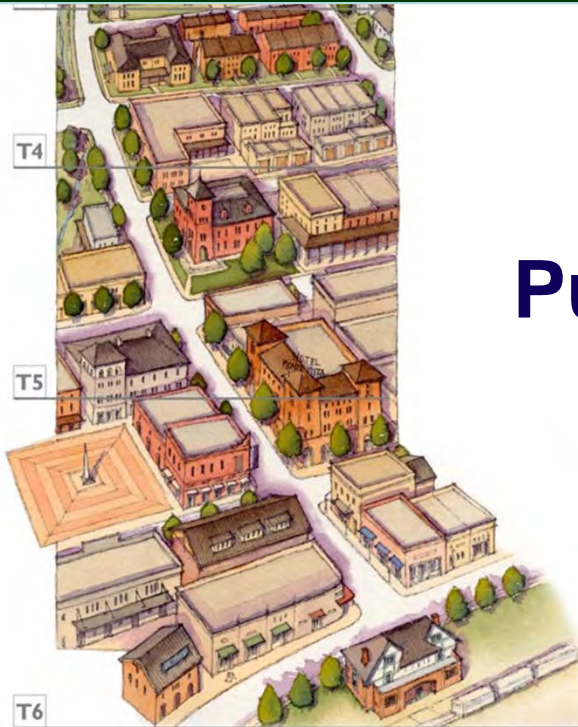




City of Flagstaff Zoning Code

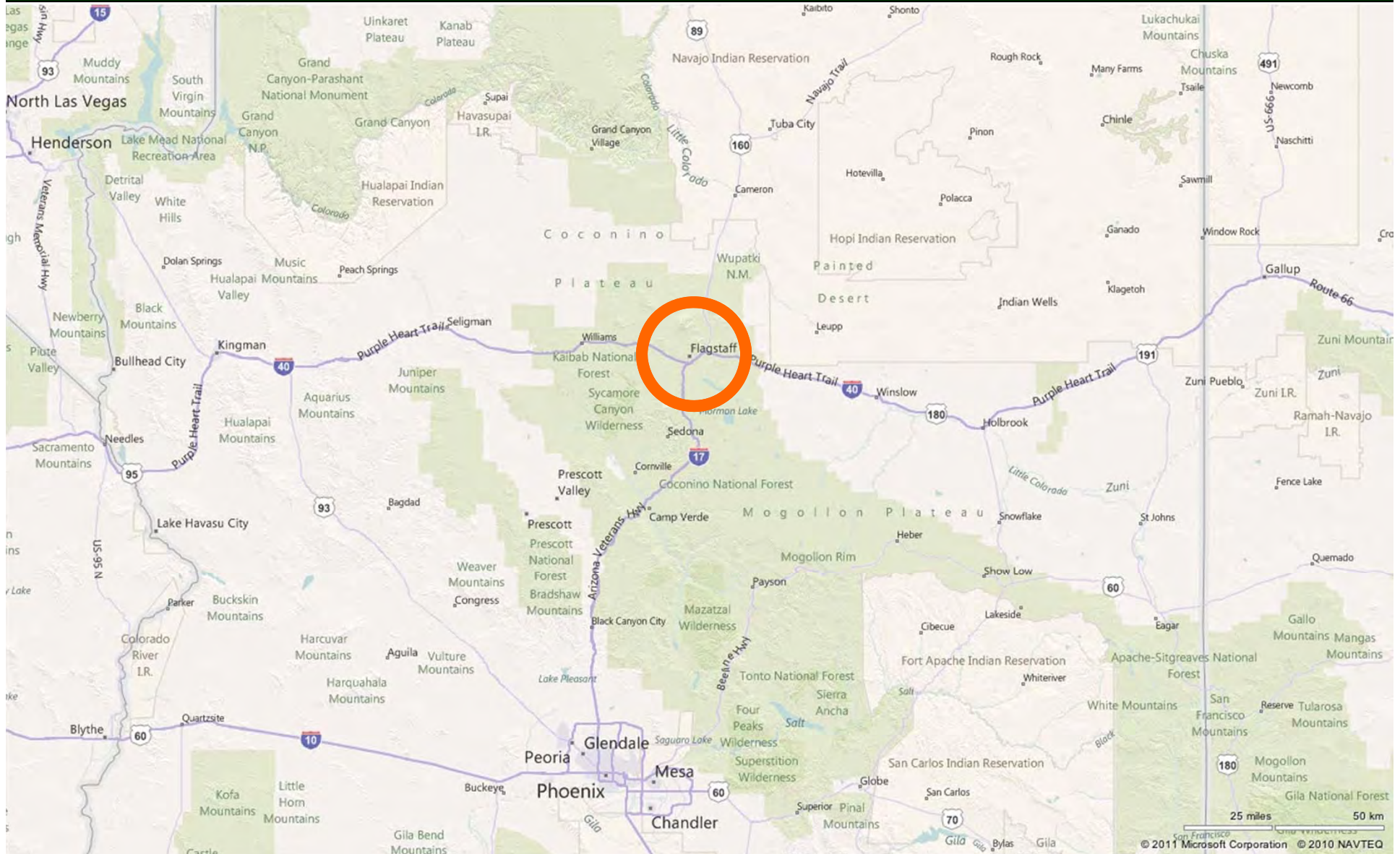


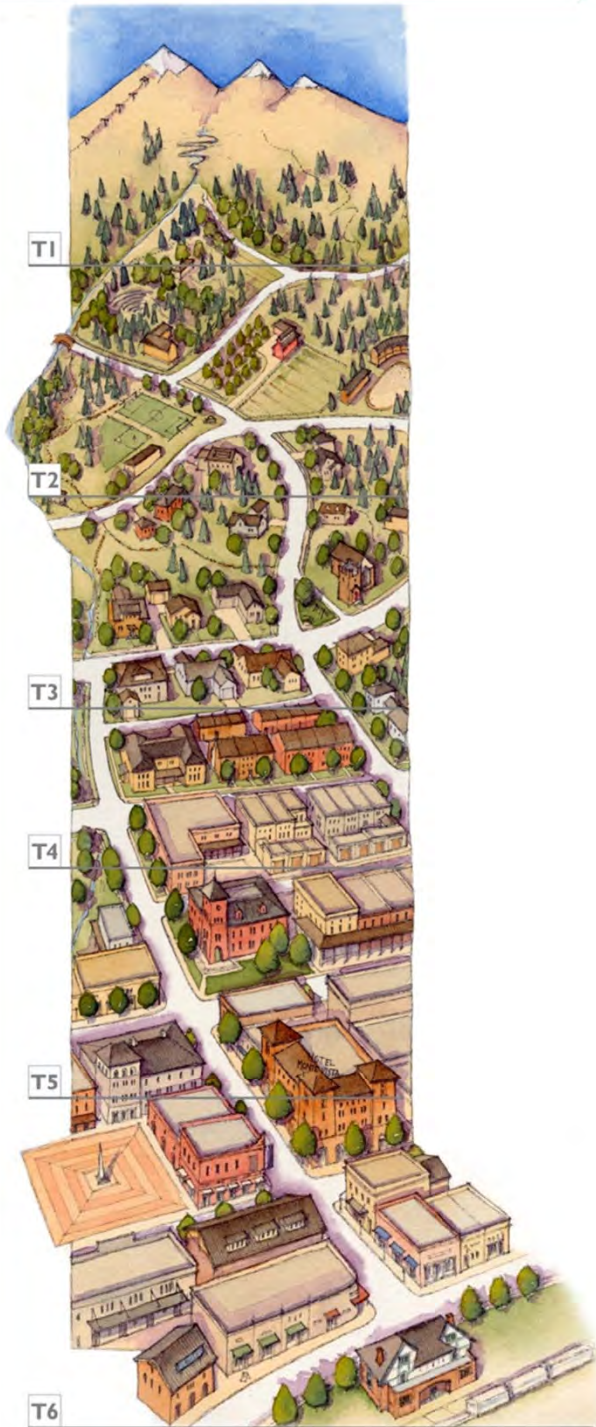
Flagstaff, AZ
Public Review Draft

City Facts

- **First Permanent Settlement in 1876**
- **Population 60,288 (127,450 Metro Area)**
