

# AGENDA

## City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Tuesday, July 18, 2017

### NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on Tuesday, July 18, 2017 at 3:30 pm in the City Hall Council Chambers.

### NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov/planning](http://www.SedonaAZ.gov/planning)

### GUIDELINES FOR PUBLIC COMMENT

#### PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

#### PROCEDURES:

- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
  - a. May 18, 2017 (WS)
  - b. June 1, 2017 (WS)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. Discussion regarding the update of the Land Development Code.
6. FUTURE MEETING DATES AND AGENDA ITEMS
  - a. Thursday, July 27, 2017; 3:30 pm (Work Session)
  - b. Tuesday, August 1, 2017; 5:30 pm (Public Hearing)
  - c. Thursday, August 10, 2017; 3:30 pm (Work Session/Site Visit)
  - d. Tuesday, August 15, 2017; 5:30 pm (Public Hearing)
7. EXECUTIVE SESSION  

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

  - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
  - b. Return to open session. Discussion/possible action on executive session items.
8. ADJOURNMENT



Scan with your mobile device to access meeting documents online

Physical Posting: July 13, 2017 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov/planning](http://www.SedonaAZ.gov/planning) or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

**MEETING LOCATION:**  
CITY HALL COUNCIL CHAMBERS  
102 ROADRUNNER DR, SEDONA, AZ



## City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

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### Memorandum

**Date:** July 11, 2017  
**To:** **Planning and Zoning Commission**  
**From:** Michael Raber, Senior Planner  
**Meeting Date:** July 18, 2017  
**Subject:** Discussion regarding the update of the Sedona Land Development Code.

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### Summary

This agenda item provides for a work session regarding the update of the Sedona Land Development Code (LDC). The City's consulting team, Clarion Associates, will provide an overview of the Public Draft of Module 1 of the LDC. This draft Module 1 includes:

- Article 2 – Zoning Districts
- Article 3 – Use Regulations
- Article 10 – Definitions (part)

The purpose of this meeting is to introduce the public draft of Module 1 and provide for discussion with the Commission. Since this represents the first draft of a portion of the LDC, the Commission is encouraged to ask questions and provide comments, both in the meeting and in the following weeks.

The City and the City's consulting team, Clarion Associates, kicked off the LDC project update in November 2016 with a series of stakeholder meetings, a public open house, a public meeting with the Planning and Zoning Commission and a field tour of the City. In December and January of this year, Clarion and staff worked to identify a detailed list of issues compiled from many contributors over the past several years. Clarion provided an issue identification memorandum and in February and March, worked with staff to develop an analysis document that also included a detailed outline for a new LDC "roadmap". An early draft of the analysis and outline was introduced to the Commission by Clarion on March 2 with a follow up presentation by staff on April 18.

The current Public Draft Module 1 is available for public review on the LDC website: [www.SedonaLDCupdate.com](http://www.SedonaLDCupdate.com) and also accompanies this memorandum. The draft is in two sections with a separate transmittal memorandum from Clarion.

### Next Steps

Drafting the LDC update:

- Module 2: Development Standards
- Module 3: Administrative Procedures

Staff will continue to keep the Planning and Zoning Commission informed of the key points in the LDC update process.

**Attachments**

1. Transmittal Memorandum
2. Public Draft Module 1 – Zoning Districts and Definitions (part)
3. Public Draft Module 1 – Use Regulations and Definitions (part)

## MEMORANDUM

**TO:** Mike Raber, City of Sedona  
**FROM:** Matt Goebel, Jim Spung, and Tareq Wafaie, Clarion Associates  
**DATE:** July 12, 2017  
**RE:** LDC Update Module 1 – Zoning Districts and Use Regulations, PUBLIC DRAFT

We are pleased to submit the first public draft of the new LDC. This draft includes the following:

- **Article 2:** Zoning Districts
- **Article 3:** Use Regulations
- **Article 10:** Rules of Construction and Definitions (partial, this subchapter will continue to grow with future modules).

The remainder of this memorandum covers the major changes in the draft regulations. These changes are based on our own analysis and meetings with staff and other stakeholders, with particular focus on the LDC Analysis and Annotated Outline.

### General Comments

#### Reference to Sedona Community Plan and Sustainability Policies

Throughout the document we highlight relevant policies and actions from the Sedona Community Plan. We also highlight how certain proposed code provisions contribute to a more sustainable Sedona. Examples of each type of reference are provided below.

#### Sedona Community Plan says...

Ensure that a balance of land uses is maintained and identify areas for concentrated, mixed-use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs. (p.53)

#### Alternative Energy

Allowing encroachments into setbacks and height for solar and geothermal equipment promotes energy conservation and alternative energy solutions in Sedona.

#### Endnotes, Footnotes, Cross-References, and Commentary

For this module, we retained separate documents for the zoning districts and the use regulations primarily to retain a different page layout for the districts. Endnotes are used in the districts article so that all pertinent zoning district information fits on one page. Footnotes were used in the use regulations, and will likely be used for remaining modules. Numerous notes (endnotes in districts; footnotes in use regulations) are included to highlight relocations, new or modified provisions, and to ask questions. Please pay close attention to these notes as you review the draft. Cross-references are also provided throughout the documents, often hyperlinked to other sections within the document for



ease of reference. Some of the cross-references will be re-linked with the consolidated draft. Each article (and some sections) begins with a shaded text commentary box drawing the reader’s attention to the primary purpose of the subchapter and the major changes from the current LDC. These commentary boxes provide context for review, and will be removed along with the footnotes and endnotes prior to a consolidated adoption draft.

## Article 2: Zoning Districts

This draft introduces several major changes to the zoning districts in Sedona, based on the LDC Analysis and Annotated Outline and subsequent discussions with staff.

### Proposed Zoning Districts

We propose a number of changes to the current zoning districts in the LDC:

- **Consolidate similar districts.** Several districts are proposed to be consolidated because they have similar standards and/or similar purpose and intent statements (e.g., RS-35 and RS-36).
- **Eliminate unnecessary districts.** Existing base zoning districts that are not carried forward in the new code include the Manufactured Home (MH), Single-Family Residential (RS-5a), Parking (P), and the Transitional (T) districts. These districts are either rarely applied, or in some cases have never been applied (such as the MH district).
- **Retain SU as obsolete district.** The current SU (special use) district is recommended to be eliminated from the list of districts, but retained as an obsolete district that is included in the adopted LDC as an appendix. Current SU properties would remain intact but future application of the SU district would not be considered. Instead, the new lineup of proposed base zoning districts or the PD district would be used for those circumstances intended to implement specific areas according to the Sedona Community Plan.
- **Establish new districts.** We also introduced two new districts: the Mixed-Use Activity Center (M3) district and the Uptown Entertainment (UE) overlay district. The latter is still under development and requires further discussion with staff; it has a placeholder in this draft.
- **Rename districts.** We suggest new names for many of the current zoning districts for consistency and to more intuitively reflect the intent of the district.

### Organization of Zoning Districts

The zoning districts are organized and formatted so that most of the key elements describing each district are presented on one page. These elements include an initial statement describing the purpose of the district. The purpose statements are based in part on the current ordinance, but many are substantially revised for clarity and/or to reflect policies in the Sedona Community Plan.

Following the purpose statement, the lot and building standards for the district are provided in a summary table. For some districts, we propose changes to the current lot and building standards to better match the district intent. In cases where two districts are proposed for consolidation, revisions are to the more generous or flexible standard, in order to help minimize the creation of nonconformities. For example, the current front setback requirements for the RS-18a and RS-18b are 30 feet and 25 feet, respectively. In the new consolidated district, we opted for the 25-foot requirement, which is more flexible. Each change to lot and building standards is footnoted.

Following the lot and building standards table, each district includes an illustration depicting the basic lot and building standards for that district. The illustrations are keyed to the lot and building standards table.

### **Simplified Density Controls**

As suggested in the LDC Analysis, we simplified the density controls for each zoning district. We did not carry forward F.A.R. standards, lot depth standards, separation between buildings standards, or distance between buildings standards. We did retain maximum density standards (for some districts), minimum lot width and lot area standards, setback requirements, and new maximum impervious coverage (discussed below) – which we believe are sufficient mechanisms to achieve the desired densities within each zoning district.

### **Simplified Height Standards**

This draft includes a simplified approach to measuring height, based on the current LDC methodology but more broadly applied to all uses and districts. We think there may be additional room for refinements by applying a single imaginary plane that runs parallel with natural grade. Exceptions to height are included in the “measurements and exceptions” Section 2.23, which provides uniform methods for measuring various lot and building standards, including height. We did not carry forward fence and wall height or building step-back provisions, which will be addressed in the development standards in Module 2.

### **New Impervious Coverage Standards**

The draft code includes new maximum “total coverage” limits for all districts. This standard applies to all site improvements including accessory structures, sidewalks, patios, driveways, and other similar impervious surfaces. This is a useful tool adopted by many communities and helps clarify the overall coverage of a site for a new development project. This new standard is proposed to replace the current maximum “lot coverage,” which applies to buildings only and not to other paved or impervious areas. We also retained a separate “building coverage” percentage similar to the current “lot coverage” requirements.

We have suggested maximum percentages for consideration based on similar district standards we have drafted for other communities. Once the minimum landscaping standards are drafted with the development standards module, those percentages may be added to the summary tables of lot and building standards for each zoning district.

### **Overlay Zoning Districts**

We carried forward the purpose and applicability standards for the Historic District. The procedures for establishing such district will be drafted in Module 3. Further discussion is required on the purpose and intent of the Uptown Entertainment Overlay District.

## **Article 3: Use Regulations**

This draft introduces several major changes to the use regulations in Sedona, based on the LDC Analysis and Annotated Outline and subsequent discussions with staff.

### **Table of Allowed Uses**

The proposed table of allowed uses is based on the current lists of permitted uses in the Sedona LDC, with several proposed consolidations and additions. This is a major step forward for adding flexibility in Sedona while also protecting neighborhoods. This table is a starting point for discussion and should be reviewed carefully. It is not unusual for stakeholders to spend substantial time reviewing and revising the proposed use table based on their own experiences and local policies.

This table reflects the zoning districts as proposed in Article 2, *Zoning Districts*. Several use types are consolidated for simplicity, and some use types are being introduced to the table as identified in the footnotes. We also developed use categories to help organize specific use types in a logical way, making future land use determinations more streamlined. Each use category and use type has a definition in

Article 10. The table should be reviewed simultaneously with the definitions. Significant changes to uses and their respective levels of permission and definitions are indicated in the footnotes.

As you review the table of allowed uses and the use-specific standards, please consider the following:

- For a use that is shown as prohibited, ask “why not in this zoning district?”
- For a use that is shown as prohibited, ask “can a use-specific standard mitigate any concern, thus making it an acceptable use for that zoning district?”
- For uses shown as “C,” requiring conditional use permit approval, ask “should this use be permitted by right in this zoning district?”
- For uses shown as either “P” or “C,” ask “are there additional standards necessary to mitigate known issues with this use type?”

### **Supplemental Reference Table**

A supplemental reference table has been provided showing how the current lineup of zoning districts compares to the proposed lineup of zoning districts, and the current level of permission versus the proposed level of permission.

### **Use-Specific Standards**

Following the table of allowed uses, Section 3.3 includes use-specific standards applicable to certain land use types. Some of the use-specific standards are carried forward from the current Code (e.g., medical marijuana dispensaries and adult entertainment), but many of the standards are new and were drafted to address issues that were raised by staff and other stakeholders and/or based on Clarion’s knowledge of planning trends and best practices and then tailored for Sedona (e.g., mobile food vendors, microbreweries, and self-storage). The use-specific standards, whether existing or new, are indicated as such in the footnotes. We noted in the draft that some particular use standards require further discussion prior to making additional revisions (e.g., visitor accommodations, mobile food vending, and multifamily dwellings).

### **Diversified Housing Types**

Providing housing choice in Sedona is a key goal identified in the Sedona Community Plan (p. 23). In an effort to incentivize housing diversity, we have included several new housing use types in the Table of Allowed Uses. While we have established a foundation from which we can build, ongoing discussion and public engagement will guide the policy decisions throughout the LDC drafting process.

### **Lodging and Accommodations**

Tourism and recreation activities significantly contribute to the success of Sedona’s economy. The current policies regulating lodging and accommodation facilities are complex and require lengthy approval processes resulting in significant time spent by staff, elected, and appointed officials. In an effort to simplify these standards, we have consolidated all lodging and accommodation use types into three categories defined by their size (lodging with fewer than 7 units, medium-density lodging, and high-density lodging). The smallest category (fewer than 7 units) are allowed by right in mixed-use, commercial, and lodging zoning districts; the medium-density category are allowed by right in the mixed-use activity centers and lodging districts; and the high-density lodging is only allowed in the lodging district with a conditional use permit approval by City Council. This approach allows small boutique-style facilities or minor expansions to be accommodated in appropriate areas of the city while also allowing larger scale development or expansion in other areas. This provides flexibility and preserves the ability to regulate uses based to their impact on the community. Specific development standards and procedures for obtaining approval of a lodging facility will be drafted in future modules.

