

Tonight's Agenda

1. Welcome and Introductions
2. Introduction to Land Use Terminology
3. Break out groups
 - a) Commercial Core
 - b) Transition
 - c) Neighborhood Core

BREAK

4. Report out and Meeting Summary

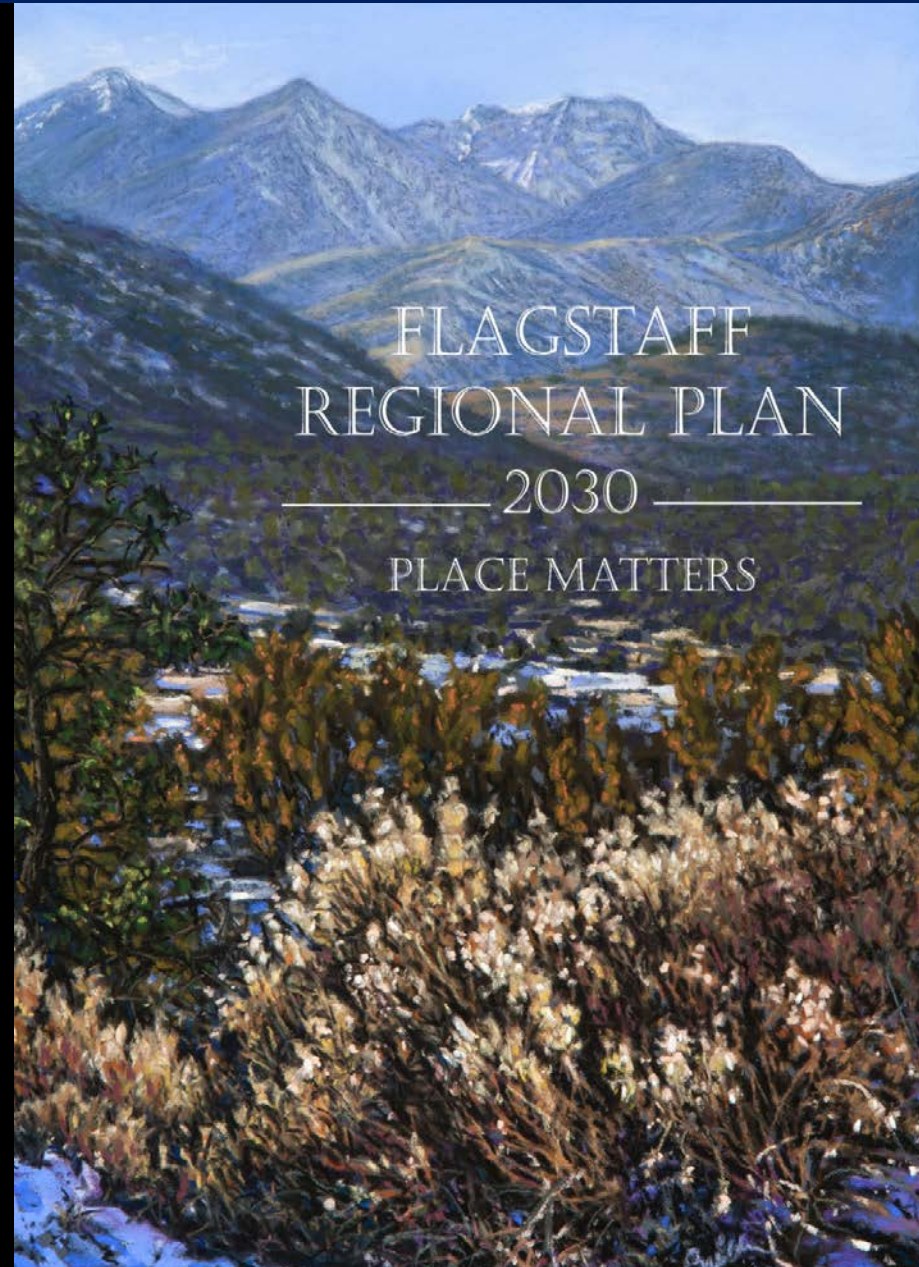
Defining Key Planning Terms

What do we mean when we use these terms?