- **Home to Lowell Observatory, U.S. Naval Observatory, USGS and Northern Arizona University**
- **First City to be named an “International Dark Sky City”**

City of Flagstaff





BICYCLE AND FUTS TRAILS

1



2



3



4



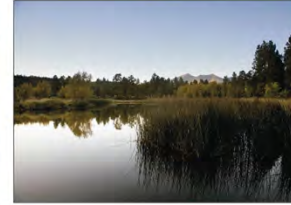
5



6



PUBLIC SPACES



BUILT ENVIRONMENT



Why a Hybrid was chosen

- Builds upon existing TND ordinance
- Arizona Proposition 207
"Property Rights Protection Act"
- Large areas where near and mid-term change was not expected.

Transportation Infrastructure

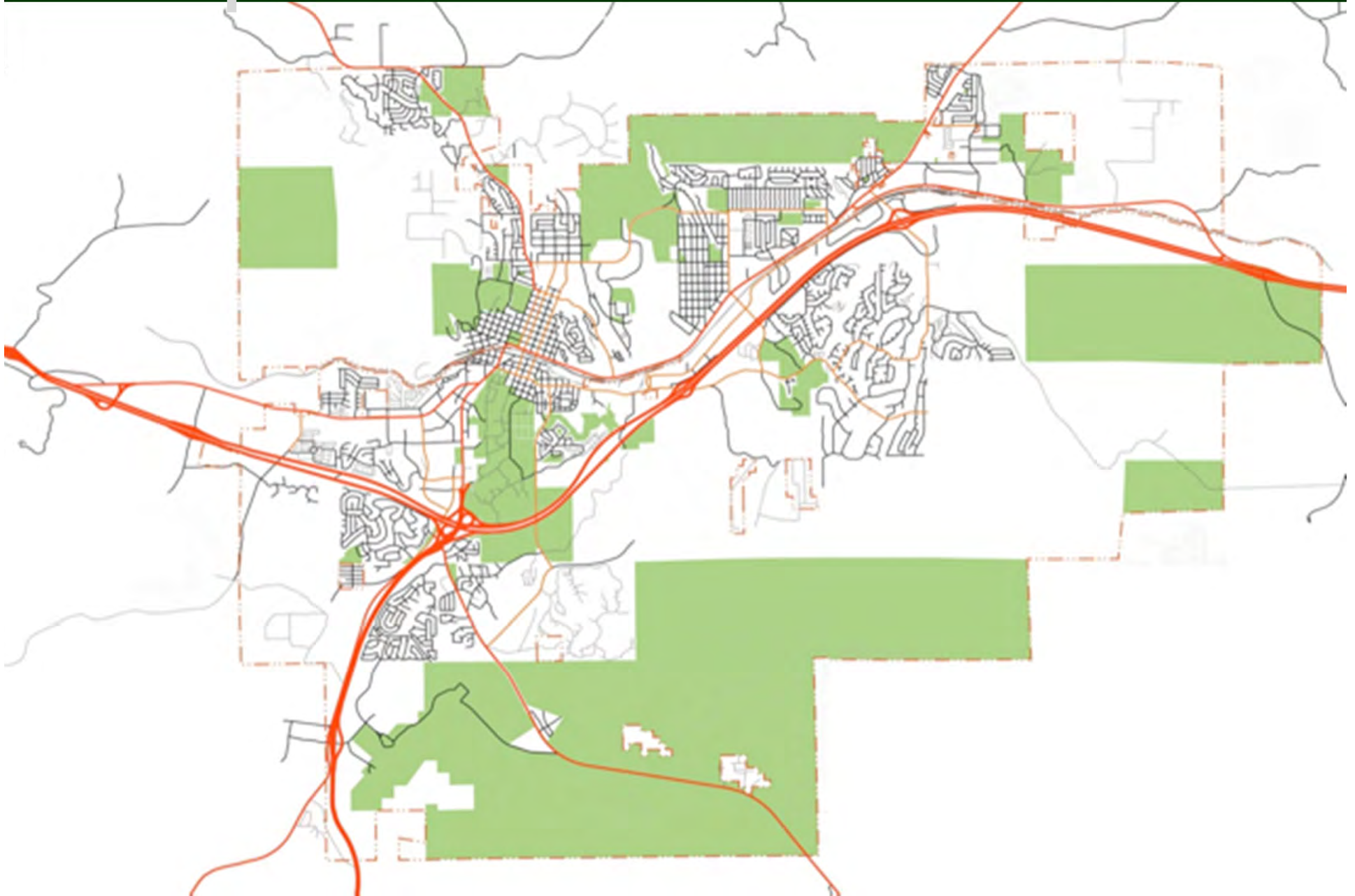
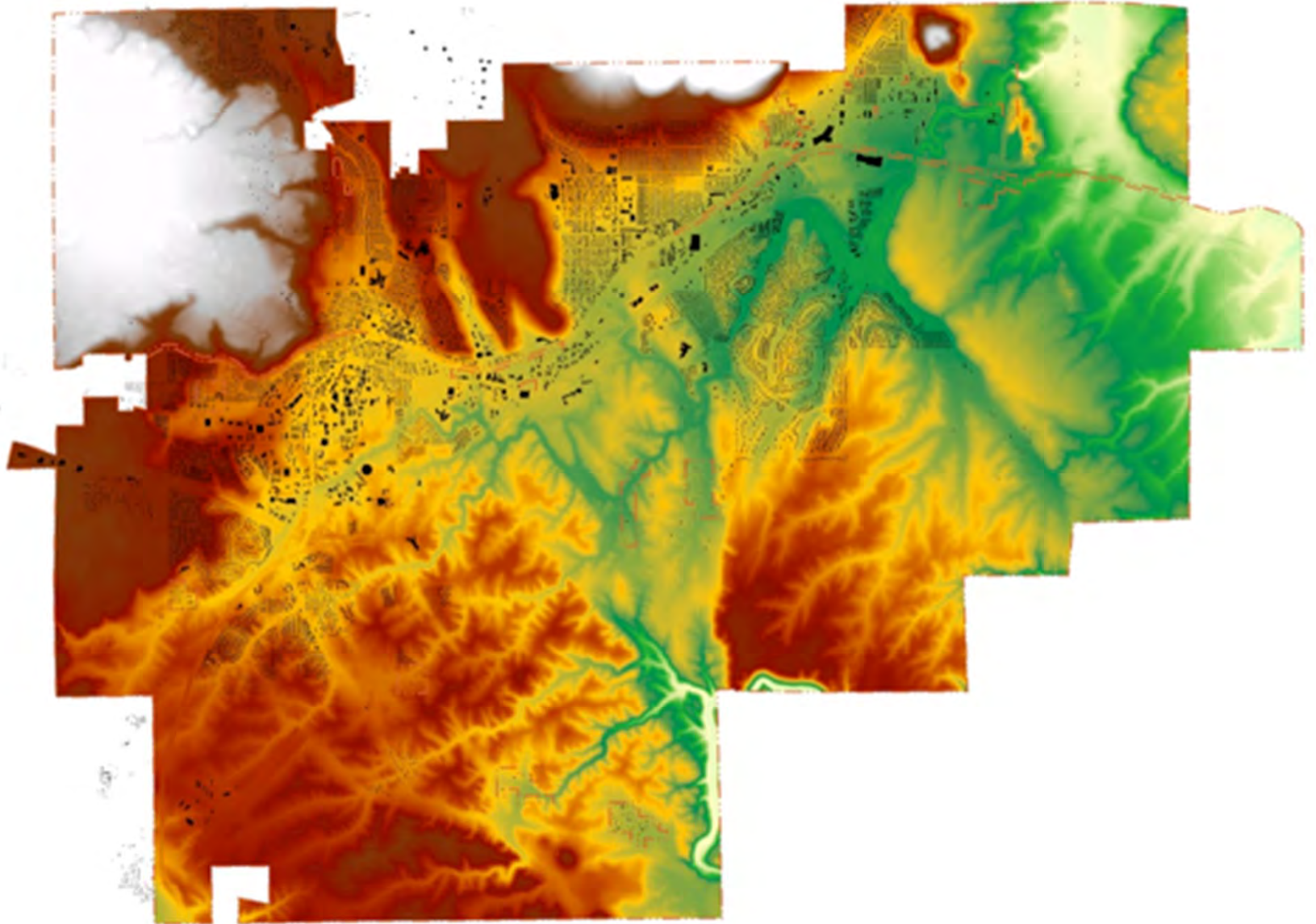