### **Accessory Uses and Structures**

Standards for accessory uses and structures are in Section 3.4. This section applies broadly to various types of accessory uses and structures, rather than listing every type of potential accessory use or structure. Additional standards for accessory structures may be addressed with the building design standards in Module 2.

### **Temporary Uses and Structures**

Temporary uses and structures are in Section 3.5. The current LDC addresses temporary uses through Section 407, but those standards primarily consist of procedures and application requirements that are complex and difficult to administer. We have taken the “simpler is better” approach in re-thinking how special and temporary events are regulated in Sedona. This proposed section builds on and clarifies the existing standards based on the recommendations in the LDC Analysis and subsequent discussions with staff. The procedures for obtaining a temporary use permit will be addressed in Module 3.

## **Article 10: Rules of Construction and Definitions**

The drafts include the definitions pertinent to the Zoning Districts and Use Regulation articles. The definitions article will continue to grow as future material is developed. Many of the terms were carried forward from the current LDC and revised as noted. New terms are also noted and are based on our work in other jurisdictions and tailored for Sedona. There are several placeholders where we will prepare graphics to supplement the text definitions, both by updating existing graphics and creating new graphics.

In the districts document, this article begins with rules of construction (e.g., when the code says “this” it means “this”), many of which are new. Those are followed by terms of measurement (e.g., height, setbacks, lot dimensions). In the use regulations document, the definitions article includes definitions for each use category and specific use type and mirrors the Table of Allowed Uses, defining first the use category followed by the specific use types within that category. Changes from existing definitions and/or consolidations are noted in the footnotes.

Section 10.4, *All Other Terms Defined*, includes definitions of key terms in module 1 that are necessary to understand the context and applicability of certain standards. Several of these definitions were taken from the current LDC and revised as noted in the footnotes.

## **Next Steps**

The Clarion Associates team will present these materials at a Planning Commission meeting on July 18, 2018.

The City welcomes feedback on these draft materials. Reviewers should consider the document with the following questions in mind:

- Is something missing that should have been included?
- Were any standards removed that should have been retained for one reason or another?
- Are there any standards that are not clearly understood after a thorough read?

### **Attachments:**

- Sedona\_LDC\_Zoning Districts\_PUBLIC DRAFT (PDF – for distribution)
- Sedona\_LDC\_Use Regulations\_PUBLIC DRAFT (PDF – for distribution)





**Module 1 – PUBLIC DRAFT**  
Article 2: Zoning Districts  
Article 10: Definitions (partial)

**CLARION**



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# Article 1: General Provisions

[TO BE DRAFTED IN LATER MODULE]

# Article 2: Zoning Districts

## **Commentary:**

This article includes the standards for the zoning districts in Sedona, primarily the base districts. Further discussion is required prior to developing the overlay districts (Historic and Uptown Entertainment), which will be addressed in a subsequent draft.

**New list of zoning districts.** The proposed list of zoning districts is based on the LDC Analysis and Annotated Outline and subsequent discussions with staff. Some current districts are not carried forward (e.g., parking district, special use district), while other districts are proposed for consolidation based on similar purpose statements and/or lot and building standards (e.g., RS-35 and RS-36). Some new districts are proposed (e.g., M3, mixed-use activity center). Each district contains endnotes as to how it relates to the current LDC. Each zoning district contains a purpose statement establishing the overall intent.

**Dimensional (lot and building) standards.** Following the purpose statement is a table of applicable lot and building standards. These tables include the most common standards for development in that district such as lot size, setbacks, height, and coverage requirements. In cases where zoning districts are consolidated and such consolidation required reconciling conflicting lot and building standards, we carried forward the most lenient/flexible standard unless otherwise noted. As suggested in the LDC Analysis, we simplified the density controls for each zoning district. We did not carry forward FAR standards, lot depth standards, separation between buildings standards, or distance between buildings standards. We did retain minimum lot width and lot area standards, maximum density requirements (for some districts), setback requirements, and new maximum impervious coverage (discussed below).

**Illustrations.** Following the lot and building standards table, we included a district illustration indicating the basic lot and building standards and demonstrating the typical character of that particular district. The illustrations are keyed to the lot and building standards table.

**Simplified height standards.** This draft includes a simplified approach to measuring height, based on the current LDC methodology but more broadly applied to all uses and districts. We think there may be additional room for refinements by applying a single imaginary plane that runs parallel with natural grade. Exceptions to height are included in the “measurements and exceptions” Section 2.23, which provides uniform methods for measuring various lot and building standards, including height. We did not carry forward fence and wall height or building step-back provisions, which will be addressed in the development standards in Module 2.

**New impervious coverage standards.** We propose prescribing maximum “impervious coverage” in addition to the current “lot coverage,” which addresses buildings and structures but does not take into account paved or other impervious areas. We have suggested maximum percentages for consideration based on similar district standards we have drafted for other communities and then tailored for Sedona. In many cases, these maximum percentages are higher than the maximum “lot coverage” allowed by the current LDC because the current standards only apply to building coverage, whereas the proposed “impervious coverage” applies to all site improvements including accessory structures, sidewalks, patios, driveways, and other similar impervious surfaces. We also retained separate “building coverage” percentages similar to the current “lot coverage” requirements, but made substantive changes to those percentages based on feedback from staff and other stakeholders. For example, the current limits in commercial areas of 25 percent building coverage have acted as barriers to site development in those districts. When minimum landscaping standards are drafted with the development standards module (Module 2), those percentages may also be added to the summary tables of lot and building standards for each zoning district.

**Affordable housing lot coverage bonus not carried forward.** The current lot coverage bonuses for affordable vs. market-rate housing are not carried forward because we have established a new measurement for impervious coverage. Further discussion is required for appropriate incentives to encourage affordable housing (such as increased density, lot coverage, or height) and in which districts the incentives would apply. Increased densities depend largely on conformance with the Community Plan. Additional options for further discussion will be provided to the city for consideration and will be incorporated into the consolidated draft.

**District-specific standards.** When the design and development standards are drafted with Module 2, those standards that apply to specific districts (and not broadly throughout the city) will be considered for relocation to the districts article with the consolidated draft prior to adoption.



## 2.1. Zoning Districts, Generally

### A. Zoning Districts Established<sup>1</sup>

Zoning districts are established as shown in Table 2.1. Zoning districts are established by the city's adoption of the official Zoning District Map pursuant to Section 2.1.B.

<b>Table 2.1 Zoning Districts Established</b>	
<b>Base Zoning Districts</b>	<b>Section</b>
<b>Residential Districts</b>	
<b>RS-70</b> Large Lot Single-Family Residential	2.2
<b>RS-35</b> Large Lot Single-Family Residential	2.3
<b>RS-18</b> Single-Family Residential	2.4
<b>RS-10</b> Single-Family Residential	2.5
<b>RS-6</b> Single-Family Residential	2.6
<b>RMH</b> Single-Family And Mobile Home	2.7
<b>RM-1</b> Medium-Density Multifamily	2.8
<b>RM-2</b> Medium-High Density Multifamily	2.9
<b>RM-3</b> High-Density Multifamily	2.10
<b>Mixed-Use and Commercial Districts</b>	
<b>M1</b> Mixed-Use Neighborhood	2.11
<b>M2</b> Mixed-Use Employment	2.12
<b>M3</b> Mixed-Use Activity Center	2.13
<b>CO</b> Commercial	2.14
<b>IN</b> Light Industrial	2.15
<b>L</b> Lodging	2.16
<b>Other Nonresidential Districts</b>	
<b>CF</b> Community Facilities	2.17
<b>OS</b> Open Space and Recreation	2.18
<b>NF</b> National Forest	2.19
<b>Planned Development Districts</b>	
<b>PD</b> Planned Development	2.20
<b>Overlay Districts</b>	
<b>H</b> Historic ( <i>pending further discussion</i> )	2.21.A
<b>UE</b> Uptown Entertainment ( <i>pending further discussion</i> )	2.21.B

### B. Official Zoning District Map<sup>2</sup>

#### (1) Incorporation of Map

- a. The location and boundaries of the zoning districts established by this Code are shown upon the official "City of Sedona Zoning Map" ("Official Zoning Map"). The Official Zoning Map, together with all data shown on the map and all amendments to the map, is by reference made a part of this Code.<sup>3</sup>

- b. The Official Zoning Map shall be identified by the signature of the Mayor and attested by the City Clerk, and shall bear the seal of the city and the date of adoption.
- c. The Official Zoning Map shall be located in the office of the Director and shall be available for inspection at the City Clerk's Office and/or the Sedona Community Development Department.
- d. The Official Zoning Map shall be maintained by the Sedona Community Development Department. Official zoning districts shall be determined by the Director, where the Official Zoning Map does not reflect recent changes.

**(2) Zoning District Boundaries<sup>4</sup>**

- a. Except where otherwise indicated, zoning district boundaries shall follow municipal corporation limits, section lines, lot lines, centerlines of public rights-of-way, or extensions of such lines.
- b. Where the zoning district boundary follows the centerline of Oak Creek, the boundary shall follow the channel centerline of the creek. In the event of a natural change in the location of the creek, the zoning district boundary shall move with the channel centerline.
- c. Where a zoning district boundary divides a lot or parcel, or follows or crosses property that is not subdivided, the location of such boundary, unless indicated by legal description with distance and bearing or other dimension, shall be determined by the scale of the Official Zoning Map by the Director.
- d. Where a zoning district boundary coincides with a right-of-way line and the right-of-way line is abandoned, the zoning district boundary shall then follow the adjacent zoning district boundary.
- e. Where a zoning district boundary is shown by specific dimension, such dimension shall determine the limits of the zoning district.

**(3) Boundary Clarification**

- a. In the event that a zoning district boundary is unclear or is disputed, the Director shall determine the location of the zoning district boundary.
- b. Any appeal of the Director's determination of the zoning district boundary shall be heard by the Board of Adjustment/Hearing Officer<sup>5</sup> per Section --.<sup>6</sup>

**(4) Amendments to Map**

Changes in the boundaries of any zoning district require an amendment to the Official Zoning Map per Section --. Amendments shall be noted on the Zoning District Map with the case number, the number of the amending ordinance, and the previous and amended zoning.

**(5) Annexations<sup>7</sup>**

Unincorporated areas annexed by the city shall retain the applicable Yavapai or Coconino county zoning until city zoning designations are adopted by the City Council. City zoning shall be adopted as soon as practicable, but not later than six months following the effective date of the annexation.

## C. Organization of this Article

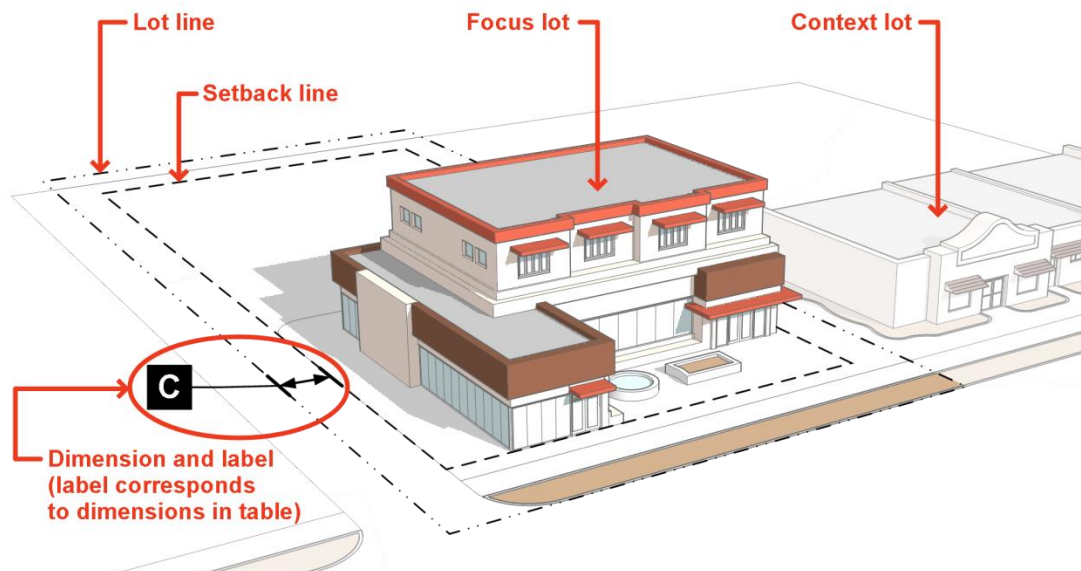
### (1) Base Zoning Districts

#### a. Content

Sections 2.2 through 2.19 of this article follow a common structure and describe the purpose and intended character of the zoning districts, the lot and building standards applying to development in the districts, and any district-specific development standards.<sup>8</sup>

#### b. Graphics

For each base zoning district, this article includes an illustration depicting how the district's lot and building standards apply to lots and typical building forms. Illustrations are intended to exemplify the general character of the district and do not show specific locations or buildings. Illustrations do not necessarily reflect all the standards that may apply to a particular development. If a standard shown in an illustration is inconsistent with the respective table of lot and building standards, the standards in the table shall govern.



