Chapter I I-30: Definitions

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Definitions

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Division 11-30.10: Purpose

This Chapter provides definitions of terms and phrases used in this Title that are technical or specialized or that may not reflect common usage. If any of the definitions in this Chapter conflict with definitions in other provisions of the City Code, these definitions shall control for the purposes of this Title. If a word is not defined in this Chapter, or in other provisions of the City of Flagstaff City Code, such as Title 10, Zoning Code, the Director shall determine the correct definition.

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Division 11-30.20: Definition of Terms

As used in this Title, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

11-30.20.010 Definition of Terms

Construction Envelope: One or more specified areas on a lot or parcel within which all structures, driveways, grading, parking, non-native landscaping, water surfaces, decks, walks and improved recreation facilities are located. Underground utilities may be located outside the construction envelope, but the area disturbed must be revegetated.

Corridor Plan: A corridor plan is a plan for a highway corridor the boundaries of which are defined by the public right-of-way only, except that consideration for vehicular access to adjoining property may also be included.

Council: The City Council of the City of Flagstaff

Director: The City of Flagstaff Planning Director, or designee.

Engineering Standards: The City of Flagstaff Engineering Design and Construction Standards and Specifications for New Infrastructure, as may be amended from time to time.

General Plan: The City of Flagstaff General Plan is a comprehensive long-range policy guide for orderly growth and development adopted in accordance with the authority provided in A.R.S. § 9-461.05.

Land Split: The division of improved or unimproved land whose area is two and one-half acres or less into either no more than two lots, tracts or parcels the boundaries of which have been fixed by a recorded plat; or two or three lots, tracts or parcels located within unplatted properties for the purpose of sale or lease.

Lot: An area of land having specific boundaries which are set by a recorded plat.

Major Plan Amendment: A Major Plan Amendment to the General Plan is a substantial alteration of the City of Flagstaff's land use mixture or balance as established in the City's existing General Plan land use element and which involves changes that have an impact on large areas of the General Plan and/or can affect other issues or policies. These amendments alter the substance or intent of major General Plan policies.

Minor Plan Amendment: An amendment to the General Plan that is not a major plan amendment.

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Modified Subdivision Process: A process for review and approval of a subdivision that consists of a maximum of four lots.

Parcel: A defined area of land not part of a platted subdivision.

Planning Agency: The Planning and Development Services Section of the Community Development Division of the City of Flagstaff.

Planning Commission: The City of Flagstaff Planning and Zoning Commission.

Planning Section: The City of Flagstaff Planning and Development Services Section.

Specific Plan: A Specific Plan is a detailed element of the General Plan enacted under the provisions of A.R.S. § 9-461.08 that provides a greater level of detail for a specific geographic area or element of the General Plan, and that provides specific regulations and standards for the systematic implementation of the General Plan. When applied to a highway corridor, a Specific Plan includes the highway right-of-way as well as property outside of the right-of-way included with the planning area boundary.

Subdivider: An individual, firm, corporation, partnership, association, syndicate, trust or other legal entity that files an application and initiates proceedings for the subdivision of land or land split in accordance with the provisions of Title 11 (Subdivision and Land Split Regulations), except that an individual serving as agent for such legal entity is not a subdivider.

Subdivision: Improved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediate or future, into:

- 1. Four or more lots, tracts or parcels of land;
- 2. If a new street is involved, any such property which is divided into two or more lots, tracts, or parcels of land; or
- 3. Any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two parts.

"Subdivision" also includes any condominium, cooperative, community apartment, townhouse or similar project containing four or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located within the subdivision, but plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided. Subdivision does not include the following:

1. The sale or exchange of parcels of land to or between adjoining property owners if such sale or exchange does not create additional lots.

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2. The partitioning of land in accordance with other statutes regulating the partitioning of land held in common ownership.

3. The leasing of apartments, offices, stores or similar space within a building or trailer park, nor to mineral, oil or gas leases.

Tract: A lot within a subdivision reserved or set aside for division or special use.

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