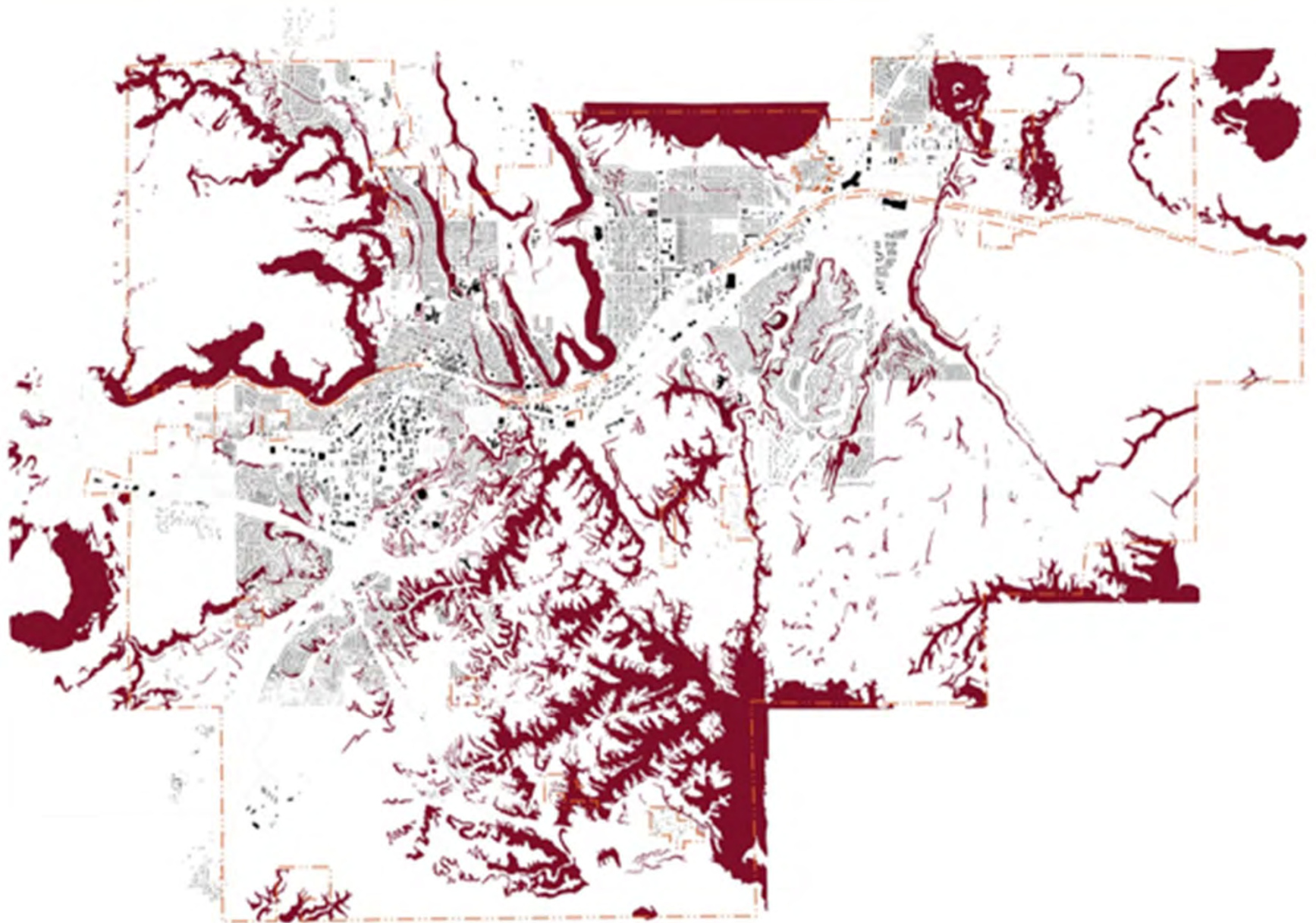
Figure / Ground



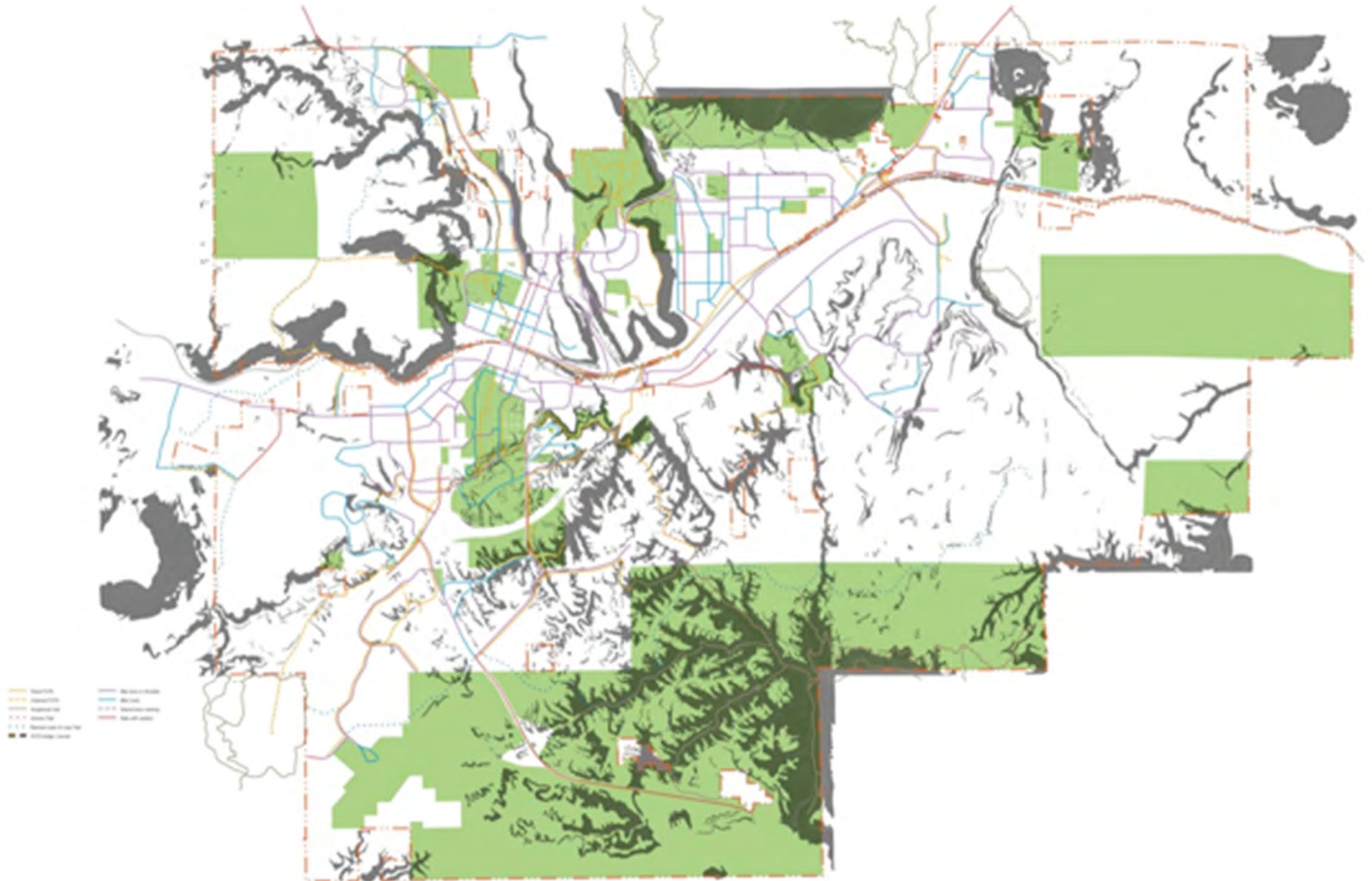
Topography



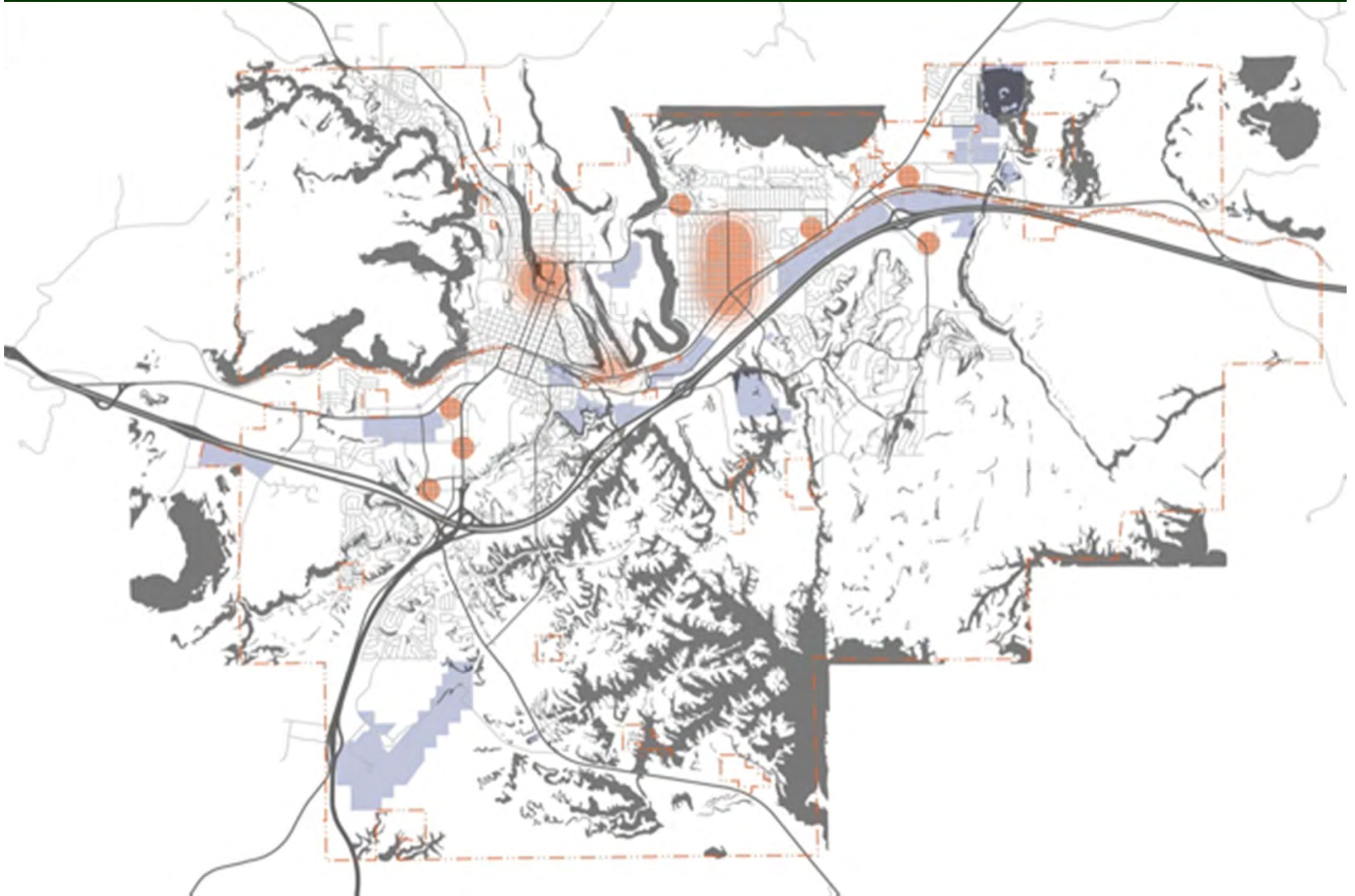
Developed and Constrained Land