### (2) Overlay Districts

- a. Overlay zoning districts are established by an amendment to the Official Zoning Map (see **Section --**). They are superimposed over one or more underlying base or planned development zoning districts. If the standards for an overlay district expressly conflict with those for an underlying base zoning district, planned development district, or another applicable overlay district, the more restrictive standards shall apply.
- b. Section 2.21, Overlay Districts, identifies the overlay zoning districts and sets forth each district's purpose and the standards that modify those of underlying districts.

### (3) Obsolete Districts<sup>9</sup>

- a. The SU Special Use zoning district is declared obsolete upon adoption of this Code.
- b. No land will be rezoned to an obsolete zoning district. The City Council may modify the allowed uses, special uses, and development standards within these zoning districts.

Landowners are encouraged to rezone land from an obsolete zoning district classification. The Council may offer incentives, such as modified application fees, in order to accomplish this goal.

- c.** Development in an obsolete zoning district is subject to the requirements of the Appendix to this Code. In addition, all other standards of the Code shall apply to obsolete zoning districts unless otherwise stated in the Appendix, including the standards in Article ---, Development Standards, and Article ---, Subdivision.

## 2.2. RS-70: Large Lot Single-Family Residential<sup>10</sup>

### A. Purpose

The RS-70 district is intended to accommodate and preserve very low-density single-family residential development with limited community and educational uses and incidental or accessory uses. The district may also be used to transition between surrounding public lands and more urbanized areas within the City.

### B. RS-70 Lot and Building Standards

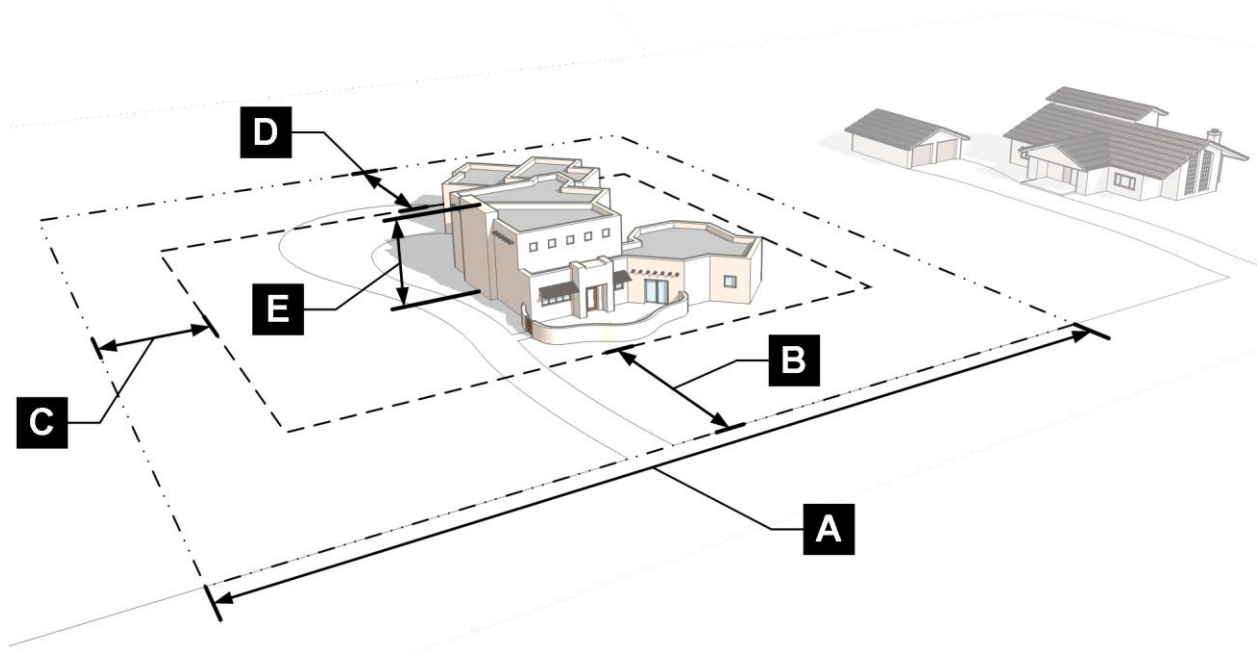
Lot Standards (minimum)		
<b>A</b>	Width	200 feet
	Area	70,000 sq. ft.
Setbacks (minimum) <sup>11</sup>		
<b>B</b>	Front	50 feet
<b>C</b>	Side	25 feet [1] <sup>12</sup>
<b>D</b>	Rear	50 feet
Height (maximum)		
<b>E</b>	Building height	22 ft. (See Sec. 2.23)
Impervious Coverage (maximum) <sup>13</sup>		
	Building coverage	15 percent
	Total coverage	30 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Off-Street Parking	Section --
Landscaping	Section --

**Notes:**

[1] Did not carry forward exterior side yard setback of 30 feet



## 2.3. RS-35: Large Lot Single-Family Residential<sup>14</sup>

### A. Purpose

The RS-35 district is intended to accommodate and preserve low-density single-family residential development with limited community and educational uses and incidental or accessory uses.

### B. RS-35 Lot and Building Standards

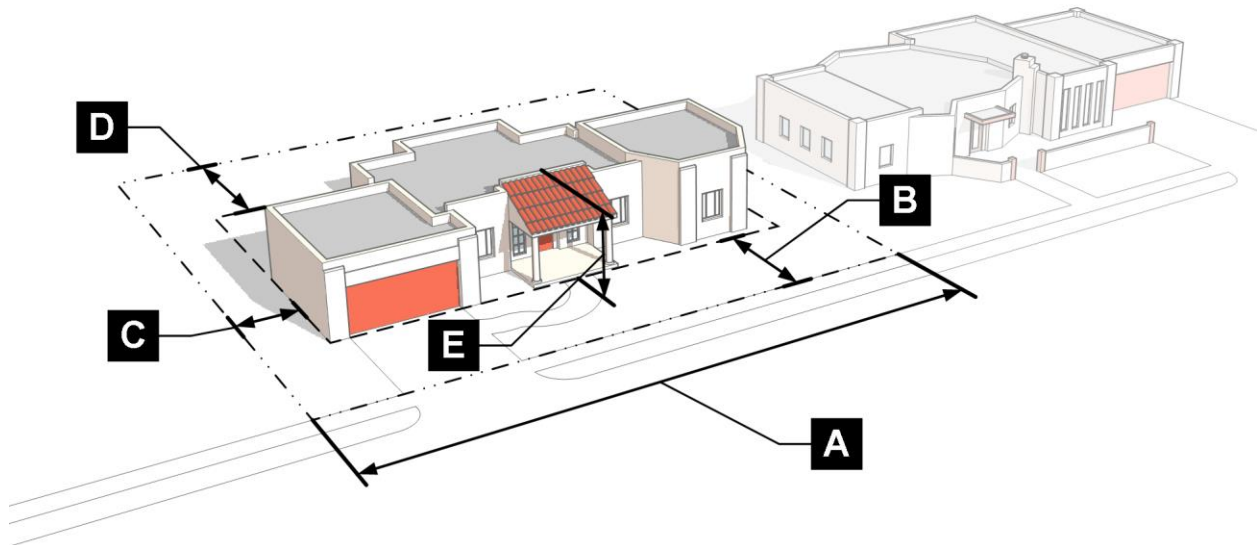
Lot Standards (minimum)		
<b>A</b>	Width	145 feet [1]
	Area	35,000 sq. ft. [2]
Setbacks (minimum)		
<b>B</b>	Front	40 feet [3]
<b>C</b>	Side	20 feet
<b>D</b>	Rear	40 feet [4]
Height (maximum)		
<b>E</b>	Building height	22 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	15 percent [5]
	Total coverage	40 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Off-Street Parking	Section --
Landscaping	Section --

#### Notes:

- [1] Currently 120 feet in RS-36
- [2] Currently 36,000 sq. ft. in RS-36
- [3] Currently 25 feet in RS-36
- [4] Currently 25 feet in RS-36
- [5] Currently 35 percent in RS-36



## 2.4. RS-18: Single-Family Residential<sup>15</sup>

### A. Purpose

The RS-18 district is intended to accommodate and preserve lower-density to medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density residential to higher-density residential zoning districts.

### B. RS-18 Lot and Building Standards

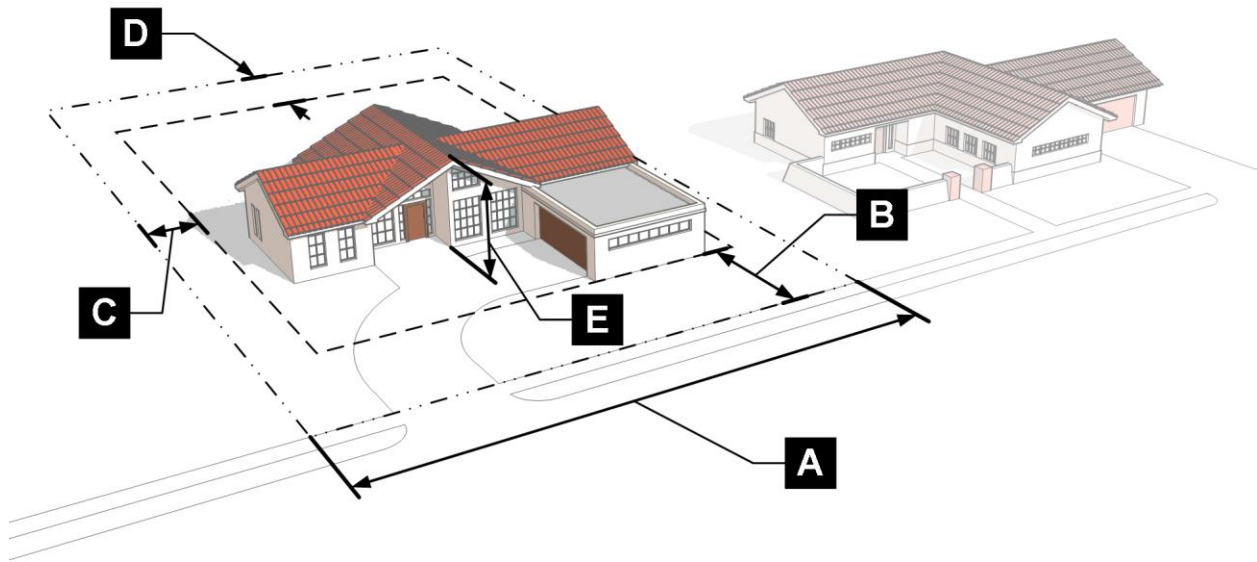
Lot Standards (minimum)		
<b>A</b>	Width	100 feet
	Area	18,000 sq. ft.
Setbacks (minimum)		
<b>B</b>	Front	25 feet [1]
<b>C</b>	Side	10 feet
	Side, abutting street	15 feet
<b>D</b>	Rear	25 feet [2]
Height (maximum)		
<b>E</b>	Building height	22 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	35 percent [3]
	Total coverage	60 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Off-Street Parking	Section --
Landscaping	Section --

#### Notes:

- [1] Currently 30 feet in RS-18a
- [2] Currently 30 feet in RS-18a
- [3] Currently 25 percent in RS-18a



## 2.5. RS-10: Single-Family Residential<sup>16</sup>

### A. Purpose

The RS-10 district is intended to accommodate and preserve medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density single-family residential to higher-density residential zoning districts.

