements this policy. (Map 3: General Land Use Plan)</li> </ul>   |
| <p><i>Policy LUI.3—Designate Areas to be Reserved for Future Urban Development</i></p>  | <ul style="list-style-type: none"> <li>• The General Plan supports and implements this policy. (Map 3: General Land Use Plan)</li> </ul>   |
| <p><i>Policy LUI.4—Encourage Development Within the Urban Growth Boundary</i></p>   | <ul style="list-style-type: none"> <li>• The General Plan supports this policy by indentifying future land use categories and redevelopment areas while the Zoning Code implements it by applying the appropriate zones with established densities.</li> </ul>   |
| <p><i>Policy LUI.5—Provide for New Mixed-Use</i></p>  | <ul style="list-style-type: none"> <li>• Supported by Division 10-30.80 (Traditional</li> </ul>  |

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| <p><i>Neighborhoods</i></p>  | <p>Neighborhood Community Plans) and Division 10-40.40 (Transect Zones).</p> <ul style="list-style-type: none"> <li>Residential uses are permitted in all commercial zones – Division 10-40.30 (Non-Transect Zones).</li> </ul>   |
| <p><i>Policy LUI.6—Require Urban Development to Locate within City Boundaries</i></p>  | <ul style="list-style-type: none"> <li>The General Plan identifies appropriate land use categories in the City and County. City and County Zoning implements the policy by applying the appropriate zone districts that are applicable to the General Plan land use category.</li> </ul>  |
| <p><i>Policy LUI.7—Promote Infill Development</i></p>  | <ul style="list-style-type: none"> <li>Facilitated by Specific Plans (Division 11-10.30), and supported by Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones).</li> </ul>  |
| <p><i>Policy LUI.8—Promote Targeted Redevelopment</i></p>  | <ul style="list-style-type: none"> <li>Provides a mechanism through Specific Plans (Division 11-10.30) to identify areas for redevelopment. Also supported by Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones).</li> </ul>   |
| <p><i>Policy LUI.9—Promote Quality Design</i></p>  | <ul style="list-style-type: none"> <li>Facilitated by Division 10-50-20 (Architectural Standards) and Appendix 1.1 Design Guidelines.</li> </ul>  |
| <p><i>Policy LUI.10—Place Emphasis on all Transportation Modes</i></p>   | <ul style="list-style-type: none"> <li>Facilitated by Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones).</li> <li>Division 10-50.70 (Parking) allows parking reductions, for example, for bicycle racks and if the project is located within ¼ mile of a transit stop.</li> </ul> |
| <p><i>Policy LUI.11—Place Emphasis on and Encourage Traditional Neighborhood Development and Redevelopment Design</i></p>  | <ul style="list-style-type: none"> <li>Facilitated by Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones).</li> </ul>   |
| <p><b>GOAL LU2</b></p>   |   |
| <p>The integrity of individual communities in the county will be supported by maintaining separation between existing communities; respecting existing area plans, as well as encouraging consistency with the <i>General Plan</i>; and preserving the integrity of open space boundaries identified in the <i>Greater Flagstaff Open Spaces and Greenways Plan</i>, as a major defining element of the Region’s Growth Area Boundaries.</p> | <ul style="list-style-type: none"> <li>Relates to Coconino County – not applicable.</li> </ul>  |
| <p><b>GOAL LU3</b></p>   |   |
| <p>The <i>General Land Use and Transportation Plan</i> will be coordinated with state and federal land management policies.</p>  | <ul style="list-style-type: none"> <li>Outside agency review of General Plan amendments and zoning map amendments.</li> <li>Large new development projects are subject to</li> </ul>  |

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|  | <p>review by State and Federal agencies as necessary, e.g. ADOT or US Forest Service.</p>  |
| <p><i>Policy LU3.1—The City and County Shall Work with Federal and State Agencies to Better Manage Future Urban Lands in a Manner Consistent with City and County Planning Policies.</i></p>   | <ul style="list-style-type: none"> <li>• Outside agency review of General Plan amendments and Zoning Map amendments.</li> <li>• Large new development projects are subject to review by State and Federal agencies as necessary, e.g. ADOT or US Forest Service.</li> </ul>                                  |