Parks, Institutions and Open Space



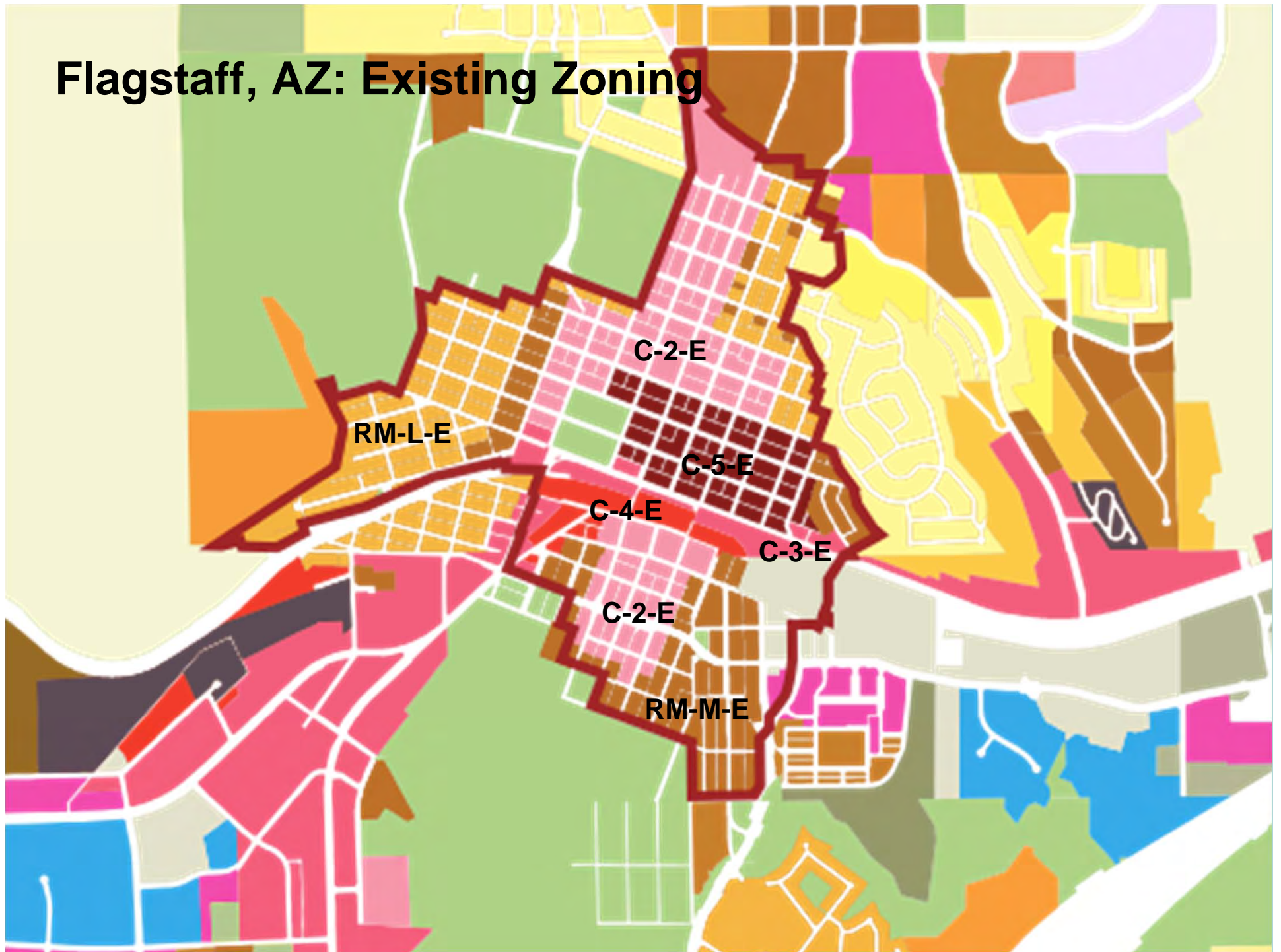
Districts



Issues

- **Existing Zoning out of context with neighborhood**
- **Standards not Context Based**
- **Proposition 207**