### B. RS-10 Lot and Building Standards

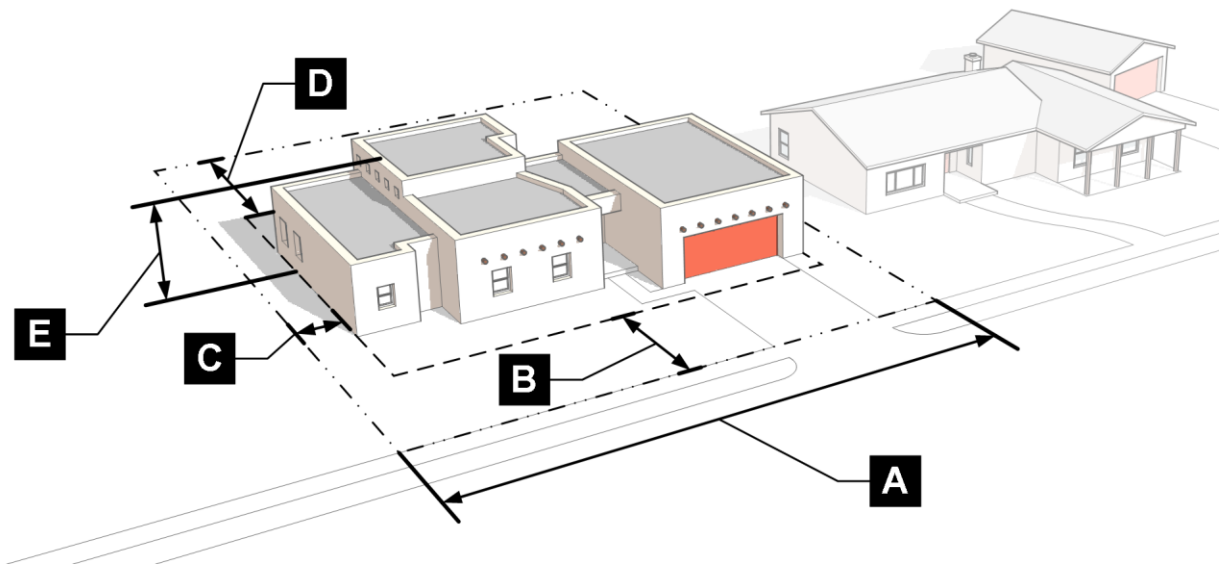
Lot Standards (minimum)		
<b>A</b>	Width	80 feet [1]
	Area	10,000 sq. ft. [2]
Setbacks (minimum) <sup>17</sup>		
<b>B</b>	Front	20 feet
<b>C</b>	Side	7 feet [3]
	Side, abutting street	10 feet
<b>D</b>	Rear	20 feet [4] <sup>18</sup>
Height (maximum)		
<b>E</b>	Building height	22 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	40 percent
	Total coverage	60 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Off-Street Parking	Section --
Landscaping	Section --

#### Notes:

- [1] Currently 90 feet in RS-12
- [2] Currently 12,000 sq. ft. in RS-12
- [3] Currently 10 feet in RS-10b
- [4] Currently 25 feet in RS-12 and RS-10a





## 2.6. RS-6: Single-Family Residential<sup>19</sup>

### A. Purpose

The RS-6 district is intended to accommodate high-density single-family residential uses, including manufactured homes. The RS-6 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between medium-density single-family residential and multifamily zoning districts.

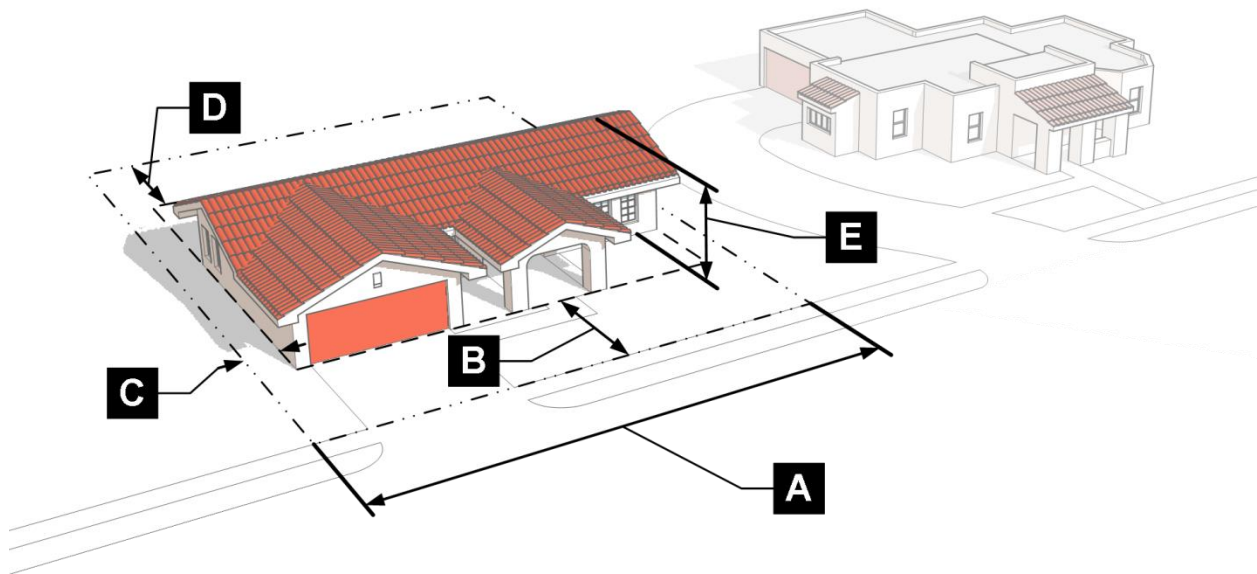
### B. RS-6 Lot and Building Standards

Lot Standards (minimum)		
<b>A</b>	Width	60 feet
	Area	6,000 sq. ft.
Setbacks (minimum)		
<b>B</b>	Front	20 feet
<b>C</b>	Side	5 feet
	Side, abutting street	10 feet
<b>D</b>	Rear	20 feet
Height (maximum)		
<b>E</b>	Building height	22 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	40 percent
	Total coverage	65 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Off-Street Parking	Section --
Landscaping	Section --

**Notes:**



## 2.7. RMH: Single-Family and Manufactured Home<sup>20</sup>

### A. Purpose

The RMH district is intended to accommodate medium- to high-density single-family residential uses, including manufactured homes. The RMH district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between higher-density single-family residential and multifamily and/or mixed-use zoning districts.

### B. RMH Lot and Building Standards

Lot Standards (minimum)		
<b>A</b>	Width	80 feet [1]
	Area	10,000 sq. ft. [2]
Setbacks (minimum)		
<b>B</b>	Front	20 feet
<b>C</b>	Side	7 feet
	Side, abutting street	10 feet
<b>D</b>	Rear	25 feet
Height (maximum)		
<b>E</b>	Building height	22 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	40 percent
	Total coverage	65 percent

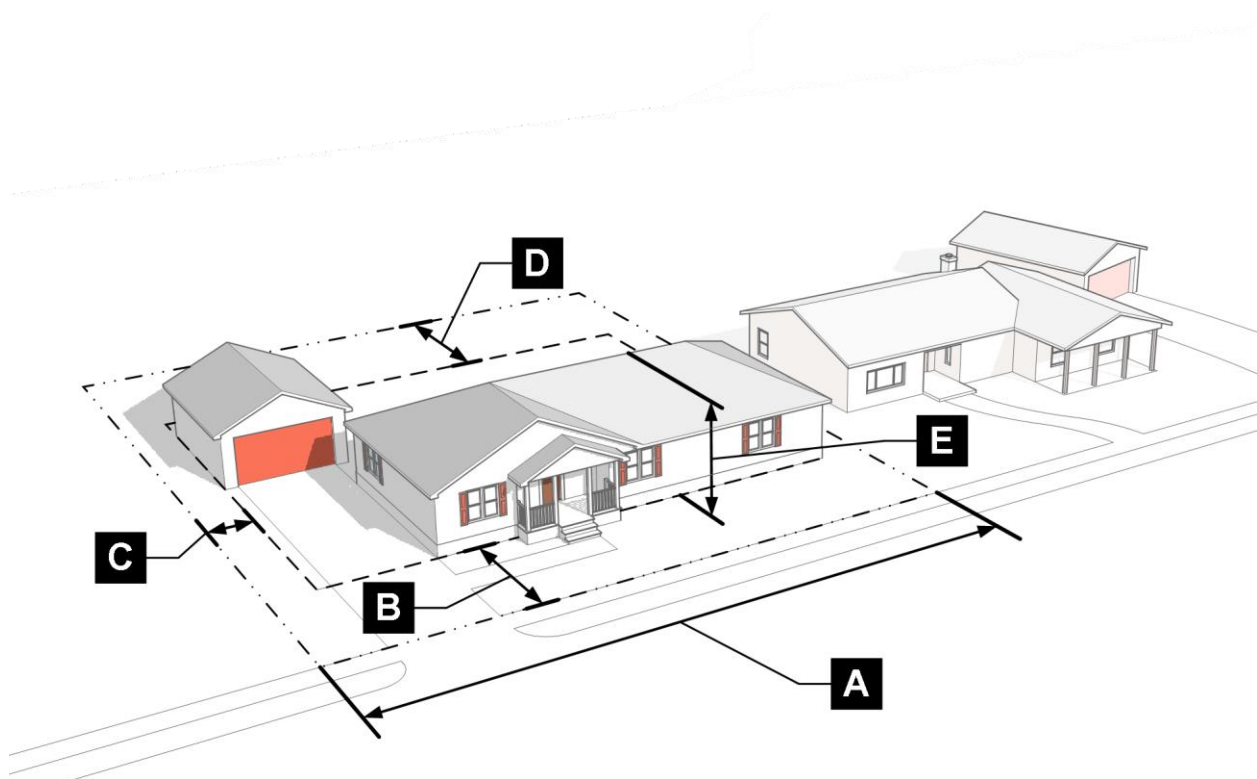
### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

[1] Currently 90 feet in RMH-12

[2] Currently 12,000 sq. ft. in RMH-12



## 2.8. RM-1: Medium-Density Multifamily<sup>21</sup>

### A. Purpose

The RM-1 district is intended to accommodate medium-density multifamily residential uses, including single-family uses and duplexes. The RM-1 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between medium- and high-density single-family districts and other multifamily and/or mixed-use zoning districts.

### B. RM-1 Lot and Building Standards

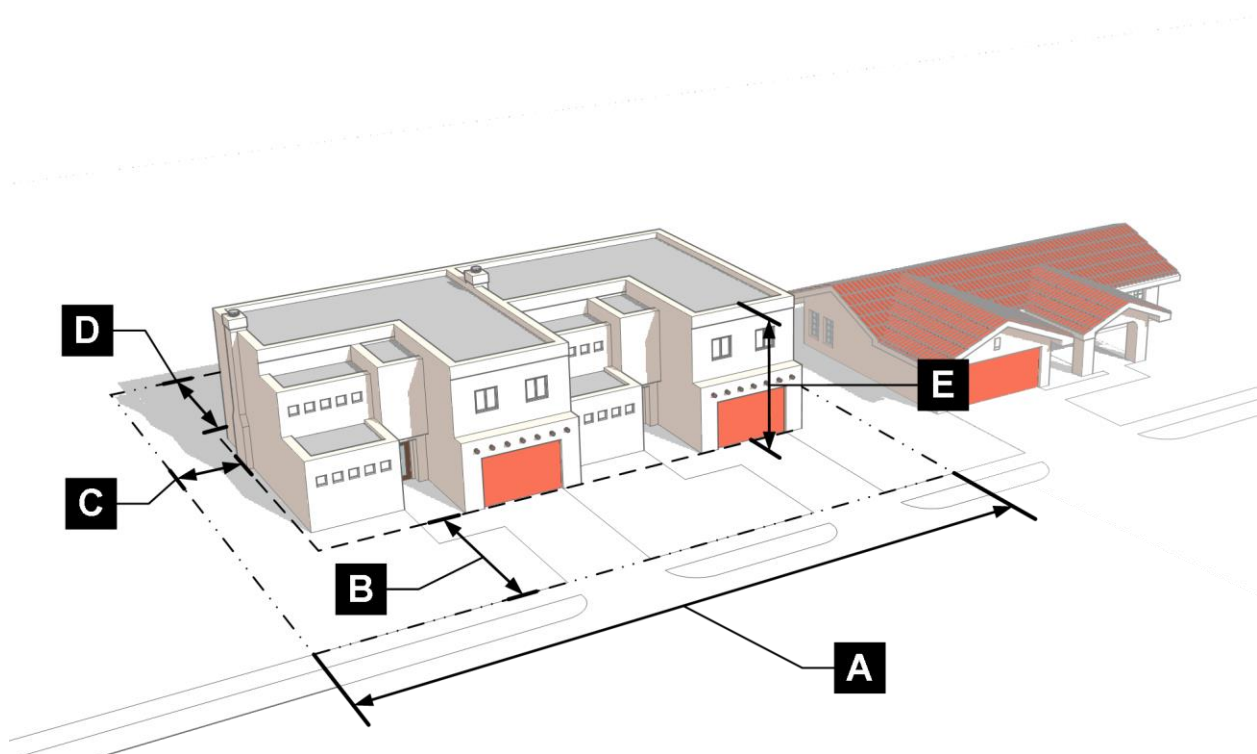
Lot Standards (minimum)		
<b>A</b>	Width	80 feet
	Area	10,000 sq. ft.
	Density (maximum)	8 du/ac <sup>22</sup>
Setbacks (minimum)		
<b>B</b>	Front	20 feet
<b>C</b>	Side	10 feet
<b>D</b>	Rear	25 feet
Height (maximum)		
<b>E</b>	Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	40 percent [1]
	Total coverage	65 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

[1] Currently 40 percent for parcels smaller than 20,000 sq. ft., and 25 percent for parcels 20,000 sq. ft. or greater



## 2.9. RM-2: Medium-High Density Multifamily<sup>23</sup>

### A. Purpose

The RM-2 district is intended to accommodate medium- to high-density multifamily residential uses, including limited single-family uses and duplexes. The RM-2 district may include limited community and educational uses, and incidental or accessory uses. This district can also serve as a transition between medium- to high-density single-family and multifamily, commercial, and/or mixed-use zoning districts.