| <p><i>Policy LU3.2—Pursue Master Planning and Establish Open Space Buffers on Lands Adjacent to Forest Service Lands.</i></p>  | <ul style="list-style-type: none"> <li>• Division 10-50.80 (Resource Protection Standards) sets standards to preserve the natural environment and establish contiguous resource preservation.</li> <li>• Division 10-30.80 (TNCP) facilitates master planning for greenfield and infill projects.</li> </ul> |
| <p><i>Policy LU3.3—Mitigate the Impacts of Usage on Forest Service Lands</i></p>   | <ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>  |
| <p><i>Policy LU3.4—Work Towards Determining Appropriate Levels of Recreational Uses in Urban Interface Area</i></p>  | <ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>  |
| <p><b>GOAL C1</b></p>  |  |
| <p>Shopping and service areas will be convenient to residents as well as visitors to the region in a manner that meets their needs, while remaining compatible with surrounding land uses.</p> | <ul style="list-style-type: none"> <li>• The zoning code supports mixed-use and opportunities for improving convenience of residents through better land use planning.</li> <li>• Refer to Division 10-30.80 (TNCP) and Chapters 10-40 (Specific to Zones) and 10-50 (Supplemental to Zones).</li> </ul>     |
| <p><i>Policy C1.1—Designate Commercial Areas According to their Role and Function in the Region</i></p>  | <ul style="list-style-type: none"> <li>• The General Plan identifies land use categories on the Land Use Map that are implemented through the Zoning Code and the Zoning Map.</li> </ul>   |
| <p><i>Policy C1.2—Apply Design and Locational Standards for Large Retail Commercial Developments Including “Big-Box” Retail</i></p>  | <ul style="list-style-type: none"> <li>• The 2003 proposition that sought to limit Big Box retail development in Flagstaff failed.</li> </ul>  |
| <p><i>Policy C1.3—Include a Mix of Uses in New Commercial Development and Redevelopment</i></p>  | <ul style="list-style-type: none"> <li>• Refer to Chapter 10-40 (Specific to Zones) as mixed use development is promoted in many zones, e.g. residential uses are permitted in all commercial zones.</li> </ul>  |
| <p><i>Policy C1.4—Promote A High Quality Urban Environment in all Commercial Development Areas</i></p>   | <ul style="list-style-type: none"> <li>• Specific Plans enable planning in General Plan defined activity centers.</li> <li>• Facilitated by Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-</li> </ul>   |

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|   | <ul style="list-style-type: none"> <li>40.40 (Transect Zones).</li> <li>Appendix I.1, Design Guidelines.</li> <li>Updated standards for thoroughfares and civic spaces are located in Chapters 10-60 and 10-70, respectively.</li> </ul>  |
| <i>Policy C1.5—Design and Establish Neighborhood Commercial Centers</i>   | <ul style="list-style-type: none"> <li>Facilitated through neighborhood planning and Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones).</li> </ul>  |
| <b>GOAL C2</b>  |   |
| Downtown Flagstaff will continue to serve as the focal point of the community, as established by development intensity, land use, building height, and high quality urban design.   | <ul style="list-style-type: none"> <li>Transect zone T6 supports Flagstaff's downtown as a general center and promotes appropriate development.</li> </ul>  |
| <i>Policy C2.1—Reinforce the Role of Downtown</i>   | <ul style="list-style-type: none"> <li>As above – Transect zone T6 provides the highest density and highest intensity of uses and people oriented businesses.</li> </ul>  |
| <b>GOAL C3</b>  |   |
| Commercial uses in the county will be located in activity centers in specifically designated areas intended to serve as focal points for the community in which they are located, and they will provide opportunities to meet area resident needs locally, while avoiding a strip commercial pattern of development along the region's major roadways | <ul style="list-style-type: none"> <li>Relates to Coconino County – not applicable.</li> </ul>  |
| <i>Policy C3.1—Define Appropriate Uses for Activity Centers</i>   | <ul style="list-style-type: none"> <li>Relates to Coconino County – not applicable.</li> </ul>  |
