

Case No. PZ-19-00125 Updates to Zoning Code 2019 – Community Commercial Neighborhood (CCN)

Amendment for Adoption in Flagstaff Zoning Code

HOW TO READ THIS DOCUMENT

Unless otherwise stated, provisions that are being deleted are shown in bold red strikethrough text, like this: ~~Provisions that are being deleted are shown with a bold red strikethrough text.~~

Provisions that are being added are shown in bold blue text, like this: **Provisions that are being added are shown in bold blue text.**

Modifications shown for reference:

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Case No. PZ-19-00124 Updates to Zoning Code 2019 - High Occupancy Housing Land Use related changes are shown for reference in the following manor:

- Text additions shown in bold green text and gray highlights like this: **Provisions that are additions shown for reference are in bold green text.**
- Text deletions shown in bold purple strikethrough text and gray highlights like this: ~~Provisions that are being added are shown in bold green text.~~

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.040 Commercial Zones, Subsection A. Intent., to add Neighborhood Community Commercial (CCN), as follows:

10-40.30.040 Commercial Zones

A. Intent.

1. SC. The Suburban Commercial (SC) zone applies in areas with suburban character that are appropriate for neighborhood commercial uses. This zone allows retail and service establishments that supply commodities or perform services meeting the needs of adjacent residential neighborhoods. The SC zone encourages the orderly development of dispersed commercial areas and diverse housing choices. The standards of this zone ensure that such commercial zones will be compatible with adjacent, noncommercial development and will minimize the undesirable effects of heavy traffic, type of activity, and site development requirements.
2. CC. The Community Commercial (CC) zone applies to areas of the City appropriate for dispersed commercial areas designed to serve communitywide needs. Such areas provide a wide variety of goods and services in predominately established, built up areas and must be consistent with the overall development of the City and its environs. The development of residential uses in addition to commercial uses is also encouraged in this zone to provide diversity in housing choices. The provisions of this zone are intended to ensure that such commerce will be compatible with adjacent, noncommercial development and to minimize the undesirable effects of heavy traffic, commercial activity, and site requirements.

3. **NCC. The Neighborhood Community Commercial (NCC) zone applies to pre-World War II urban areas, intense suburban areas, and new neighborhood-scale activity centers and urban neighborhoods of the City, which are appropriate for a mixed composition of live/work opportunities in a walkable neighborhood environment. The property development standards of this zone provide for a variety of densities and intensities in varying scales, while maintaining a building height that is compatible to older and historic structures within the City. The uses of this zone provide for a diversity of housing options and commercial opportunities that serve the neighborhood and the larger community. The specific provisions of the zone are intended to achieve a neighborhood of moderate sized compatible uses, while minimizing the undesirable effects of more intense commercial activities, large-scale high occupancy housing, and heavy traffic.**
- ~~3~~ 4. **HC. The Highway Commercial (HC) zone applies to areas of the City appropriate for a full range of automobile-oriented services. The development of commercial uses in addition to residential uses is encouraged in the HC zone to provide diversity in housing choices; provided, that residential uses are located above or behind commercial buildings so that they are buffered from adjoining highway corridors. The provisions of this zone are also intended to provide for convenient, controlled access and parking, without increasing traffic burdens upon the adjacent streets and highways. This zone is designated primarily at the commercial corridors of the City, with the intention of making the City more attractive as a tourist destination while providing needed commercial activity.**
- ~~4~~ 5. **CS. The Commercial Service (CS) zone applies to areas of the City appropriate for those service industries and support activities necessary to maintain viable commercial retail trade centers. The development of residential uses in addition to commercial uses is encouraged in this zone; provided, that residential uses are located above or behind the primary commercial service use.**
- ~~5~~ 6. **CB. The Central Business (CB) zone applies to the central core area which is appropriate for accommodating retail commercial, personal services, and governmental, business, financial, professional, and general offices. The uses in this area require a central location accessible to all routes entering the City and grouped so that the shopper or user can park once and visit a number of stores and offices on foot. The development of residential uses in addition to commercial uses is encouraged in this zone; provided, that residential uses are located on the second story or above or behind on the first floor.**

Section 2. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.040 Commercial Zones, Subsection B. Commercial Zones – Allowed Uses, Table 10-40.30.040.B. Commercial Zones – Allowed Uses, as follows:

10-40.30.040 Commercial Zones

B. **Commercial Zones – Allowed Uses.** The allowed land uses of each of the Commercial zones are shown in Table 10-40.30.040.B.