- Regional Plan
- Specific Plan
- City Code
- Zoning Code
- Zoning Map
- Zoning Districts
- Setbacks
- Lot Coverage
- Density
- Nonconforming
- Building Types

Defining Key Planning Terms

Regional Plan



Defining Key Planning Terms

Regional Plan

- Neighborhoods
- Activity Centers
 - Commercial center or core
 - 1/4-mile pedestrian shed



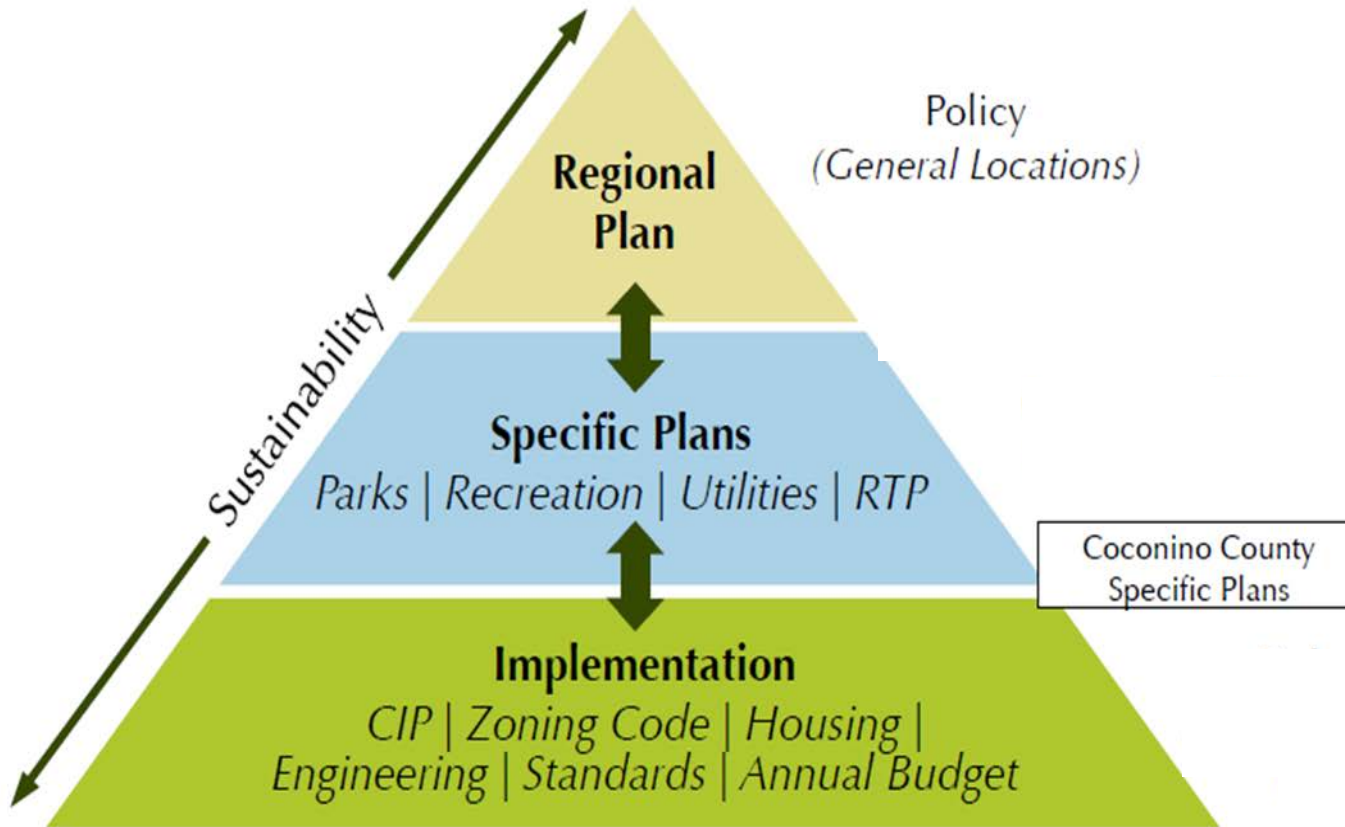
Defining Key Planning Terms

Specific Plan

- A plan for a specific area of the City or for a specific element of the Regional Plan
- “Neighborhood Plan”
- Enabled or allowed by state law
- Creates the vision for an area of the City with goals, policies, and strategies
- A guide for decision makers and citizens – neighborhood values, development, preservation, etc.
- Examples – McMillan Mesa, Lone Tree Corridor