| <i>Policy C3.2—Regulate Resort Commercial Use Siting</i>  | <ul style="list-style-type: none"> <li>Relates to Coconino County – not applicable.</li> </ul>  |
| <b>GOAL IEI</b>   |   |
| The community will enjoy a healthy, thriving economy with opportunities for quality and diversified employment of various economic levels for its residents with livable wages, and environmentally responsible industries that make a positive contribution to the community and the economy.  | <ul style="list-style-type: none"> <li>The new code is user friendly and formatted to make it easier to use than the former Land Development Code. As such, it should not be a hindrance to new development.</li> <li>Three categories on industrial uses provide for all types of possible industrial development (Division 10-40.30, Non-Transect Zones).</li> <li>The TNCP (Division 10-30.80) and Transect Zones (Division 10-40.40) allow for greater choice in housing and transportation.</li> </ul> |

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| <i>Policy IE1.1—Expand Basic Employment Within the Flagstaff Area</i>   | <ul style="list-style-type: none"> <li>• Not applicable – relates to the Economic Vitality Division.</li> </ul>  |
| <i>Policy IE1.2—Protect Existing Industrial Land and Existing Employment Areas</i>  | <ul style="list-style-type: none"> <li>• Industrial uses are protected as much as possible within the constraints of ARS 12-1131 through 12-1138. Industrial uses are tied as applicable to the Resource Protection Overlay (Division 10-40.50).</li> </ul>  |
| <i>Policy IE1.3—Support Environmentally Appropriate Industry</i>  | <ul style="list-style-type: none"> <li>• Not applicable – relates to the Economic Vitality Division.</li> </ul>  |
| <i>Policy IE1.4—Designate Appropriate Location for Employment Uses</i>  | <ul style="list-style-type: none"> <li>• The zoning code implements the General Plan’s land use designations via the zoning districts (Chapter 10-40) and the Zoning Map.</li> </ul>   |
| <i>Policy IE1.5—Designate Appropriate Employment Centers</i>  | <ul style="list-style-type: none"> <li>• The General Plan is the policy document that identifies appropriate land use categories and activity areas, while the Zoning Code is the mechanism by which the appropriate Zone may be applied.</li> </ul>   |
| <i>Policy IE1.6—Provide for Home Occupations</i>  | <ul style="list-style-type: none"> <li>• Facilitated through Division 10-40.50 (Specific to Uses). Live/Work opportunities are also included.</li> </ul>   |
| <b>GOAL HNI</b>   |  |
| <p>The supply of affordable home ownership, rental, and special needs housing units affordable to low- and moderate-income households will be increased.</p>  | <ul style="list-style-type: none"> <li>• Division 10-30.20 (Affordable Housing Incentives) implements current housing policy.</li> <li>• Facilitated through mixed use opportunities - Chapter 10-40 (Specific to Zones).</li> <li>• Accessory Dwelling Units (Carriage Houses) are also permitted in most zones – Division 10-50.100 (Building Types).</li> </ul> |
| <i>Policy HNI.1—Evaluate and Adjust Housing Policies and Strategies</i>   | <ul style="list-style-type: none"> <li>• Not applicable – implemented by the Housing Division.</li> </ul>  |
| <i>Policy HNI.2—Support the Creation of Public/Private Partnerships for Housing</i>   | <ul style="list-style-type: none"> <li>• Not applicable – implemented by the Housing Division.</li> </ul>  |
| <b>GOAL HN2</b>   |  |
| <p>New neighborhoods will be built and support will be given to existing neighborhoods that integrate a variety of housing types and densities with amenities, services, and retail to ensure opportunities for a variety of household income levels.</p> | <ul style="list-style-type: none"> <li>• Facilitated by the application of Form-based Codes in the Transect Zones (Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones)). Apply to greenfield and infill developments.</li> </ul>   |
| <i>Policy HN2.1—Promote Development of Mixed-Use Neighborhoods</i>  | <ul style="list-style-type: none"> <li>• Facilitated by the application of Form-based Codes in the Transect Zones (Division 10-30.80 (Traditional Neighborhood Community Plans) and</li> </ul>   |