### B. RM-2 Lot and Building Standards

Lot Standards (minimum)		
<b>A</b>	Width	100 feet
	Area	10,000 sq. ft. [1] <sup>24</sup>
	Density (maximum)	12 du/ac
Setbacks (minimum)		
<b>B</b>	Front	20 feet
<b>C</b>	Side [2]	10 feet
<b>D</b>	Rear	25 feet
Height (maximum)		
<b>E</b>	Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum) <sup>25</sup>		
	Building coverage	40 percent [3] <sup>26</sup>
	Total coverage	65 percent

### C. Other Standards

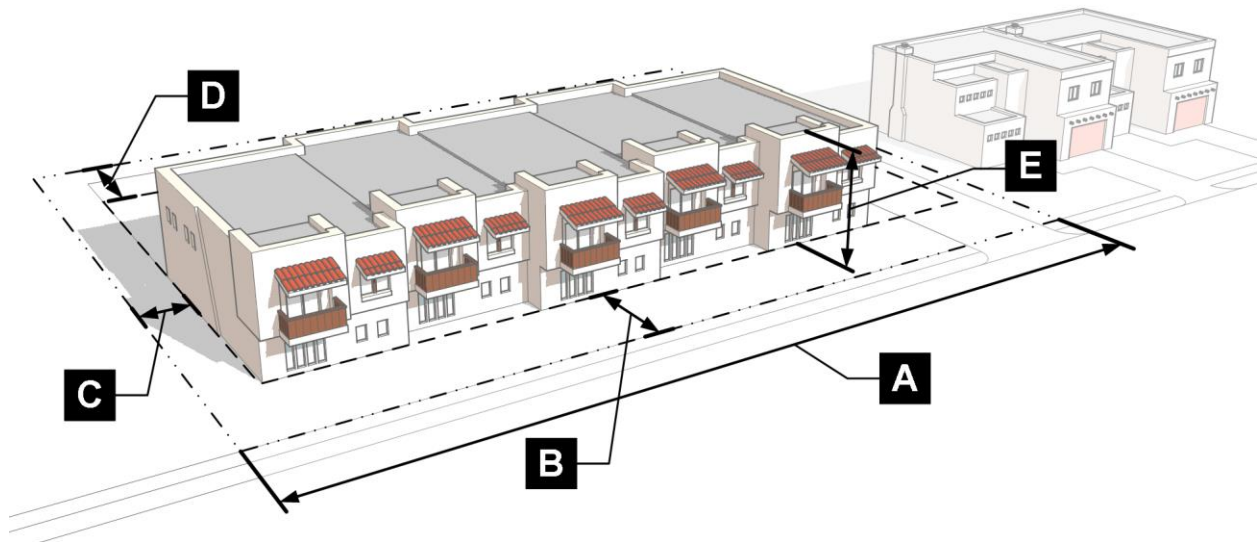
Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

[1] Currently 21,780 sq. ft. (1/2 acre)

[2] Did not carry forward the side setback abutting a street, which is currently 15 feet

[3] Currently 25 percent



## 2.10. RM-3: High-Density Multifamily<sup>27</sup>

### A. Purpose

The RM-3 district is intended to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.

### B. RM-3 Lot and Building Standards

Lot Standards (minimum)		
<b>A</b>	Width	100 feet
	Area	8,000 sq. ft.[1] <sup>28</sup>
	Density (maximum)	20 du/ac
Setbacks (minimum)		
<b>B</b>	Front	10 feet [2] <sup>29</sup>
<b>C</b>	Side [3]	8 feet [4]
<b>D</b>	Rear	20 feet [5]
Height (maximum)		
<b>E</b>	Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	40 percent [6] <sup>30</sup>
	Total coverage	70 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

[1] Currently 21,780 sq. ft. (1/2 acre)

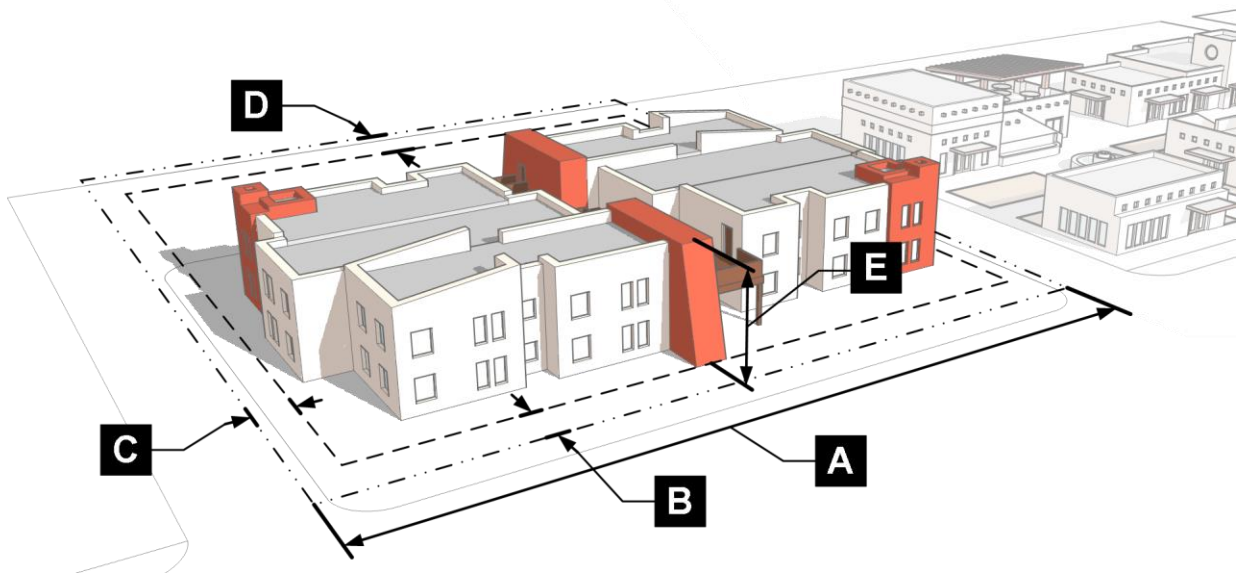
[2] Currently 20 feet

[3] Did not carry forward the side setback abutting a street, which is currently 15 feet

[4] Currently 10 feet

[5] Currently 25 feet

[6] Currently 25 percent



## 2.11. M1: Mixed-Use Neighborhood<sup>31</sup>

### A. Purpose

The M1 district is intended to accommodate primarily residential uses with limited community, educational, lodging, commercial uses, and incidental or accessory uses. Residential uses in the M1 district are intended to offer a diverse mix of housing opportunities at varied densities. Commercial uses in the M1 district are typically those providing limited retail and service for the convenience of the surrounding neighborhood. Mixed-use development in the M1 district is intended to provide a walkable and active streetscape and be compatible with surrounding residential development.

### B. M1 Lot and Building Standards

Lot Standards (minimum)	
<b>A</b>	Width (measured at lot frontage) 60 feet
	Area 8,000 sq. ft. <sup>32</sup>
Setbacks	
<b>B</b>	Front, minimum 5 feet [1]
<b>C</b>	Front, maximum 15 feet [2] <sup>33</sup>
<b>D</b>	Side, minimum [3] 10 feet [4]
<b>E</b>	Rear, minimum 20 feet
Height (maximum)	
<b>F</b>	Building height 25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)	
	Building coverage 60 percent [5] <sup>34</sup>
	Total (residential-only lots) 70 percent
	Total (other lots) 80 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

- [1] Currently 20 feet
- [2] New standard
- [3] Did not carry forward side setback abutting a street
- [4] Currently 20 feet
- [5] Currently 2,000 sq. ft.

#### Sedona Community Plan says...

Evaluate locations for public gathering spaces and residential services on a neighborhood scale and reflective of unique architectural character for neighborhoods within walking distance and located away from the main commercial areas. (p.53)





## 2.12. M2: Mixed-Use Employment<sup>35</sup>

### A. Purpose

The M2 district is intended to accommodate primarily office and employment uses with supporting commercial and services and limited higher-density residential uses. The M2 district also provides community, educational, lodging, and commercial uses and incidental or accessory uses. Development in the M2 district may include limited auto-oriented uses and development patterns but is primarily intended to provide a walkable and active streetscape and be compatible with surrounding residential development.

### B. M2 Lot and Building Standards

Lot Standards (minimum)		
<b>A</b>	Width (measured at lot frontage)	60 feet
	Area	10,000 sq. ft.
Setbacks		
<b>B</b>	Front, minimum	10 feet [1]
<b>C</b>	Front, maximum	15 feet [2]
<b>D</b>	Side, minimum	10 feet
<b>E</b>	Rear, minimum	20 feet
Height (maximum)		
<b>F</b>	Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	60 percent [3]
	Total (residential-only lots)	70 percent
	Total (other lots)	80 percent <sup>36</sup>

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

[1] Currently 15 feet

[2] New standard

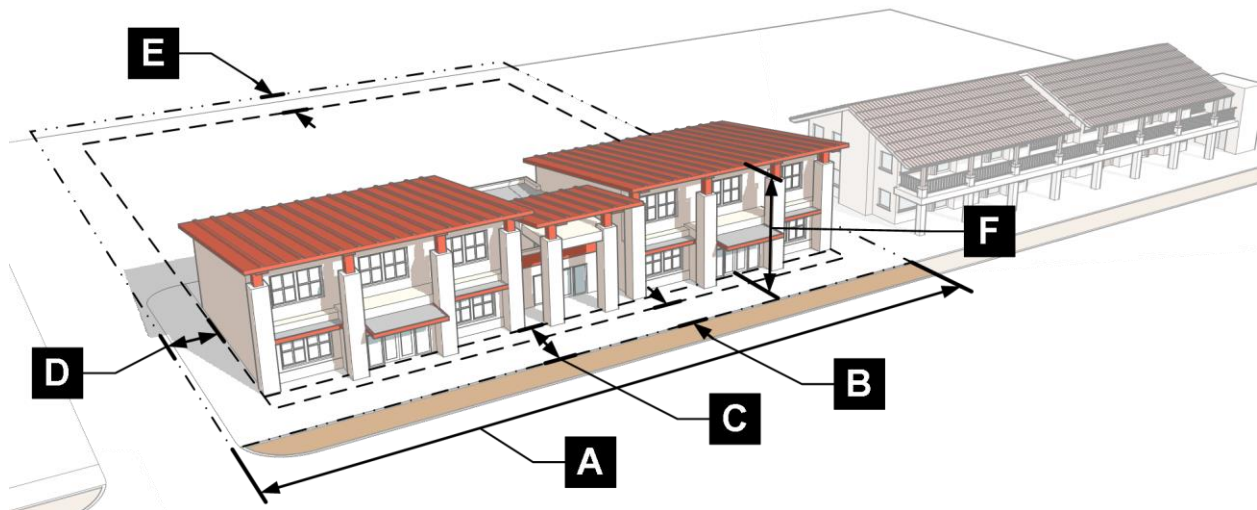
[3] Currently 25 percent for one-story commercial uses and 28 percent for multiple stories

#### Sedona Community Plan says...

Identify existing and future employment centers within the city and their appropriate industry clusters. (p.95)

#### Mixed-Use Development

Encouraging mixed-use development can result in community development where more residents and visitors can have the option of a car-free lifestyle.



## 2.13. M3: Mixed-Use Activity Center<sup>37</sup>

### A. Purpose

The M3 district is established to provide for pedestrian-friendly areas of medium- to higher-density residential development and compatible nonresidential uses such as offices, supporting commercial and service uses, other civic and community uses, and incidental or accessory uses. Development shall be at a walkable scale that is compatible with surrounding residential neighborhoods. The district is intended to allow for a greater vertical and/or horizontal mix of uses and is appropriate near primary and secondary activity centers.

