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

- Flagstaff Regional Plan 2030; Place Matters
- Required by state law – “General Plan”
- Creates the vision for the City – background data and goals and policies
- A guide for decision makers and citizens – capital projects, budget, development, preservation, etc.
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

- **Regional Plan**
  - Policy (General Locations)

- **Specific Plans**
  - Parks | Recreation | Utilities | RTP

- **Implementation**
  - CIP | Zoning Code | Housing | Engineering | Standards | Annual Budget

- Sustainability

*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](http://www.flagstaff.az.gov)
- Arranged into titles by subject matter
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
- Arranged into titles by subject matter
  - Administration; Boards and Commissions; Business Regulations; Building Regulations; Police Regulations, etc.

www.flagstaff.az.gov
Defining Key Planning Terms

Zoning Code

• City Code Title 11, Zoning Code
• Establishes the rules and procedures for the use of private land - required by state law
• History – separation of uses, especially noxious uses, to maintain public health and safety. Also property values.
• Procedures for review
• Use of land through zones – residential, commercial, open space, industrial, etc. on a Zoning Map
• Development standards
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

## Residential Zones

### B. Allowed Uses (continued)

<table>
<thead>
<tr>
<th>Land Use 1</th>
<th>Specific Use Regulations</th>
<th>Residential Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>--</td>
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</table>

### Institutional Residential

<table>
<thead>
<tr>
<th>^2</th>
<th>RR</th>
<th>ER</th>
<th>RI</th>
<th>RIN</th>
<th>MR</th>
<th>HR</th>
<th>MH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community/Convent</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Convent/Rehabilitation Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
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</tbody>
</table>

### Non-Transact Zones

### C. Building Form Standards

#### Building Placement Requirements

<table>
<thead>
<tr>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (min.)</td>
</tr>
<tr>
<td>2nd Floor and Below</td>
</tr>
<tr>
<td>Above 2nd Floor</td>
</tr>
<tr>
<td>For Parking</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Side (min.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Lots</td>
</tr>
<tr>
<td>Corner Lots (interior)</td>
</tr>
<tr>
<td>Corner Lots (exterior)</td>
</tr>
<tr>
<td>Rear (min.)</td>
</tr>
</tbody>
</table>

### Building Form Requirements

| Building Height (max.) | 35' | 35' | 35' | 35' | 60' | 30' |
| Coverage (max.) | 20' | 17' | 35' | 35' | 40' | 43' |

### Density Requirements

<table>
<thead>
<tr>
<th>Density: Gross (units/acre)</th>
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</thead>
<tbody>
<tr>
<td>Min.</td>
</tr>
<tr>
<td>Max. Outside the RPO</td>
</tr>
<tr>
<td>Max. Within the RPO</td>
</tr>
</tbody>
</table>

### 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:

<table>
<thead>
<tr>
<th>Area of Lot</th>
<th>Required Lot Area Per Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,000 to 14,000 square feet</td>
<td>2,500 square feet</td>
</tr>
<tr>
<td>14,001 to 24,000 square feet</td>
<td>2,000 square feet</td>
</tr>
<tr>
<td>24,001 square feet and over</td>
<td>1,500 square feet</td>
</tr>
</tbody>
</table>

### 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
Questions