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|  | Division 10-40.40 (Transect Zones)). Apply to greenfield and infill developments.   |
| <i>Policy HN2.2—Establish Interconnected Neighborhood Street and Sidewalk Patterns</i>   | <ul style="list-style-type: none"> <li>Facilitated by Chapter 11-20 (Subdivision and Land Split Regulations) and Division 10-30.70 (Site Planning Design Standards).</li> </ul>   |
| <i>Policy HN2.3—Encourage Accessory Dwelling Units</i>   | <ul style="list-style-type: none"> <li>Accessory Dwelling Units (Carriage Houses) are permitted in most zones – Division 10-50.100 (Building Types).</li> </ul>   |
| <i>Policy HN2.4—Restrict Development of Gated Communities</i>  | <ul style="list-style-type: none"> <li>Private streets are discouraged - Division 10-30.70 (Site Planning Design Standards).</li> </ul>   |
| <i>Policy HN2.5—Preserve and Enhance Existing Neighborhoods Within Districts</i>   | <ul style="list-style-type: none"> <li>Facilitated by the application of Form-based Codes in the Transect Zones (Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones)).</li> </ul>                                     |
| <b>GOAL HN3</b>  |   |
| Development patterns designed to maintain the open character of rural areas, protect open lands, and to protect and maintain sensitive environmental areas will be promoted.   | <ul style="list-style-type: none"> <li>Facilitated by Division 10-50.80 (Resource Protection Standards) that protect flood plains, steep slopes and forest resources, as well as associated wildlife communities in these areas.</li> </ul>                           |
| <i>Policy HN3.1—Encourage Cluster Development</i>  | <ul style="list-style-type: none"> <li>Facilitated by Section 10-40.60.260 (Planned Residential Development).</li> </ul>  |
| <b>GOAL CDI</b>  |   |
| A sense of connection will be maintained in the built environment to the region’s natural setting and dramatic views.  | <ul style="list-style-type: none"> <li>Facilitated by Division 10-50.80 (Resource Protection Standards), Division 10-30.60 (Sustainability) and Appendices 1.1 (Design Guidelines) and 1.3 (Sustainability Guidelines).</li> </ul>                                    |
| <b>GOAL T1</b>   |   |
| A safe, convenient, user-friendly transportation system will be developed throughout the region, addressing both short- and long-term needs, and emphasizing alternative transportation modes while reducing dependency on the automobile. | <ul style="list-style-type: none"> <li>Supported by the principle of Traditional Neighborhood development as implemented through the Transect Zones (Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones)).</li> </ul> |
| <i>Policy T1.1—Develop a Balanced Transportation System</i>  | <ul style="list-style-type: none"> <li>Facilitated through Chapter 10-60 (Thoroughfare Standards) and the City of Flagstaff Engineering Standards.</li> </ul>   |
| <i>Policy T1.2—Create an Efficient Transportation System</i>   | <ul style="list-style-type: none"> <li>Facilitated through the FMPO at the regional level, and by multi-agency review for all development projects at the local level.</li> </ul>   |

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| <i>Policy T1.3—Establish Roadway Improvements Categories</i>   | <ul style="list-style-type: none"> <li>• Not applicable – FMPO responsibility.</li> </ul>   |
| <i>Policy T1.4—Reduce Negative Traffic Impacts in Residential Neighborhoods</i>  | <ul style="list-style-type: none"> <li>• Through traffic in residential neighborhoods is limited in the Subdivision Regulations (Chapter 11-20) and Division 10-30.70 (Site Planning Design Standards).</li> </ul>                  |
| <i>Policy T1.5—Coordinate Regional Transportation Funding</i>  | <ul style="list-style-type: none"> <li>• Not applicable – FMPO responsibility.</li> </ul>   |
| <i>Policy T1.6—Establish a Roadway Planning Categorization and Access Management System</i>  | <ul style="list-style-type: none"> <li>• Not applicable – FMPO responsibility.</li> </ul>   |
| <i>Policy T1.7—Recognize the Importance of Rail Freight and Passenger Service</i>  | <ul style="list-style-type: none"> <li>• Railroad facilities are permitted in the HI and HI-O zones – Refer to Division 10-40.30 (Non-Transect Zones).</li> </ul>   |