### B. M3 Lot and Building Standards

Lot Standards (minimum)		
<b>A</b>	Width (measured at lot frontage)	25 feet
	Area	5,000 sq. ft. <sup>38</sup>
Setbacks		
<b>B</b>	Front, minimum	5 feet
<b>C</b>	Front, maximum <sup>39</sup>	10 feet
<b>D</b>	Side, minimum	3 feet
<b>E</b>	Rear, minimum	10 feet
Height (maximum)		
<b>F</b>	Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	75 percent
	Total coverage	90 percent

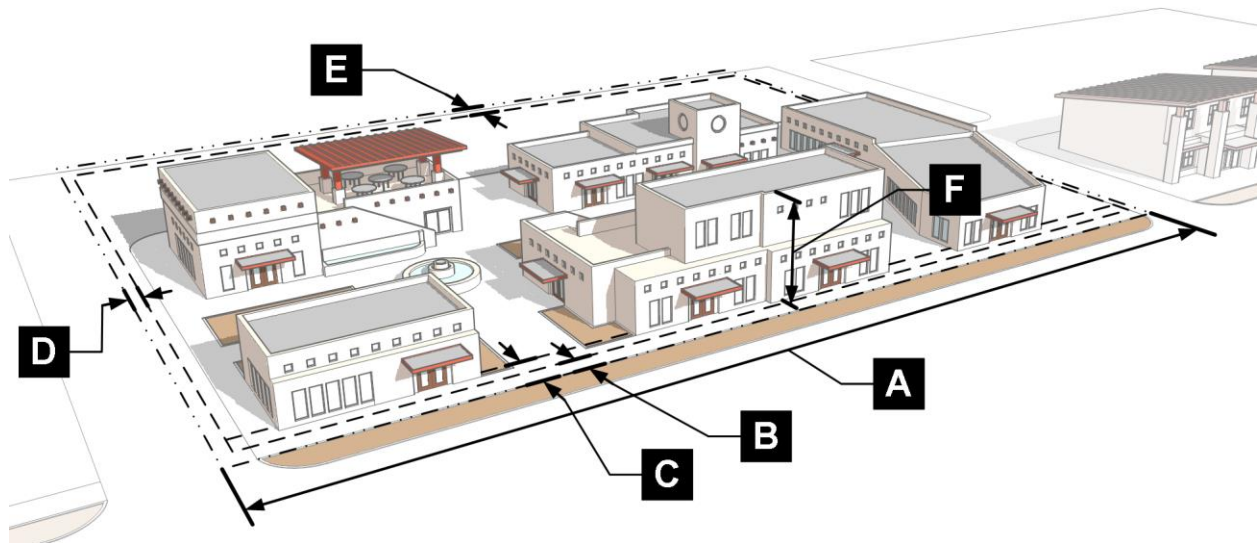
### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

#### Sedona Community Plan says...

Ensure that a balance of land uses is maintained and identify areas for concentrated, mixed-use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs. (p.53)





## 2.14. CO: Commercial<sup>40</sup>

### A. Purpose

The CO district is intended to accommodate general retail and other commercial and service uses, and incidental or accessory uses, where access requires good vehicular circulation. Land uses are characterized by frequent visits of customers and clients. The CO district is intended to provide attractive commercial development with adequate access to arterial streets and with efficient internal circulation and parking and that is compatible with surrounding residential areas.

### B. CO Lot and Building Standards

Lot Standards (minimum)		
<b>A</b>	Width	60 feet
	Area	10,000 sq. ft.
Setbacks (minimum) <sup>41</sup>		
<b>B</b>	Front	10 feet <sup>42</sup> [1]
<b>C</b>	Side	None
	Side, abutting street	10 feet
<b>D</b>	Rear	None
	Any setback, where abutting residential zoning district	20 feet [3]
Height (maximum)		
<b>E</b>	Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	60 percent [2] <sup>43</sup>
	Total coverage	90 percent

### C. Other Standards

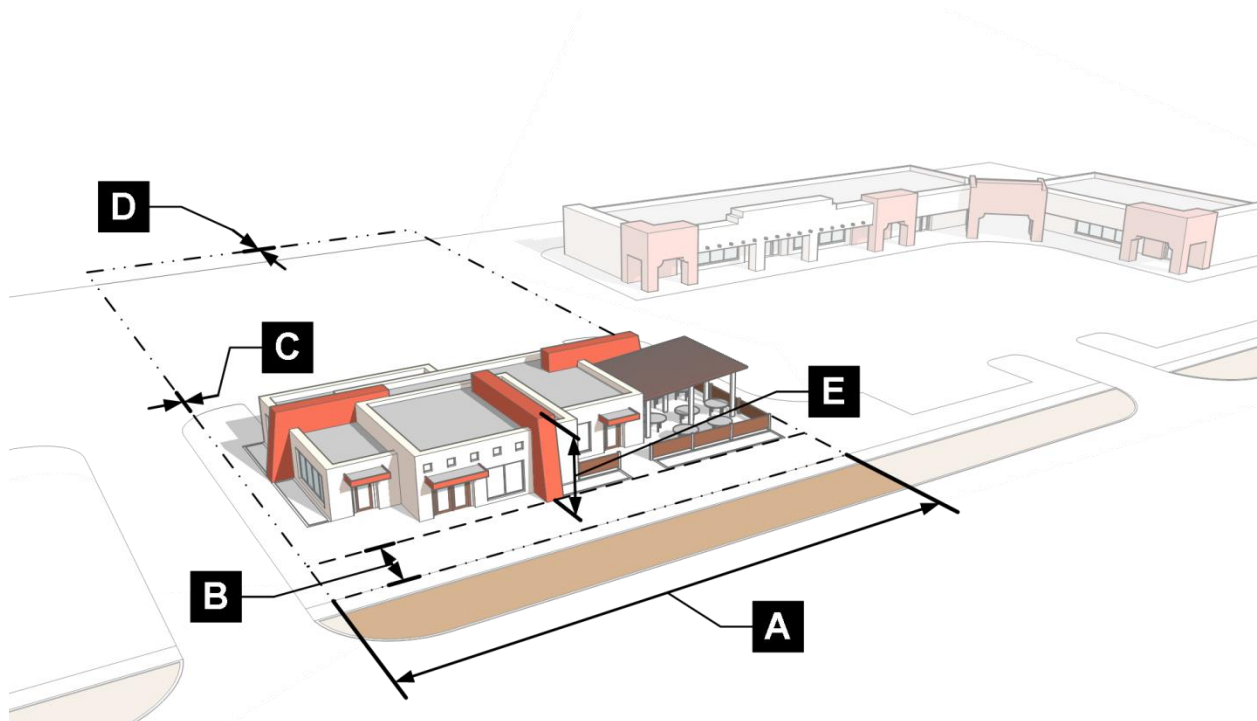
Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

[1] Currently 15 feet

[2] Currently 25 percent for one-story commercial uses and 28 percent for multiple stories

[3] This standard may be relocated to the development standards when other neighborhood protection standards are addressed



## 2.15. IN: Light Industrial<sup>44</sup>

### A. Purpose

The IN district is established to provide areas appropriate for heavier-intensity commercial uses and low-intensity industrial uses including light manufacturing, warehousing and distribution, auto-oriented uses and commercial services, with limited office, retail, and support services. The IN district also allows limited incidental or accessory uses.

### B. IN Lot and Building Standards

Lot Standards (minimum)		
<b>A</b>	Width	50 feet [1]
	Area	10,000 sq. ft.
Setbacks (minimum) <sup>45</sup>		
<b>B</b>	Front	15 feet <sup>46</sup>
<b>C</b>	Side	None
	Side, abutting street	10 feet
<b>D</b>	Rear	None
Height (maximum)		
<b>E</b>	Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	60 percent [2]
	Total coverage	90 percent

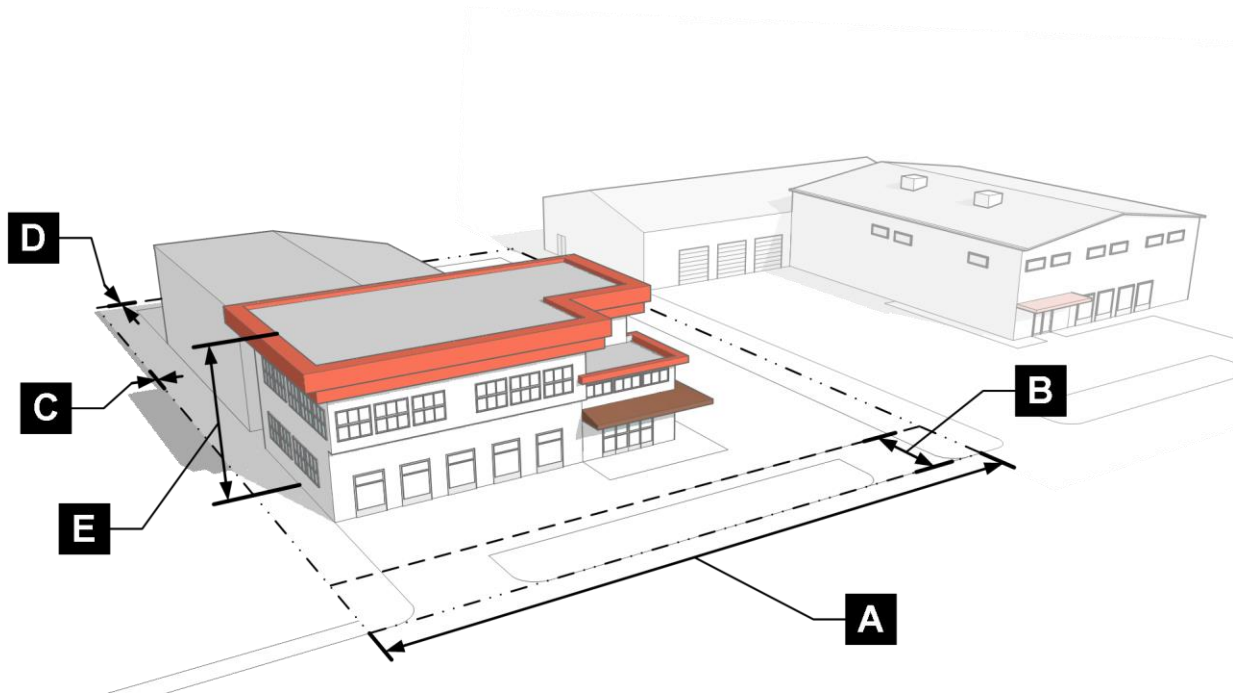
### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design <sup>47</sup>	Section --
Landscaping	Section --

#### Notes:

[1] Currently 60 feet

[2] Currently 25 percent



## 2.16. L: Lodging<sup>48</sup>

### A. Purpose<sup>49</sup>

The L district is intended to accommodate resort and lodging uses and limited supporting commercial and services uses and incidental and accessory uses in a manner that:

- (1) Is consistent with the Sedona Community Plan or specific plan for the area;
- (2) Preserves the unique character of Sedona;
- (3) Is compatible in size, scale, intensity, and character of other surrounding uses;
- (4) Accommodates adequate vehicle parking and circulation; and
- (5) Promotes creative design and is sensitive to the natural environment.

### B. L Lot and Building Standards

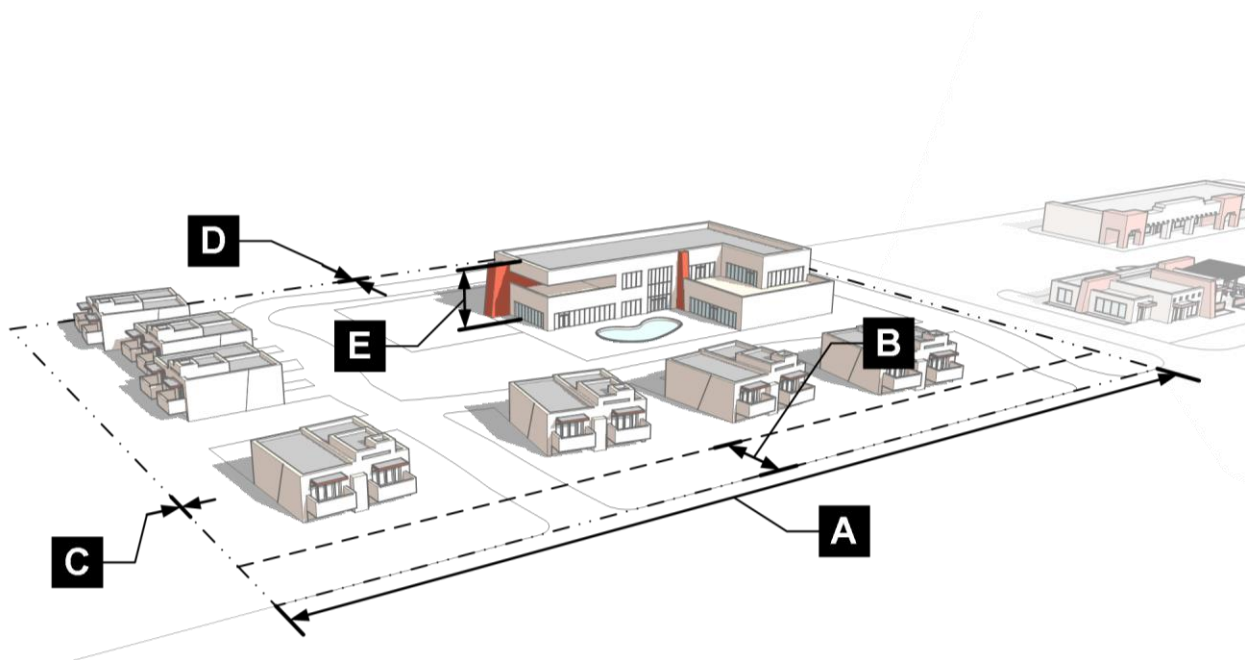
Lot Standards (minimum)		
<b>A</b>	Width	60 feet [1]
	Area	43,560 sq. ft. [2]
Setbacks (minimum) <sup>50</sup>		
<b>B</b>	Front	15 feet [3] <sup>51</sup>
<b>C</b>	Side	None
	Side, abutting street	10 feet [4]
<b>D</b>	Rear	None
Height (maximum)		
<b>E</b>	Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	60 percent [5]
	Total coverage	90 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

- [1] Currently 100 feet in the L district  
 [2] Currently 21,780 sq. ft. in the L district. Minimum lot area not currently defined in the RC district  
 [3] Currently 30 feet in the RC district when abutting an arterial or major collector, and 20 feet elsewhere  
 [4] Currently 20 feet for exterior side yard in the RC district  
 [5] Currently 25 percent for one-story commercial uses and 28 percent for multiple stories



## 2.17. CF: Community Facilities<sup>52</sup>

### A. Purpose

The CF district is intended primarily for the accommodation of public/semi-public uses (other than street rights-of-way). The CF district includes community uses such as public safety facilities, schools, libraries, community centers, city buildings, and public utilities as well as incidental and accessory uses.