<p>Table 10-40.30.040.B.</p> <p>Commercial Zones – Allowed Uses</p>

Primary Land Use ¹	Specific Use Regulations	Commercial Zones					
		SC	NCC	CC	HC	CS	CB
Industrial, Manufacturing, Processing and Wholesaling							
Carpenter or Cabinet Shops		--	--	--	--	P	-
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sale		--	--	--	UP	--	
Machine or Metal Working Shops		--	--	--	--	P	--
Manufacturing and Processing – Incidental		--	P	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P	P	P	P	P
Mini-storage Warehousing	10-40.60.250	--	--	--	UP ²	P	--
Research and Development Uses	10-40.60.300	--	--	--	UP	--	--
Transportation or Trucking Yards		--	--	--	--	P	--
Vehicle Towing/Impound Yard		--	--	--	p ⁴	--	--
Warehousing	10-40.60.330	--	p ³	p ³	p ³	--	p ³
Wholesaling and Distribution		--	--	--	--	P	p ³
Recreation, Education and Assembly							
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	--	UP	UP	UP	--	--
Commercial Campgrounds	10-40.60.130	--	--	--	P	--	--
Commercial Recreation Facilities, Indoor		P	P	P	P	--	P
Commercial Recreation Facilities, Outdoor	10-40.60.270	--	UP	UP	UP	--	--
Libraries, Museums		P	P	P	P	P	P
Meeting Facilities, Public or Private	10-40.60.230						
Regional		--	P/UP ⁵				
Neighborhood		p ⁵	P/UP ⁵	P/UP ⁵	--	--	--
Outdoor Public Uses, General		P	P	P	P	--	--
Places of Worship		P/UP ¹⁰					
Schools – Public and Charter		P	P	P	P	P	P
Schools – Private		P	P	P	P	P	P
Theaters		P	P	P	P	--	P
Trade Schools		--	UP	UP	UP	UP	UP
Residential⁷							
Co-housing	10-40.60.120	p ⁶					
Congregate Care Facilities		UP	P	P	P	P	UP

Day Care, Centers	10-40.60.150.B	P	P	P	P	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P
Development, Duplex		p ⁶	p ^{6,9}	p ^{6,9}	p ⁶	p ⁶	p ⁶
Development, Multiple-Family		p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Development, Single-Family		--	p ⁹	p ⁹	--	--	--
Dormitories		UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Fraternities and Sororities		UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Group Homes		p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
High Occupancy Housing Development, Single-family	10-40.60.175	--	UP	UP	--	--	--
High Occupancy Housing Development, two-units	10-40.60.175	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
High Occupancy Housing Development, three-units	10-40.60.175	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
High Occupancy Housing Development, four-units and greater	10-40.60.175	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Home Occupation	10-40.60.180	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Institutional Residential							
Custodial Care Facilities		p ⁸	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸
Homeless Shelters	10-40.60.190						
Emergency Shelters		p ⁸	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸
Short Term Housing		p ⁸	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸
Transitional Housing		P	P	P	P	P	P
Nursing Homes		UP	UP	UP	UP	UP	UP
Sheltered Care Homes		P	P	P	P	P	P
Live/Work	10-40.60.200	P	P	P	P	P	P
Planned Residential Development	10-40.60.280	P/UP	P/UP ⁹	P/UP ⁹	UP	UP	UP
Residence for Owner, Caretaker or Manager		p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Rooming and Boarding Facilities		UP ⁶		UP ⁶	UP ⁶	UP ⁶	UP ⁶
Single Room Occupancy		UP	--	--	P	--	P
Retail Trade							
Bars/Taverns		P	P	P	P	P	P
Crematorium		P	P	P	P	P	--