| <i>Policy T1.8—Identify Truck Circulation Needs</i>  | <ul style="list-style-type: none"> <li>• Not applicable – FMPO responsibility.</li> </ul>   |
| <i>Policy T1.9—Provide Intermodal Connectivity</i>   | <ul style="list-style-type: none"> <li>• Considered as part of the General Plan amendment process for all developments.</li> </ul>  |
| <b>GOAL T2</b><br>An enhanced public transit system will be promoted as an integral part of the region’s overall transportation system.                                  | <ul style="list-style-type: none"> <li>• NAIPTA.</li> <li>• Facilitated by Division 10-30.80 (Traditional Neighborhood Community Plans) and Transect Zones (Division 10-40.40 (Transect Zones).</li> </ul>                          |
| <i>Policy T2.1—Coordinate a Public Transit System</i>  | <ul style="list-style-type: none"> <li>• Not applicable – FMPO responsibility with NAIPTA.</li> </ul>   |
| <i>Policy T2.2—Develop a Cost-Effective and Efficient Public Transit System</i>  | <ul style="list-style-type: none"> <li>• Not applicable – FMPO responsibility with NAIPTA.</li> </ul>   |
| <i>Policy T2.3—Integrate Transit System Design</i>   | <ul style="list-style-type: none"> <li>• Not applicable – FMPO responsibility with NAIPTA.</li> <li>• Encouraged in all new large developments.</li> </ul>  |
| <b>GOAL T3</b><br>The region’s development pattern will support a diverse range of transportation choices, including transit, walking and bicycling, as well as driving. | <ul style="list-style-type: none"> <li>• FMPO responsibility with NAIPTA.</li> <li>• Facilitated by Division 10-30.80 (Traditional Neighborhood Community Plans) and Transect Zones (Division 10-40.40 (Transect Zones).</li> </ul> |
| <i>Policy T3.1—Establish a Comprehensive Bicycling Network and Trails System Policy</i>  | <ul style="list-style-type: none"> <li>• Promoted by FMPO through FUTS.</li> <li>• Reviewed as a part of the subdivision process and</li> </ul>   |

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| <i>Policy T3.2—Promote Accessible, Pedestrian-Friendly Community Design</i>  | <p>for all new development proposals.</p> <ul style="list-style-type: none"> <li>Facilitated in Appendix I.1 Design Guidelines.</li> <li>Facilitated by Division 10-30.80 (Traditional Neighborhood Community Plans) and Transect Zones (Division 10-40.40 (Transect Zones).</li> <li>Division 10-50-35 allows encroachments for ADA ramps.</li> </ul> |
| <p><b>GOAL T4</b><br/>The Region’s transportation system will be developed and managed with attention both to supply-side (e.g., new roads) and to demand-side strategies.</p>   | <ul style="list-style-type: none"> <li>Not applicable – FMPO responsibility.</li> <li>On the demand side, this goal is achieved through subdivision review.</li> </ul>   |
| <i>Policy T4.1—Promote Transportation Modes Other than Single Occupancy Vehicles</i>   | <ul style="list-style-type: none"> <li>While regionally this is an FMPO responsibility, the Zoning Code provides incentives for bicycles, walking and transit (e.g. parking reductions – Division 10-50.70 (Parking)).</li> </ul>  |
| <p><b>GOAL OSPRI</b><br/>The region will have a balanced system of open lands, natural areas, wildlife corridors and habitat areas, trails, greenways, parks and recreation facilities as guided by the <i>Greater Flagstaff Area Open Spaces and Greenways Plan</i>, the <i>City of Flagstaff Urban Open Spaces Plan</i>, the <i>City’s Long Range Master Plan for Parks, Recreation and Open Space</i>, and <i>County Area Plan Open Space Objectives</i>.</p> | <ul style="list-style-type: none"> <li>Facilitated by Transect zones (Division 10-40.40), especially Transect T1.</li> <li>Division 10-50.80 (Resource Protection Standards) also furthers this goal.</li> </ul>   |
| <i>Policy OSPRI.1—Create the Appropriate Institutional Framework for Open Space Protection in the Plan Area</i>  | <ul style="list-style-type: none"> <li>Not applicable.</li> </ul>  |
| <i>Policy OSPRI.2—Implement Urban and Rural Open Spaces Plans</i>  | <ul style="list-style-type: none"> <li>The PLF zone ensures the preservation of open space.</li> </ul>   |
| <i>Policy OSPRI.3—Provide Non- Motorized Transportation Corridors to Connect Communities, Neighborhoods, Open Spaces and Recreational Areas</i>  | <ul style="list-style-type: none"> <li>FMPO responsibility.</li> <li>Ensured by coordinated plan review by all staff review agencies.</li> </ul>   |