### B. CF Lot and Building Standards

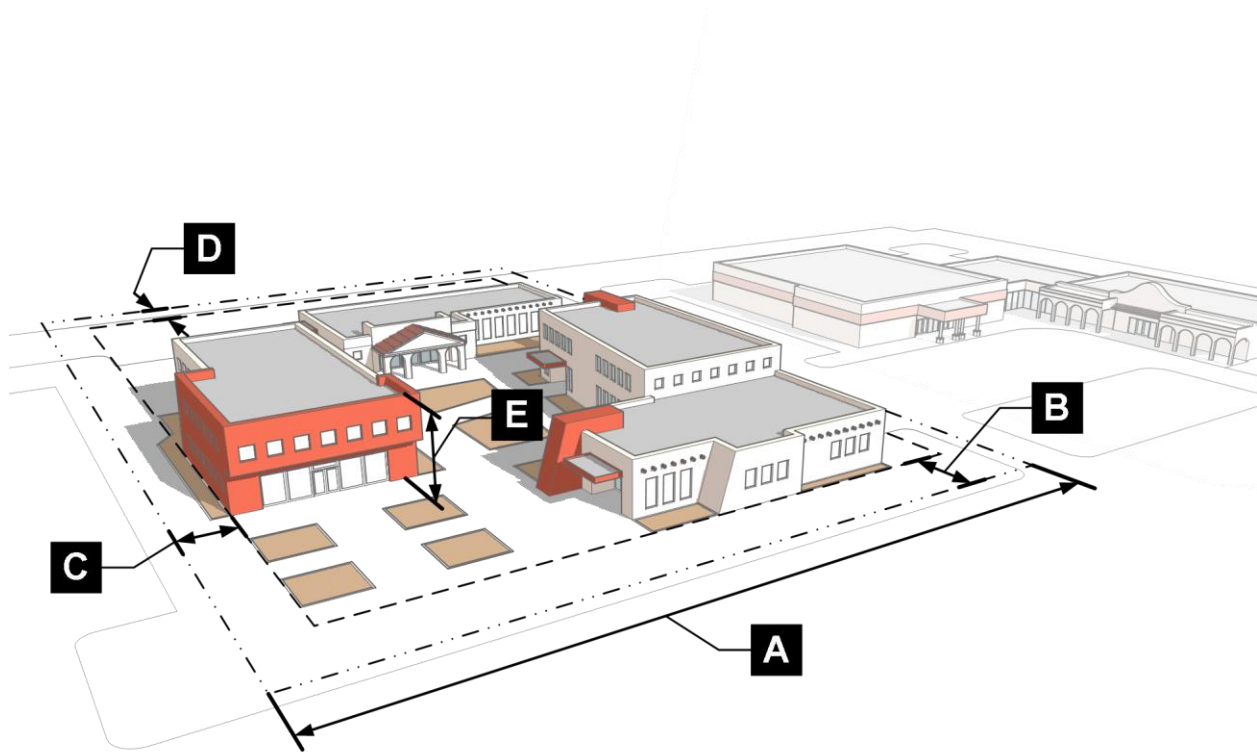
Lot Standards (minimum)		
<b>A</b>	Width	60 feet [1]
	Area	5,000 sq. ft. [2] <sup>53</sup>
Setbacks (minimum)		
<b>B</b>	Front	20 feet [3]
<b>C</b>	Side	15 feet
<b>D</b>	Rear	20 feet
Height (maximum)		
<b>E</b>	Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	60 percent [4]
	Total coverage	90 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

- [1] Currently 100 feet
- [2] Currently 10,000 sq. ft.
- [3] Currently 30 feet
- [4] Currently 25 percent



## 2.18. OS: Open Space<sup>54</sup>

### A. Purpose

The OS district is established to provide adequate lands for recreational use and the preservation of permanent scenic and/or open spaces. The OS district may include public and quasi-public uses and both active and passive recreation uses as well as compatible incidental and accessory uses.

### B. OS Lot and Building Standards<sup>55</sup>

Lot Standards (minimum)		
<b>A</b>	Width	None
	Area	None
Setbacks (minimum)		
<b>B</b>	Front	20 feet
<b>C</b>	Side	10 feet
<b>D</b>	Rear	20 feet
Height (maximum)		
<b>E</b>	Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)		
	Building coverage	15 percent [1]
	Total coverage	20 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Off-Street Parking	Section --
Landscaping	Section --

**Notes:**

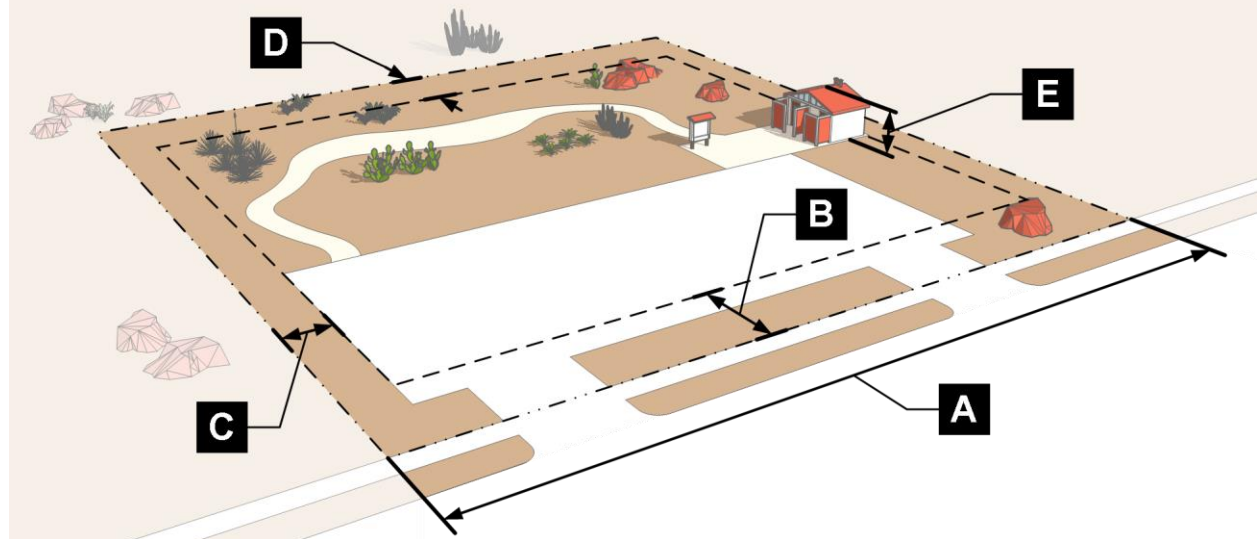
[1] New standard. Currently the OS district does not specify maximum lot (now building) coverage

#### Sedona Community Plan says...

Preserve natural open space, including areas with significant natural resource values, the riparian habitat of Oak Creek, and viewsheds such as ridgelines, scenic vistas, along highways, and gateways into the community. (p.86)

#### Preserving Sedona's Landscape

The built environment should blend with the natural environment to ensure that Sedona continues to be known as a clean, green, and sustainable community.



## 2.19. NF: National Forest<sup>56</sup>

---

### A. Purpose

The NF district is intended to prescribe permissible uses for Coconino National Forest lands currently subject to the jurisdiction of the United States Forest Service (USFS) and located within the corporate boundaries of the city.

---

### B. NF Lot and Building Standards

Property development standards as prescribed by the USFS shall apply to all land and buildings permitted in the NF district.

#### **Sedona Community Plan says...**

Support Forest Service policies that ensure National Forest land in and around Sedona is permanently protected. (p.86)

## 2.20. PD: Planned Development District

### Commentary

This PD district is a consolidation of the current PD and PRD districts. Specific use standards were not carried forward, since rezoning to PD would be individually negotiated on a case-by-case basis. The approval procedures for rezoning to a PD district will be addressed during Module 3, *Administration and Procedures*. Rezoning to a PD district will require establishing a PD development plan outlining the phasing of the project (if applicable), the mix of land uses within the development, and any modifications to the development standards that would otherwise apply to the site under a base zoning district. The specific requirements for PD development plans will be further addressed in Module 3, *Administration and Procedures*.

---

### A. Purpose<sup>57</sup>

The Planned Development District is intended to achieve the following purposes:

- (1) To implement the Sedona Community Plan and Community Focus Area plans;
- (2) To allow various combinations of land uses;
- (3) To ensure compatibility between residential and nonresidential and/or mixed-use areas and to minimize potential noise and visual impacts to residential areas from adjacent more intensive uses; and
- (4) To facilitate development by permitting greater flexibility than allowed by the strict application of the Code in exchange for more creative and imaginative designs with a higher level of amenities and public benefits than is otherwise possible under the base zoning districts.<sup>58</sup>

---

### B. Establishment of a Planned Development District

Planned Development districts are established by the City's approval of a PD rezoning pursuant to Section --. The PD procedure shall not be used when a conditional use permit, variance, administrative adjustment, or rezoning to a base zoning district could achieve a similar result.

---

### C. PD Lot and Building Standards<sup>59</sup>

Development in a PD district is subject to standards included in, or referenced in an approved PD development plan.

## 2.21. Overlay Districts

---

### A. H: Historic<sup>60</sup>

#### (1) Purpose

The Historic district is intended to promote the use of historic areas for the education and welfare of the community; to encourage the retention of historic properties and to keep them in active use and in their original appearance, setting, and placement; to ensure harmonious growth and development by encouraging the preservation and rehabilitation of Historic districts. It is also intended that new or remodeled structures located within Historic districts be designed and constructed to harmonize with structures located within the immediate vicinity in order to maintain the character of the district and preserve property values.

#### (2) Applicability<sup>61</sup>

Properties zoned as an Historic district retain the uses of and are subject to the regulations of the underlying base zoning district. In the case where historic preservation and zoning regulations conflict, **Article 15**, *Historic Preservation Ordinance*, takes precedence.

#### (3) Establishment of an Historic District

Historic districts are established by the City's approval of a rezoning pursuant to **Section --**.

---

### B. UE: Uptown Entertainment<sup>62</sup>

[RESERVED for further discussion]

#### **Sedona Community Plan says...**

Create incentives, tools, and programs that preserve historic sites, such as the transfer of development rights, allowing adaptive uses of historic structures, and a public/private partnership fund. (p.106)



## 2.22. Summary Tables of Lot and Building Standards<sup>63</sup>

### A. Residential

**Table 2.2  
Residential Districts Lot and Building Standards**

Zoning District	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3
<b>Lot Standards (minimum)</b>									
Width	200 ft	145 ft	100 ft	80 ft	60 ft	80 ft	80 ft	100 ft	100 ft
Area	70,000 sf	35,000 sf	18,000 sf	10,000 sf	6,000 sf	10,000 sf	10,000 sf	10,000 sf	8,000 sf
Density (maximum)							8 du/ac	12 du/ac	20 du/ac
<b>Setbacks (minimum)</b>									
Front	50 ft	40 ft	25 ft	20 ft	20 ft	20 ft	20 ft	20 ft	10 ft
Side	25 ft	20 ft	10 ft	7 ft	5 ft	7 ft	10 ft	10 ft	8 ft
Side, abutting street			15 ft	10 ft	10 ft	10 ft			
Rear	50 ft	40 ft	25 ft	20 ft	20 ft	25 ft	25 ft	25 ft	20 ft
<b>Height (maximum)</b>									
Building height, see Section 2.23	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft	25 ft	25 ft	25 ft
<b>Impervious Coverage (maximum)</b>									
Building coverage	15%	15%	35%	40%	40%	40%	40%	40%	40%
Total coverage	30%	40%	60%	60%	65%	65%	65%	65%	70%

**Notes:**

## B. Mixed-Use and Commercial

**Table 2.3**  
**Mixed-Use and Commercial Districts Lot and Building Standards**

Zoning District	M1	M2	M3	CO	IN	L
<b>Lot Standards (minimum)</b>						
Width	60 ft (at frontage)	60 ft (at frontage)	25 ft (at frontage)	60 ft	50 ft	60 ft
Area	8,000 sf	10,000 sf	5,000 sf	10,000 sf	10,000 sf	43,560 sf
<b>Setbacks</b>						
Front, minimum	5 ft	10 ft	5 ft	10 ft	15 ft	15 ft
Front, maximum	15 ft	15 ft	10 ft			
Side, minimum	10 ft	10 ft	3 ft	None	None	None
Side, minimum abutting street				10 ft	10 ft	10 ft
Rear, minimum	20 ft	20 ft	10 ft	None	None	None
<b>Height (maximum)</b>						
Building height, see Section 2.23	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
<b>Impervious Coverage (maximum)</b>						
Building coverage	60%	60%	75%	60%	60%	60%
Total (residential-only lots)	70%	70%	90%	90%	90%	90%
Total (other lots)	80%	80%	90%	90%	90%	90%

**Notes:**

## C. Other Nonresidential

**Table 2.4**  
**Other Nonresidential Districts Lot and Building Standards**

Zoning District	CF	OS	NF
<b>Lot Standards (minimum)</b>			<i>Subject to USFS jurisdiction</i>
Width	60 ft	None	
Area	5,000 sf	None	
<b>Setbacks (minimum)</b>			
Front	20 ft	20 ft	
Side	15 ft	10 ft	
Rear	20 ft	20 ft	
<b>Height (maximum)</b>			
Building height, see Section 2.23	25 ft	25 ft	
<b>Impervious Coverage (maximum)</b>			
Building coverage	60%	15%	
Total coverage	90%	20%	

**Notes:**

## 2.23. Measurements and Exceptions

### Commentary

This section is intended to help inform the measurement and application of the lot and building standards presented earlier in this article for each zoning district. Some of the material is new and some is carried forward from the current LDC, with revisions as noted. Generally, the location of this content in a zoning code varies by community; some prefer to locate it in this section following the districts to help inform the district lot and building standards tables; other communities place it in the definitions, or sometimes in the development standards article.