Drive-through Retail	10-40.60.160	P	P	P	P	--	--
Drive-through Service		P	P	P	P	--	--
Farmers Markets and Flea Markets		--	P	P	P	P	P
General Retail Business		P	P	P	P	P	P
Mixed Use	10-40.60.260	P	P	P	P	P	P
Mixed-Use High Occupancy Housing Development	10-40.60.175 and 10-40.60.260	UP	UP	UP	UP	UP	UP
Restaurant or Cafe		P	P	P	P	P	P
Services							
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P
Cemeteries		UP	UP	UP	UP	UP	--
Dry-cleaning, Processing		P	P	P	P	--	--
Equipment Rental Yard		--	UP	UP	P	P	--
Funeral Homes, Chapels and Mortuaries		--	P	P	P	--	UP
General Services		P	P	P	P	P	P
Hospital		UP	UP	UP	UP	UP	UP
Kennel, Animal Boarding	10-40.50.195	--	--	--	UP ¹¹	--	--
Medical Marijuana Dispensary	10-40.60.220	--	--	--	P	--	--
Office		P	P	P	P	P	P
Public Services							
Public Services Major		--	--	--	--	--	--
Public Services Minor		P	P	P	P	P	P
Emergency Services		UP	UP	UP	UP	UP	UP
Travel Accommodations		UP	--	--	P	--	P
Veterinary Clinics		P	P	P	P	P	--
Veterinary Hospitals		--	--	--	UP	UP	--
Telecommunication Facilities							
AM Broadcasting Facilities	10-40.60.320	UP	UP	UP	UP	UP	UP
Antenna-Supporting Structure	10-40.60.320	UP	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.320	P	P	P	P	P	P
Collocation Facility	10-40.60.320	P	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.320	P	P	P	P	P	P
Stealth Telecommunication Facilities	10-40.60.320	P	P	P	P	P	P

Transportation and Infrastructure							
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P	P
Garages, Off-Street		P	P	P	P	P	P
Parking Lots, Off-Street	10-50.80	P	P	P	P	P	P
Passenger Transportation Facilities		--	--	--	UP	UP	UP
Urban Agriculture							
Community Gardens	10-40.60.140	P	P	P	P	P	P
Food Production		--	--	--	UP ²	UP ²	--
Vehicle Sales and Services							
Automobile Service Station and Convenience Store	10-40.60.090	P	P	P	P	P	--
Automobile and Trailer Rental		--	--	--	P	P	--
Automobile/Vehicle Sales and Service, New and Used		--	UP	UP	P	P	UP
Automobile/Vehicle Repair Garages – Minor	10-40.60.100	--	UP	UP	P	P	--
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	--	--	P	P	--
Car Washes		P	P	P	P	--	--
Mobile Homes and Recreational Vehicles, Sales, and Service		--	--	--	P	--	--
End Notes							
1. A definition of each listed use type is in Chapter 10-80, Definitions.							
2. Only allowed on lots that do not have highway frontage or behind existing/new commercial uses.							
3. Only permitted when incidental to permitted use.							
4. This use shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.							
5. A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.							
6. Residential uses with more than two units are allowed as part of a mixed-use development located above or behind the commercial uses, or as a planned residential development (Section 10-40.60.280).							
7. Residential uses in the CC, HC, CS and CB zones, and residential uses and properties listed on the National Historic Registry or within the Landmarks overlay zone existing prior to the effective date of this Zoning Code are considered legal, nonconforming uses. Residential uses in the CC, HC, CS and CB zones shall be subject to the development standards established in the HR zone.							
8. Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile.							
9. Single-family and duplex land uses are permitted by right on lots ≤9,000 sf and existing prior to November 1, 2011, subject to the building placement and building form requirements of the MR zone.							
10. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.							

11. Outdoor kenneling of animals is prohibited.

Key

P = Permitted Use
 UP = Conditional Use Permit Required
 -- = Use Not Allowed

Section 3. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.040 Commercial Zones, Subsection C. Commercial Zones – Building Form Standards., as follows – including grid lines and shading:

Section 10-40.30.040 Commercial Zones

C. Commercial Zones – Building Form and Property Development Standards. The building form and property development standards shown in Table 10-40.30.040.C. shall apply to all property with the corresponding commercial zones.