| <i>Policy OSPRI.4—Preserve Priority Open Lands</i>   | <ul style="list-style-type: none"> <li>PLF (Public Lands Forest) zone protects open space.</li> </ul>  |
| <i>Policy OSPRI.5—Protect “Neighborhoods”</i>  | <ul style="list-style-type: none"> <li>Not applicable, a County jurisdiction responsibility.</li> </ul>  |
| <i>Policy OSPRI.6—Provide Parks, Open Space,</i>   | <ul style="list-style-type: none"> <li>The PI (Public Lands) and PLF (Public Lands</li> </ul>  |



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| <i>And Recreation Facilities Throughout the Region</i>   | Forest) zone enables parks development and protects open space.  |
| <i>Policy OSPRI.7—Preserve Rural Character and Natural Environment</i>   | <ul style="list-style-type: none"> <li>Facilitated by Division 10-30.70 (Site Planning Design Standards) and Appendix I.1 (Design Guidelines)</li> <li>Facilitated by Transect zones (Division 10-40.40), especially Transects T1 and T2.</li> </ul>   |
| <b>GOAL CD1</b>  |  |
| A sense of connection will be maintained in the built environment to the region’s natural setting and dramatic views.  | <ul style="list-style-type: none"> <li>Facilitated by Division 10-50.80 (Resource Protection Standards), Division 10-50.30 (Building Height) and Appendix I.1 (Design Guidelines).</li> </ul>  |
| <i>Policy CD1.1—Preserve the Character of the Region’s Natural Setting</i>   | <ul style="list-style-type: none"> <li>Facilitated by Division 10-50.80 (Resource Protection Standards), Division 10-50.30 (Building Height) and Appendix I.1 (Design Guidelines).</li> </ul>  |
| <i>Policy CD1.2—Protect the Region’s Mountains and Canyons</i>   | <ul style="list-style-type: none"> <li>Implemented through the General Plan.</li> <li>Within the City, Transect zone T1 and the PLF zone protect natural places (Chapter 10-40 (Specific to Zones)).</li> <li>Locally at a site level facilitated by Division 10-50.80 (Resource Protection Standards).</li> </ul> |
| <i>Policy CD1.3—Protect the Region’s Topographic Features</i>  | <ul style="list-style-type: none"> <li>Implemented through the General Plan.</li> <li>Within the City, Transect zone T1 and the PLF zone protect natural places (Chapter 10-40 (Specific to Zones)).</li> <li>Locally at a site level facilitated by Division 10-50.80 (Resource Protection Standards).</li> </ul> |
| <i>Policy CD1.4—Protect Forested Settings, Key Entry Points, and Corridors</i>   | <ul style="list-style-type: none"> <li>Implemented through the General Plan.</li> <li>Within the City, Transect zone T1 and the PLF zone protect natural places (Chapter 10-40 (Specific to Zones)).</li> <li>Locally at a site level facilitated by Division 10-50.80 (Resource Protection Standards).</li> </ul> |
| <i>Policy CD1.5—Continue Interagency Coordination for Development and Protection of Wildlife Habitat and Corridors</i>   | <ul style="list-style-type: none"> <li>Outside agency review of General Plan amendments and Zoning Map amendments.</li> <li>Large new development projects are subject to review by State agencies such as Az. Game and Fish Dept.</li> </ul>  |
| <b>GOAL CD2</b>  |  |
| The Flagstaff region will continue to protect its unique character that reflects its forested setting of ponderosa pine trees, pinion and juniper vegetation, and meadows through quality design and development. Emphasis will be placed on | <ul style="list-style-type: none"> <li>Ensured by Division 10-50.80 (Resource Protection Standards), Division 10-30.70 (Site Planning Design Standards) and Appendix I.1 (Design Guidelines).</li> </ul>   |

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| <p>quality design in both the public realm—streets, civic buildings, and other public spaces—as well as the private realm—commercial buildings, work places, and housing. Preservation of vegetation and wildlife are part of the quality design and development process.</p> |  |
| <p><i>Policy CD2.1—Develop City and County Design Guidelines</i></p>  | <ul style="list-style-type: none"> <li>• Appendix I.1 Design Guidelines.</li> </ul>  |
| <p><i>Policy CD2.2—Develop a Streetscape Design Plan</i></p>  | <ul style="list-style-type: none"> <li>• Not applicable – Responsibility of City design staff working with the City Engineer and others.</li> </ul>  |