Flagstaff, AZ: Existing Zoning



C-2-E: Existing Context



C-2-E: Medium Lot Width-125' x136'-Surface Parking

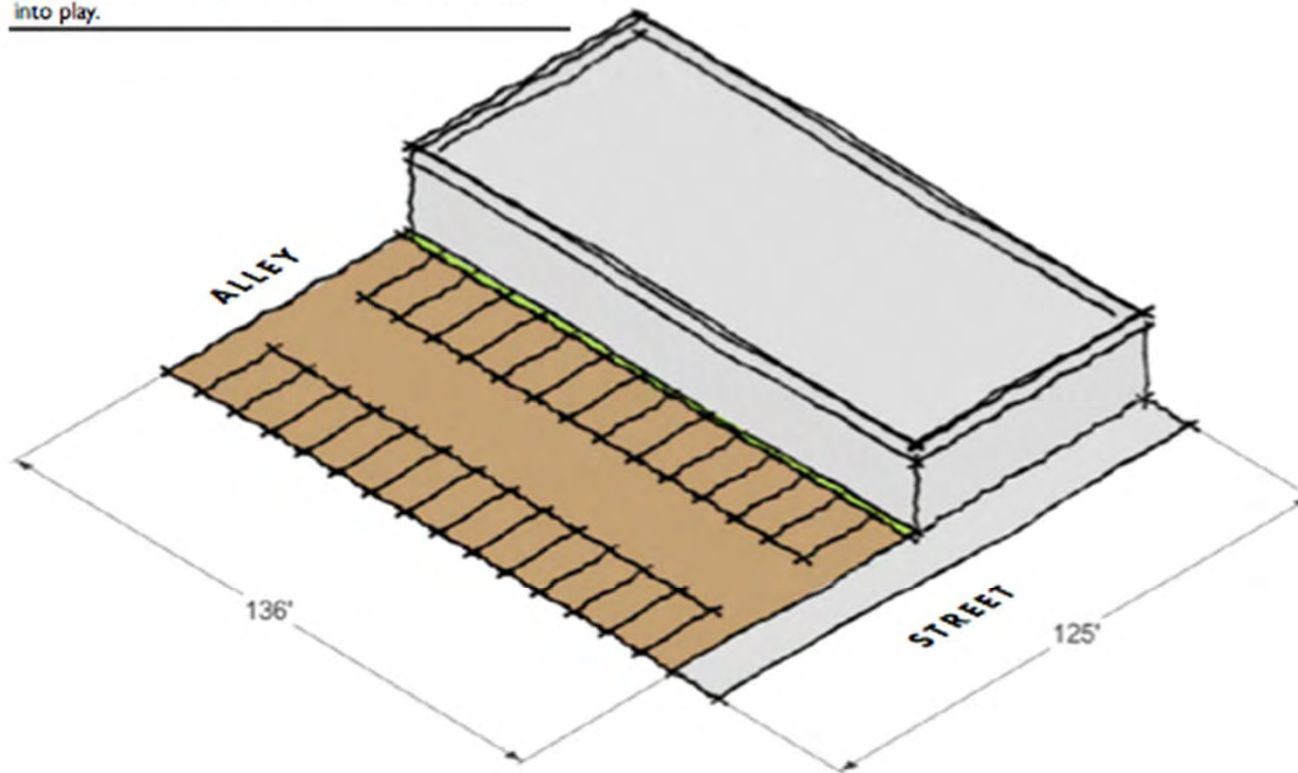
Commercial Zones C-2-E, C-3-E, C-4-E Medium Lot Surface Parking

Description

General office building on a medium lot (125' x 136') with non-residential neighbors. Parking accessed off street and alley.

Limiting Factor

Parking is the limiting factor when surface parking lots are used. The maximum FAR and height do not come into play.



C-2-E: Min. Feasible Lot-200' x136'-Structured Parking

Commercial Zones C-2-E, C-3-E, C-4-E

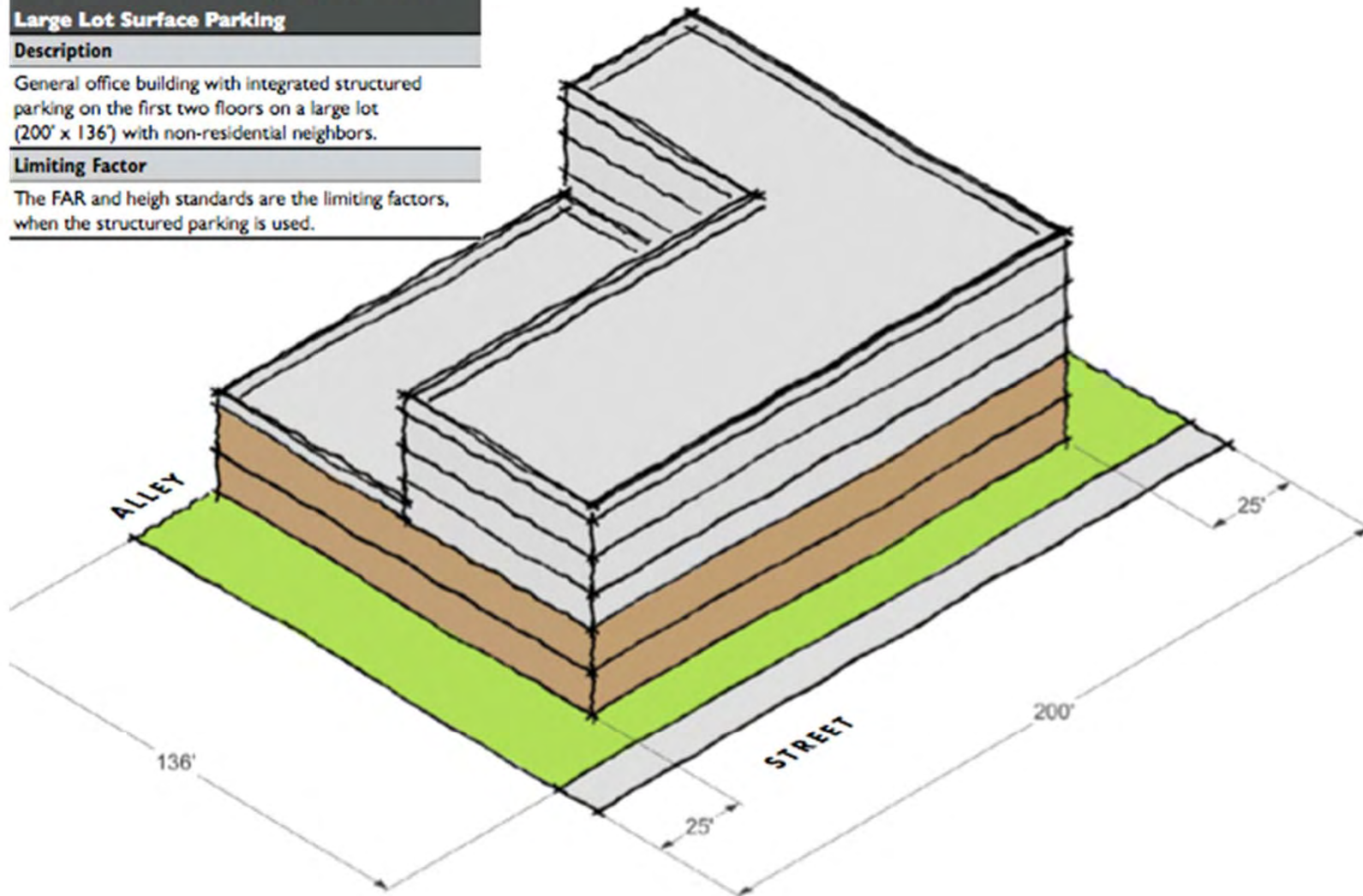
Large Lot Surface Parking

Description

General office building with integrated structured parking on the first two floors on a large lot (200' x 136') with non-residential neighbors.