Defining Key Planning Terms

The Planning Pyramid



*RTP: Regional Transportation Plan
*CIP: Capital Improvement Program


Defining Key Planning Terms

Flagstaff City Code

- The rules, standards, and procedures adopted by the City Council
- Backbone of laws of Flagstaff's city government
- www.flagstaff.az.gov
- Arranged into titles by subject matter

Defining Key Planning Terms

CITY OF
FLAGSTAFF
SERVICE AT A HIGHER ELEVATION

Search Code 

Help Bookmark Text Size: -A +A Hide TOC Print Doc

Code Version: Compare with another version:

Current > Flagstaff City Charter

Browse [Advanced Search](#)

- Mobile Version**
- Help | Clear all
- + Charter
 - City Code
 - + Title 1 ADMINISTRATIVE
 - + Title 2 BOARDS AND COMMISSIONS
 - + Title 3 BUSINESS REGULATIONS
 - + Title 4 BUILDING REGULATIONS
 - + Title 5 FIRE CODE
 - + Title 6 POLICE REGULATIONS
 - + Title 7 HEALTH AND SANITATION
 - + Title 8 PUBLIC WAYS AND PROPERTY
 - + Title 9 TRAFFIC
 - + Title 10 FLAGSTAFF ZONING CODE
 - + Title 11 GENERAL PLANS AND SUBDIVISIONS
 - + Title 12 FLOODPLAINS
 - + Title 13 ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS FOR NEW INFRASTRUCTURE
 - + Title 14 HUMAN RELATIONS
 - + TITLE 20 SPECIAL ORDINANCES

<h2>Flagstaff City Charter</h2> <p>Adopted and amended by the Flagstaff qualified voters</p> <p>CODE PUBLISHING COMPANY Seattle, Washington</p>	<h2>Flagstaff City Code</h2> <p>A Codification of the General Ordinances of the City of Flagstaff, Arizona</p>
---	---

The Flagstaff City Charter and City Code are current through Ordinance 2014-33, passed November 18, 2014.

Disclaimer: The City Clerk's Office has the official version of the Flagstaff City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

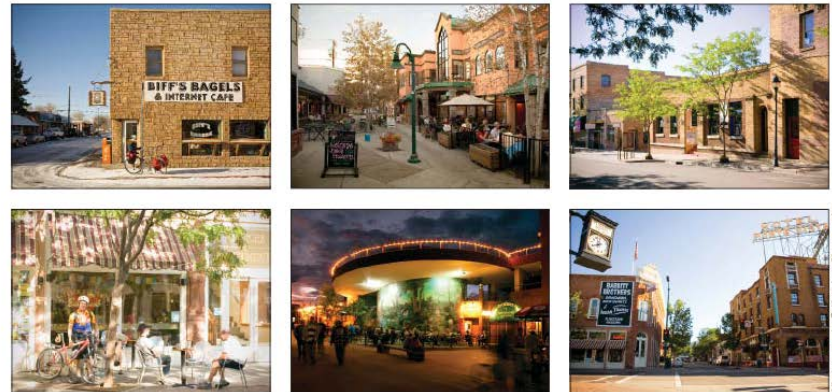
City Website: <http://www.flagstaff.az.gov>
City Telephone: (928) 774-5281
[Code Publishing Company](#)

Defining Key Planning Terms

Zoning Code



City of Flagstaff
Zoning Code
Adopted: November 1, 2011



Defining Key Planning Terms

Zoning Code – Development Standards

- Arranged by **zone**, e.g. R1N (Single-family Residential, Neighborhood)
- List of allowable **uses** for each zone
- **Setbacks** – create space – front, back, and side
- **Density** – the number of units per acre
- **Lot coverage** – how much of a property may be covered by buildings or structures
- Parking, outdoor lighting, architecture, landscaping, etc.