| <p><i>Policy CD2.3—Support Enhanced Civic Design</i></p>  | <ul style="list-style-type: none"> <li>• Facilitated by Chapter 10-70 (Specific to Civic Spaces) and Appendix I.1 Design Guidelines.</li> </ul>  |
| <p><i>Policy CD2.4—Preserve Cultural and Historic Resources</i></p>   | <ul style="list-style-type: none"> <li>• Ensured by Division 10-30.30 (Heritage Preservation).</li> </ul>  |
| <p><i>Policy CD2.5—Promote Design that Supports and Enhances a Positive Image and Identity for the Region</i></p>   | <ul style="list-style-type: none"> <li>• Transect Zones (Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones)).</li> <li>• Appendix I.1 Design Guidelines.</li> </ul>   |
| <p><i>Policy CD2.6—Promote Sustainable Design Technology</i></p>  | <ul style="list-style-type: none"> <li>• Facilitated by Division 10-30.60 (Sustainability).</li> <li>• In addition, expanded regulations for wind turbines are provided in Section 10-40.60.050. Solar arrays are permitted.</li> </ul>  |
| <p><i>Policy CD2.7—Protect the Character, Quality, Historic and Architectural Patterns of the Historic Districts and Other Neighborhoods</i></p>  | <ul style="list-style-type: none"> <li>• Facilitated by Division 10-30.80 (Traditional Neighborhood Community Plans) and Transect Zones (Division 10-40.40 (Transect Zones)).</li> <li>• Also supported by Division 10-30.30 (Heritage Preservation).</li> </ul>                   |
| <p><i>Policy CD2.8—Promote Restoration of Historic Buildings, Sites and Districts</i></p>   | <ul style="list-style-type: none"> <li>• Facilitated by Division 10-30.80 (Traditional Neighborhood Community Plans) and (Division 10-40.40 (Transect Zones)).</li> <li>• Also supported by Division 10-30.30 (Heritage Preservation).</li> </ul>                                  |
| <p><i>Policy CD2.9—Collaborate with Residents to Stabilize, Protect and Improve Historic Districts and Other Neighborhoods While Maintaining Affordability and Viability</i></p>  | <ul style="list-style-type: none"> <li>• Facilitated by Division 10-30.80 (Traditional Neighborhood Community Plans) and Transect Zones (Division 10-40.40 (Transect Zones)).</li> <li>• Also supported by Division 10-30.30 (Heritage Preservation).</li> </ul>                   |
| <p><b>GOAL NCR I</b></p>  |  |
| <p>High standards will be maintained for protection and improvement of the region’s quality of life offered by its natural and cultural, historic and archaeological resources and its natural</p>  | <ul style="list-style-type: none"> <li>• Facilitated by numerous sections in the zoning code, including Division 10-30.30 (Heritage Preservation), Division 10-50.80 (Resource Protections Standards), Division 10-30.80 (Traditional Neighborhood Community Plans) and</li> </ul> |

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| environment.  | (Division 10-40.40 (Transect Zones)).  |
| <i>Policy NCR1.1—Improve Air Quality</i>                                    | <ul style="list-style-type: none"> <li>• Compact, mixed-use, walkable development that encourages multi-modal transportation and less auto-dependency is promoted by Division 10-30.80 (Traditional Neighborhood Community Plans) and Division 10-40.40 (Transect Zones).</li> </ul> |
| <i>Policy NCR1.3—Sustainable Levels of Water Use</i>                        | <ul style="list-style-type: none"> <li>• Promoted regionally through the General Plan and the Utilities Division.</li> <li>• Locally, Division 10-50.50 (Landscaping Standards) and Division 10-30.60 (Sustainability) promote wise use of water resources.</li> </ul>               |
| <i>Policy NCR1.5—Address Natural Hazard Areas</i>                           | <ul style="list-style-type: none"> <li>• Division 10-50.80 (Resource Protections Standards) protects steep slopes and Rural and Urban Floodplains.</li> <li>• The City’s Building Codes address other natural hazards, e.g. roof loads.</li> </ul>                                   |
| <i>Policy NCR1.6—Abate Noise Impacts</i>                                    | <ul style="list-style-type: none"> <li>• Generally addressed in the City Code.</li> <li>• Also addressed through the requirement for an Avigation Easement (Division 10-20.40).</li> </ul>   |