Limiting Factor

The FAR and height standards are the limiting factors, when the structured parking is used.





T4-LIVE-WORK











Calibrating Regulations to Incentivize Development in FBC

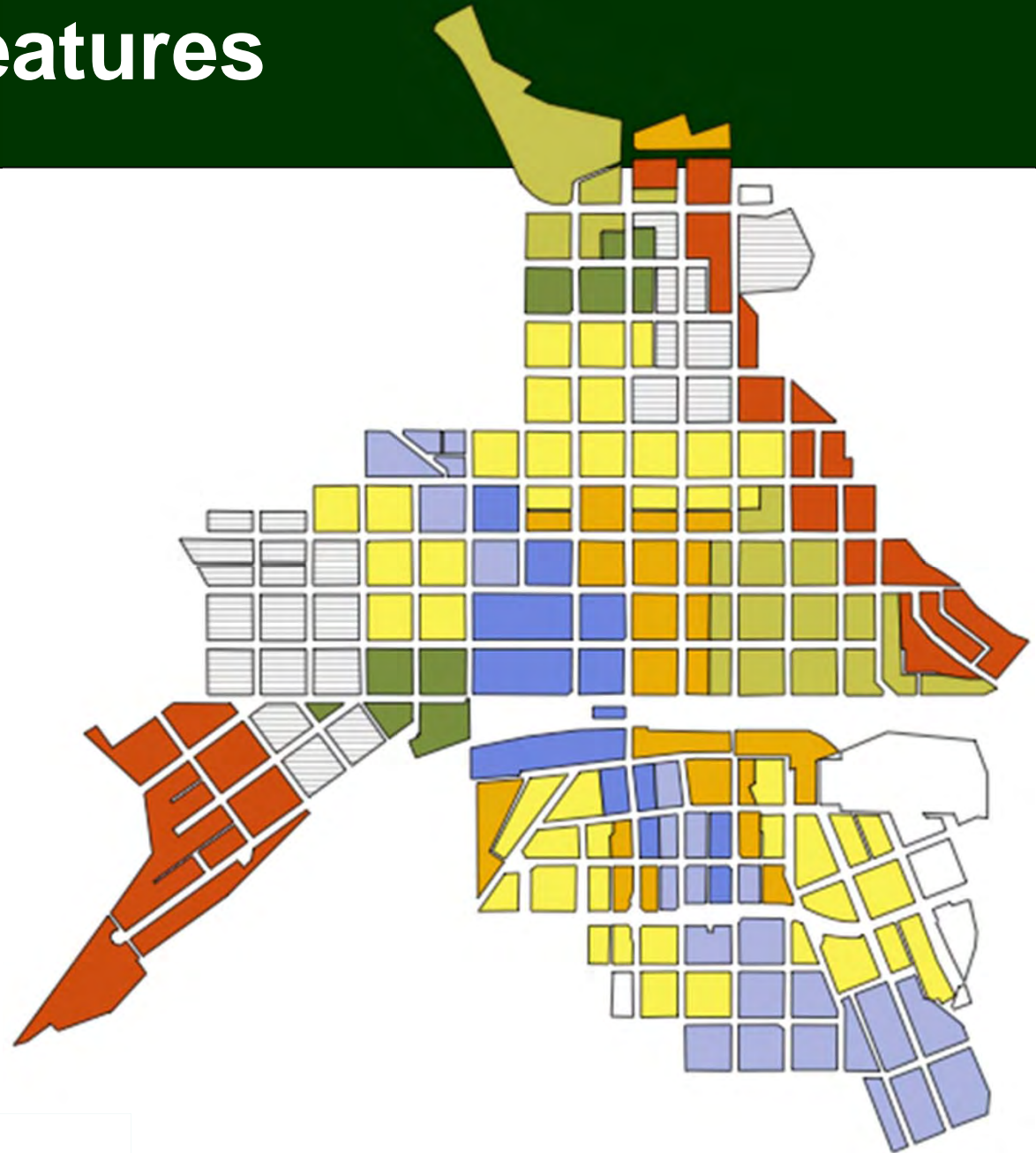
Calibrating Regulations: Parking









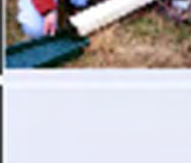

Transect Zones					Conventional Zones	
RETAIL						
	T3	T4	T5	T6		
GENERAL RETAIL	< 2,500 sf=0 >3,500 sf =2/1,000 sf of leasable space above 2,500				5 per 1,000 sf	
RESTAURANTS/FOOD SERVICES (CAFÉ, COFFEE SHOP)	< 2,500 sf=0 >2,500 sf =2/1,000 sf of leasable space above 2,500				1/ 3 seats. If >25% of	
NEIGHBORHOOD MARKET	< 5,000 sf=0 >5,500 sf =2/1,000 sf of leasable space above 5,000 sf				5 per 1,000 sf	
SERVICES: BUSINESS, FINANCIAL, PROFESSIONAL						
	T3	T4	T5	T6		
BANKS & FINANCIAL SERVICES	<2,500 sf=0 >2,500 = 2 per 1,000 sf above 2,500				1 space/200 sf of area, plus 4 tandem stacking spaces for each drive-up teller or teller station	
BUSINESS SUPPORT SERVICE						
MEDICAL SERVICES						
CLINICS, LABORATORY, URGENT CARE, DOCTOR OR DENTAL OFFICE	< 1,500 sf or within existing, previously residential structure=0 >1,500 sf=2 per doctor				5 per doctor or dentist	