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	NCC	CC	HC	CS	CB
Building Placement Requirements						
Setback from property line						
Front (Also see Section 10-50.60.040.B)	15' ¹	0'	0'	0' ²	0'	0'
Side						
Adjacent to Residential Use	----- 15' min. ⁶ -----					
Street Side (min.)	10' ¹³	10' ¹³	10' ¹³	10' ¹³	10' ¹³	0'
All Other sides	----- 0' -----					
Rear						
Adjacent to Residential	----- 15' min. -----					
All Other rears	----- 0' -----					
Building Form Requirements						
Building Height (max.) ^{8, 9, 10}	35'	45' ⁷	60' ^{14, 7}	60' ¹⁴	60' ¹⁴	60' ¹⁴
Gross FAR (max.)	0.8	2.5	2.5	3.0	2.0	No max.
Density Requirements						
Gross Density (units/acre) (max.) (Not Applicable to Mixed Use)						
Areas of the City without the Resource Protection Overlay (RPO) Maximum Without the Resource Protection Overlay (RPO)	13 13 ¹²	----- 29-29 ¹¹ -----				

Areas of the City inside of a pedestrian shed of an activity center delineated on the General Plan, with or without the RPO Maximum inside of a pedestrian shed of an activity center ⁽¹³⁾ , with the RPO	13 13 ¹²	-----29 29 ¹¹ -----
Areas of the City with RPO, excluding areas of the City inside of a pedestrian shed of an activity center delineated on the General Plan Maximum within the RPO, and outside of a pedestrian shed of an activity center ⁽¹³⁾	13 13 ¹²	-----22 22 ¹¹ -----

Maximum Bedroom Requirements

Bedrooms per Acre		
Maximum Without the Resource Protection Overlay (RPO)	35 ¹²	-----72.5 ¹¹ -----
Maximum inside of a pedestrian shed of an activity center ⁽¹³⁾ , with the RPO	35 ¹²	-----72.5 ¹¹ -----
Maximum within the RPO, and outside of a pedestrian shed of an activity center ⁽¹³⁾	35 ¹²	-----55 ¹¹ -----

Lot Requirements

Area (Gross sf) (min.) ⁵	6,000	9,000	9,000	9,000	9,000	7,000
Width (min.) ⁵	50'	60'	60'	60'	60'	50'
Depth (min.) ⁵	100'	100'	100'	100'	100'	--

Open Space

Developments with Two or More Dwelling Units	-----15 percent of the net lot area -----
--	---

Other Requirements

Fences and Screening	See Division 10-50.50
Landscaping	See Division 10-50.60
Outdoor Lighting	See Division 10-50.70
Parking	See Division 10-50.80
Signs	See Division 10-50.100

End Notes

1. Front setbacks shall be equal to 15' or match adjacent residential development, whichever is less.
2. No front setback required, except when required by the adoption of building setback lines along specified streets.
3. Setback may be reduced to 5' min., if the landscape street buffer is reduced in accordance with Section 10-50.60.040(B), Nonresidential Zone Buffers.
4. Conditional use permit required for structures over 60' in height.
5. Within a planned residential development, the minimum area, width, and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a planned residential development (see Section 10-40.60.280, Planned Residential Development).
6. Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5' min.
7. Single-family dwellings and duplexes in the CC and NCC zones shall be limited to a maximum height of 35 feet consistent with the height standard for the MR zone.

8.	Primary structures, excluding accessory structures, with a roof pitch greater than, or equal to, 6:12 shall be allowed an additional five feet above the maximum building height.
9.	The elevator and stairwell bulkheads shall be architecturally integrated with the building. Elevator and stairwells bulkheads are allowed an additional 15 feet above the maximum building height. The Director may approve a height greater than 15 feet when the additional height is necessary to accommodate an elevator or stairwell bulkhead, related equipment, or the requirements of the Building or Fire Code.
10.	Steeple, solar collectors, towers and other unoccupied architectural features are allowed an additional height above the maximum building height equal to 20 percent multiplied by the maximum building height allowed for property's zone. The total area of the referenced allowances above the building height shall not exceed 20 percent of the total roof area.
11.	Additional density may be approved with a HOHD or MHOHD Conditional Use Permit.
12.	Additional bedrooms per acre may be approved with a HOHD or MHOHD Conditional Use Permit.
13.	Activity centers are delineated on the General Plan or applicable Specific Plan(s).