| <i>Policy NCR1.7—Minimize Waste</i>   | <ul style="list-style-type: none"> <li>• Not applicable – implemented by the Sustainability Program.</li> </ul>  |
| <i>Policy NCR1.8—Address Hazardous Materials Disposal and Reduction</i>     | <ul style="list-style-type: none"> <li>• Not applicable.</li> <li>• Also possibly a responsibility of the Flagstaff Fire Department.</li> </ul>  |
| <i>Policy NCR1.9—Protect Dark Skies</i>                                     | <ul style="list-style-type: none"> <li>• Facilitated by Division 10-50.60 (Outdoor Lighting Standards).</li> </ul>   |
| <i>Policy NCR1.10—Protect Archeological and Cultural Resources</i>          | <ul style="list-style-type: none"> <li>• Refer to Division 10-30.30 (Heritage Preservation).</li> </ul>  |
| <i>Policy NCR1.11—Promote the Community’s Cultural Diversity</i>            | <ul style="list-style-type: none"> <li>• Division 10-30.80 (TNCP) promotes diversity in building and housing types.</li> <li>• Religious institutions are permitted in most zones without a conditional use permit requirements (Chapter 10-40 (Specific to Zones)).</li> </ul>      |
| <i>Policy NCR1.12—Plan within an Ecosystem Framework</i>                    | <ul style="list-style-type: none"> <li>• Facilitated by Division 10-50.80 (Resource Protection Standards).</li> </ul>  |
| <i>Policy NCR1.13—Maintain and Restore Natural Processes and Systems</i>    | <ul style="list-style-type: none"> <li>• Facilitated by Division 10-50.80 (Resource Protection Standards).</li> </ul>  |
| <i>Policy NCR1.14—Promote Forest Restoration and Sustainable Management</i> | <ul style="list-style-type: none"> <li>• Implemented by Flagstaff Fire Department.</li> <li>• Facilitated by Division 10-50.80 (Resource Protection Standards).</li> </ul>   |
| <i>Policy NCR1.15—Protect Hillides and Ridgelines</i>                       | <ul style="list-style-type: none"> <li>• Division 10-50.80 (Resource Protection Standards) protects steep slopes.</li> </ul>   |

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| <i>Policy NCRI.16—Identify Natural Hazardous Areas and Control Development</i>  | <ul style="list-style-type: none"> <li>Once natural hazard areas are identified, they will be protected through Division 10-50.80 (Resource Protection Standards). Rural and Urban Floodplains are already protected in this section.</li> </ul> |
| <i>Policy NCRI.17—Address Flood Hazards</i>   | <ul style="list-style-type: none"> <li>Rural and Urban Floodplains are protected in Division 10-50.80 (Resource Protection Standards).</li> </ul>  |
| <i>Policy NCRI.18—Inventory, Eradicate or Control Noxious Weeds, and Restore Native Vegetation</i>  | <ul style="list-style-type: none"> <li>Not applicable.</li> </ul>  |
| <i>Policy NCRI.19—Create a “Firewise” Community</i>   | <ul style="list-style-type: none"> <li>Not applicable – implemented by the Flagstaff Fire Department.</li> </ul>   |
| <i>Policy NCRI.20—Encourage Energy Conservation Measures</i>  | <ul style="list-style-type: none"> <li>Not applicable – implemented by the Sustainability Program.</li> </ul>  |
| <b>GOAL CFSI</b>  |  |
| Infrastructure and public services will be provided in an efficient, equitable and effective manner.  | <ul style="list-style-type: none"> <li>Facilitated by Division 10-30.50 (Public Improvements)</li> </ul>   |
| <i>Policy CFSI.1—Determine and Require Adequate Public Facilities and Services</i>  | <ul style="list-style-type: none"> <li>Identified in the General Plan and master plans.</li> <li>Facilitated by Division 10-30.50 (Public Improvements)</li> </ul>   |
| <i>Policy CFSI.2—Development Shall pay its Fair Share Toward the Cost of Additional Public Service Needs Created by new Development, While Giving Consideration to the Rational Nexus Provisions to Show Direct Benefit</i> | <ul style="list-style-type: none"> <li>Facilitated by Division 10-30.50 (Public Improvements)</li> <li>Development Fees approved by the City Council in February 2009 are located in City Code Title I.</li> </ul>                               |
| <i>Policy CFSI.3—Encourage Cooperation Between Service Providers</i>  | <ul style="list-style-type: none"> <li>Not applicable.</li> </ul>  |
| <i>Policy CFSI.4—Implement Capital Improvements Program</i>   | <ul style="list-style-type: none"> <li>Not applicable – priorities are established by the City Council.</li> </ul>   |