Sustainable Features

KEY

	T3	IDEAL SOLAR ACCESS (ROOF/GROUND)
	T3	SURFACE DRAINAGE SPECIAL CONDITIONS (STEEP SLOPES)
	T3	SURFACE DRAINAGE H. INFILTRATION POTENTIAL
	T3	SURFACE DRAINAGE LOW INFILTRATION POTENTIAL
	T4	IDEAL SOLAR ACCESS (ROOF)
	T4	SURFACE DRAINAGE LOW INFILTRATION POTENTIAL
	T4	STORM DRAIN, HYBRID BMP OPPORTUNITY
	T5/T6	GOOD SOLAR ACCESS (ROOF)
	T5/T6	STORM DRAIN, HYBRID BMP OPPORTUNITY
	T5/T6	SURFACE OR SUBSURFACE DRAINAGE, HIGH INFILTRATION POTENTIAL
	T5/T6	SURFACE DRAINAGE LOW INFILTRATION POTENTIAL



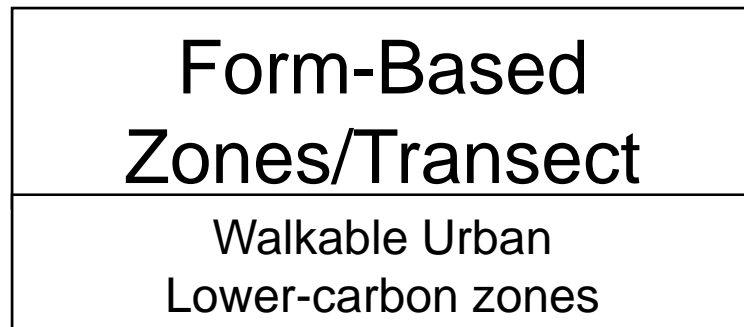
	T1	T2	T3	T4	T5	T6	SD	See
Common:								
Sealed Curb								Asphalt or concrete curb and gutter system, with a sealed curb on the street side. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep.
Open Top								Concrete curb and gutter system, with an open top. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep.
Open Top								Concrete curb and gutter system, with an open top. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep.
Open Top								Concrete curb and gutter system, with an open top. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep.
Open Top								Concrete curb and gutter system, with an open top. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep.

	T1	T2	T3	T4	T5	T6	SD	See
Common:								
Sealed Curb								Asphalt or concrete curb and gutter system, with a sealed curb on the street side. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep.
Open Top								Concrete curb and gutter system, with an open top. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep.
Open Top								Concrete curb and gutter system, with an open top. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep.
Open Top								Concrete curb and gutter system, with an open top. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep.
Open Top								Concrete curb and gutter system, with an open top. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep. The curb is typically 150mm high and 150mm wide. The gutter is typically 150mm wide and 150mm deep.

Lessons Learned

- Choose where to change zoning strategically
- Involve the public early and often
- Involve Public Works, Engineering and other Departments early and often
- Create a framework for future Transect Zones
- Calibrate for Transect and Non-Transect Zones

Know what kind of place you are working to create

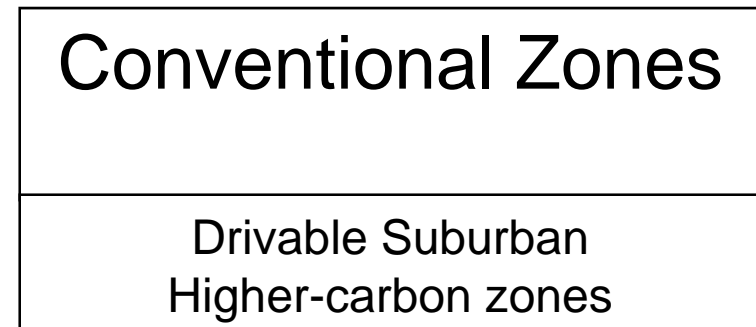


Lower parking requirements
(More walking, access to transit)

Public realm = Public space

Blended density (variety of types)

Mixed use environments



Higher parking requirements
(Less walking and access to transit)

Larger public and private open space required due to isolation

“Podded” densities and uses

Specific Uses allowed

Calibrate Specific to Use Standards

Table 10-40.60.010.A: Zone Applicability

Applicable to All Zones (Non-transect and Transect)	Applicable to Non-transect Zones
Adult Entertainment	Airport/Landing Strips, Heliport, or Helistops
Accessory Building and Structures	Automobile, Go-Kart, Miniature Automobile Racing
Accessory Dwelling Units	Business Park
Accessory Wind Energy Systems	Drive-through Retail
Animal Keeping	Dwelling, Cluster
Automobile Service Station and Convenience Store	Manufactured Home
Automobile/Vehicle Repair Garage - Major/Minor	Mini-storage Warehousing
Co-housing	Planned Residential Development
Commercial Campground and Recreational Vehicle Park	Quarry Operations
Community Garden	Secondary Single-family Dwellings
Day Care Home and Center	Warehousing
Home Occupation	
Homeless Shelter	
Live/Work	

Part 6: Specific to Uses

Chapter 6.01: Introduction	6-3
6.01.010 Intent and Applicability	6-3
Chapter 6.02: Applicable to All Zones	6-5
6.02.010 Bed & Breakfast Inns	6-5
6.02.020 Child Day Care Facilities	6-5
6.02.030 Density Bonuses	6-6
6.02.040 Hazardous Materials	6-11
6.02.050 Health Facilities	6-14
6.02.060 Home Occupations	6-15
6.02.070 Meeting Facilities (Public or Private)	6-17
6.02.080 Off-Site Hazardous Waste Management Facilities	6-17
6.02.090 Public and Quasi-Public	6-22
6.02.100 Telecommunications Facilities (Placeholder)	6-22
Chapter 6.03: Applicable to Non-Transect Zones Only	6-23
6.03.010 Agricultural Processing	6-23
6.03.020 Airports, Heliports, and Landing Strips	6-23
6.03.030 Cardrooms	6-24
6.03.040 Cemeteries and Mortuaries	6-24
6.03.050 Commercial Recreation Facilities (Indoor or Outdoor)	6-25
6.03.060 Emergency Shelters	6-25
6.03.070 Farmworker Housing	6-26
6.03.080 Mobile Homes and Mobile Home Parks	6-27
6.03.090 Outdoor Sales Display	6-28
6.03.100 Outdoor Storage	6-29
6.03.110 Private Swim Clubs or Recreation Centers	6-30
6.03.120 Secondary Dwelling Units	6-30
6.03.130 Solid Waste and Recycling Container Enclosures	6-32
6.03.140 Subdivision or Sales Office, Equipment and Material Yard	6-35
6.03.150 Superstores	6-35
6.03.160 Vehicle Services (Repair Garages, Service Stations and Private Fuel Stations)	6-35