Defining Key Planning Terms

10-40.30.030

Non-Transect Zones

Residential Zones

B. Allowed Uses (continued)								
Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	RI	RIN	MR	HR	MH
Dwelling: Single-family		P	P	P	P	P ^{4,5}	P ^{4,5}	P
Dwelling: Two-family		P ⁴	P ⁴	P ⁴	P	P	P	--
Residential (continued)								
Group Home		P	P	P	P	P	P	P
Home Occupation	10-40.60.180	P	P	P	P	P	P	P
Institutional Residential								
Convents or Monasteries		P	P	P	--	P	P	P
Custodial Care Facilities		UP	UP	UP	UP	UP	UP	UP
Homeless Shelters	10-40.60.190							
Emergency Shelters		UP	UP	UP	UP	UP	UP	UP
Short Term Housing		UP	UP	UP	UP	UP	UP	UP
Transitional Housing		UP	UP	UP	UP	UP	UP	UP
Sheltered Care Homes		UP	UP	UP	UP	UP	UP	UP
Nursing Homes		--	UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	--	--	--	--	UP ⁴	UP ⁴	--
Manufactured Home	10-40.60.210	--	--	--	--	--	--	P
Manufactured Home Park	10-40.60.210.D	--	--	--	--	--	--	P
Manufactured Home Subdivision	10-40.60.210.C	--	--	--	--	--	--	P
Mobile Home		--	--	--	--	--	--	P
Planned Residential Development	10-40.60.270	P	P	P	P	P	P	--
Rooming and Boarding Facilities		--	UP	--	--	UP	UP	UP
Retail Trade								
Neighborhood Market								
≤ 1,500 sf		--	--	UP	--	--	--	UP
≤ 2,500 sf		--	--	--	--	UP	--	--
≤ 5,000 sf		--	--	--	--	--	--	UP
Offices		--	--	--	--	--	UP	--
Services								
Bed & Breakfast Establishments	10-40.60.110	P	P	P	P	P	P	P
Cemeteries		UP	UP	UP	--	UP	UP	UP
Hospitals		UP	UP	UP	UP	UP	UP	UP
Public Services								
Public Services Minor		P	P	P	P	P	P	P
Emergency Services		UP	UP	UP	UP	UP	UP	UP

End Notes

¹ A definition of each listed use type is in Chapter 10-80 (Definitions).

⁴ Permitted as Planned Residential Development (See Section 10-40.60.270 (Planned Residential Development)).

10-40.30.030

Non-Transect Zones

Residential Zones

C. Building Form Standards	RR	ER	RI	RIN	MR	HR	MH
Building Placement Requirements							
Setback							
Front (min.)							
2nd Floor and Below	75'	50'	15'	15'	10'	10'	15'
Above 2nd Floor	75'	50'	15'	15'	15'	15'	15'
For Parking	--	--	25' ¹	--	--	--	--
Side (min.)							
Interior Lots	10'	20'min. /45'total	8'	6'	5'	5'	8'
Corner Lots (interior)	10'	20'min. /45'total	8'	6'	5'	5'	12'
Corner Lots (exterior)	25'	20'	20' ²	6'	5'	5'	12'
Rear (min.)	10'	60'	25' ³	15'	15' ⁴	15' ⁴	10'
Building Form Requirements							
Building Height (max.)	35'	35'	35'	35'	35'	60' ⁵	30'
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%
Density Requirements							
Density: Gross (units/acre)							
Min.	--	--	2	2	6	13	--
Max. Outside the RPO	1	1	6	14	14	29 ⁶	11
Max. Within the RPO	1	1	5	--	9	22	4

End Notes

¹ 15' for side entrance garages, where the garage is designed as an integral element of the primary dwelling (i.e. doors and windows are consistent with the overall architectural character).

² 15' on existing lots with less than 8,000 sf or less than 65' in width.

³ One or two story residential buildings may be built to 15' from the rear property line, provided that any portion of the structure located closer than 25' to the rear property line does not exceed 50% of the lot width.

⁴ May be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard area per unit is provided, see Subsection 10-40.30.030.H.

⁵ Building height can be exceeded with approval of a Conditional Use Permit.

⁶ The maximum number of units for each lot is based on the following:

Area of Lot	Required Lot Area Per Dwelling Units
5,000 to 14,000 square feet	2,500 square feet
14,001 to 24,000 square feet	2,000 square feet
24,001 square feet and over	1,500 square feet

Key

-- Not Applicable

Defining Key Planning Terms

Nonconforming Uses or Developments

- “Grandfathered”
- Approved and built under a previous set of rules and regulations
- Property owner legally entitled if legitimate

Defining Key Planning Terms

Building Types

- Zoning Code defines various “building types”
- Important to match building type with context
- An area with small single-family houses may only want similar building types
- A large house or apartment building would be out-of-scale and character



A small one-and-a-half-story single-family cottage.



A side-by-side duplex with individual stoops.



A group of apartment houses that have the scale and character of large single-family houses.

Questions