---

### A. Purpose

The purpose of this section is to provide uniform methods of measurement for interpretation and enforcement of the lot and building standards in this Code.

---

### B. Lot and Space Requirements

#### (1) Minimum Lot Dimensions

- a. Any lot that is created, developed, used, or occupied shall meet the minimum lot size and frontage requirements set forth in this Article for the zoning district in which it is located, except as otherwise established in this Code for particular uses. New lots shall also meet the development standards set forth in **Section --**, *Blocks and Lots*.
- b. No space needed to meet the width, setback, area, open space, impervious coverage, parking, or other requirements of this Code for a lot or building may be sold or leased away from such lot or building.
- c. No parcel of land that has less than the minimum lot width or lot area requirements for the zoning district in which it is located may be divided from a larger parcel of land for the purpose, whether immediate or future, of building or development as a lot.

#### (2) Number of Principal Buildings or Uses per Lot

- a. Only one main building for single-family uses or duplexes, with permitted accessory buildings, may be located upon a lot or unplatted tract. Every dwelling shall have legal means of access to a right-of-way.
- b. Where a lot or tract of land is used for multifamily, mixed-use, commercial, or industrial purposes, more than one main building may be located upon the lot but only when such buildings conform to all requirements of this Code applicable to the uses and district.
- c. No lot shall be divided to contain more dwelling units than are permitted by the regulations of the zoning district in which they are located.

---

### C. Setbacks

#### (1) Measurement

Setbacks referred to in this Code shall be measured as stated in the definitions article under the term "setback."

#### (2) Single-Family Attached and Multifamily Dwellings

- a. Multifamily dwellings on one lot shall be construed as one structure for purpose of measuring setbacks.

- b. For purposes of setback calculations for side-by-side single-family attached or multifamily dwellings, only those dwelling units that do not share a common wall with an adjacent unit need observe the required side setback for the district.


Insert graphic

**(3) Exceptions to Setback Requirements<sup>64</sup>**

Every part of a required setback shall be unobstructed from ground level to the sky, except as follows:

- a. Setback restrictions do not apply to: slabs, uncovered patios, walks, steps, fences, hedges, or freestanding walls. Freestanding walls are subject to any sight triangle regulations.
- b. Certain architectural features and improvements may encroach into required setbacks as follows:

**Alternative Energy**  
Allowing encroachments into setbacks and height for solar and geothermal equipment promotes energy conservation and alternative energy solutions in Sedona.



**Table 2.5**  
**Authorized Exceptions to Setback Requirements<sup>65</sup>**

Type of Exception	Extent of Exception
Change in elevation in front setback <sup>66</sup>	In any district, the front setback may be reduced by up to 50 percent at the discretion of the Director for lots with a 26 percent grade or higher as measured from the front property line to the center of the lot.
Electrical service, swimming pool and spa equipment, and other mechanical equipment	Electrical service equipment, swimming pool and appurtenant structures and equipment, HVAC equipment, propane tanks, and all other mechanical equipment may encroach into any side or rear setback provided such equipment is not located closer than five feet to any property line. Greater projections may be permitted by the Director if adequate screening is provided. <sup>67</sup>
Front porches and stoops	In any residential district, porches and stoops may project into the front setback up to eight feet provided such porch or stoop is not located closer than five feet to the front property line. <sup>68</sup>
Ground-mounted solar and geothermal equipment	In any residential district, ground-mounted solar and geothermal equipment may project into the side or rear yard up to five feet provided such equipment is not located closer than five feet to any property line.
Incidental architectural features	In any residential district, steps and architectural features, such as eaves, cornices, awnings, chimneys, or wingwalls, may project up to 5 feet into any required front or rear setback, or into any required side setback up to 1/2 of the required side setback. Greater projections may be permitted by the Director when it is demonstrated that such additional projections are needed for solar or alternate energy purposes.
Mobility access ramps and lifts <sup>69</sup>	As necessary upon written request to the Director.
Stairway, entrance, or vestibule	In any district, a stairway, entrance, or vestibule not exceeding 10 feet in width may project into the front or rear yard up to five feet.
Uncovered balconies <sup>70</sup>	In all residential and mixed-use districts, balconies that are uncovered may extend up to six feet into any setback provided they are located no closer than five feet from all property lines.

**Notes:**

**(4) Contextual Setbacks<sup>71</sup>**

In any residential district, the minimum front setback on any vacant lot where the front setbacks of adjacent dwellings do not meet the required front setback for that district may be established as the mean average front setback of the two existing adjacent dwellings. If there is only one adjacent existing dwelling, then the front setback for the vacant lot shall be established as the mean average of the one existing adjacent dwelling and the required front setback for that district.

*Insert graphic*

**(5) Corner Lots**

On corner lots, front setbacks shall be provided along the shorter property line abutting a street.

*Insert graphic*

**(6) Corner Sight Distance<sup>72</sup>**

On any corner lot where a front and side setback are required, all development activity and site improvements shall comply with subsection --, *Visibility Triangles*.

**(7) Double-Frontage Lots<sup>73</sup>**

In the case of double-frontage lots, front setbacks shall be provided on all frontages.

*Insert graphic*

**(8) Irregularly Shaped Lots<sup>74</sup>**

Structures on irregularly shaped lots shall comply with the following:

- a. Lots with multiple street frontages shall be required to comply with front setbacks along each lot line abutting a street.
- b. Lots with multiple side and/or rear lot lines not abutting a street shall comply with side setback requirements for all lot lines except that any lot line abutting a street shall comply with the front setback and the lot line farthest from the front lot line shall comply with the rear setback.

*Insert graphic*

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## **D. Building Height<sup>75</sup>**

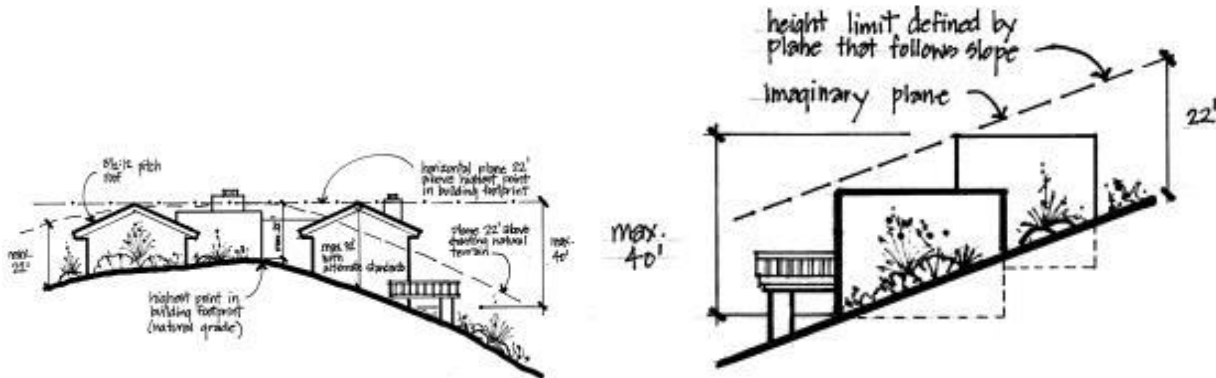
**Commentary:**

The current height regulations in Section 903 are complex. In this draft we attempted to clarify and simplify the way building height is measured and the types of exceptions and alternatives allowed. Many of the regulations currently included in the building height regulations are more related to building and site design standards (such as building massing, building length, and fences and walls), and will be addressed during Module 2 – development standards.

**(1) Measurement<sup>76</sup>**

- a. The height of a building shall be measured as the vertical distance above the existing or natural grade to the top of a flat roof, the deck line of a mansard roof, or to mid-span of the highest gable of a pitched roof or hip roof, provided that no more than five feet of any portion of a pitched roof shall extend above the maximum building height.
- b. Building height is measured parallel to the existing grade by establishing:

1. An imaginary horizontal plane, exclusive of the exceptions in Section 2.23.D(3)<sup>77</sup>, from the highest point at natural grade within the footprint of the building; and
2. An imaginary plane that parallels the existing natural terrain, exclusive of the exceptions in Section 2.23.D(3), measured vertically from any point of the face of the building or structure to natural grade.

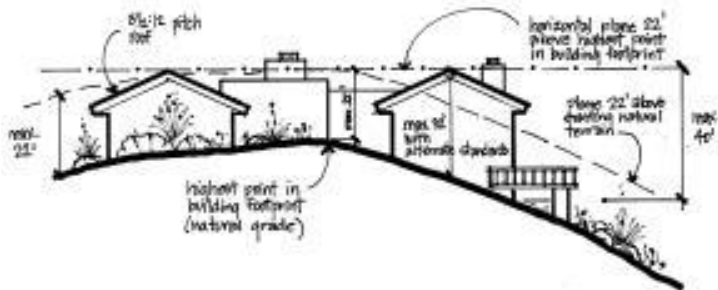


- c. Areas of rugged terrain with a width of less than 25 feet shall not be included when establishing imaginary planes.<sup>78</sup>

*Update graphics*

**(2) Maximum Overall Building or Structure Height**

In addition to the maximum height requirements as stated in the lot and building standards for each zoning district, the maximum overall height of any building or structure shall not exceed 40 feet measured vertically from the highest parapet or roof ridge to the natural or finish grade at the lowest point adjacent to the building exterior, excluding posts and masonry piers supporting decks or patios.



*Update graphic to show 40-foot overall maximum*

**(3) Exceptions to Height Requirements<sup>79</sup>**

No building or part of a building shall exceed the maximum building height within any zoning district unless authorized in the table below or elsewhere in this Code.

**Table 2.6**  
**Authorized Exceptions to Height Requirements**

Type of Exception	Extent of Exception
Chimneys, antennas, flagpoles, bell towers, spires, steeples, and other ornamental architectural features	May extend up to 10 feet above the maximum height requirement.
Elevators and associated supporting structure	May extend up to eight feet above the maximum height requirement provided that such structures shall not cover more than five percent of the total roof area of the building.
Mechanical equipment (other than elevators), stair towers, rooftop decks, and similar non-habitable structures	May extend up to eight feet above the maximum height requirement for mixed-use buildings, nonresidential buildings, or residential buildings containing two or more dwelling units, provided that such structures shall not cover more than five percent of the total roof area of the building. Mechanical equipment and rooftop decks shall be located a minimum of six feet back from the edge of the roof.
Pitched, gable or hip roof	May extend up to five feet above the maximum height requirement, provided the pitch of the roof is a minimum rise over run ratio of 3.5:12.
Rooftop solar equipment	May extend up to five feet above the maximum height requirement.

**Notes:**

**(4) Alternate Height Standards<sup>80</sup>**

**a. Affordable Housing Incentive**

*[RESERVED for further discussion]*

**b. Multiple Buildings Located on One Site<sup>81</sup>**

1. Where three or more buildings are located on a parcel, the maximum permitted height may be increased by the Director<sup>82</sup> to allow greater building height diversity pursuant to the following:

**Table 2.7**  
**Alternate Height Standards for Multiple Buildings on a Site**

Total Number of Buildings	Number of Buildings Eligible for Increased Height	Maximum Amount of Height Increase
3	1	Five feet
4 to 6	2	
7 to 9	3	
10 to 12	4	
More than 12	1:3 ratio	

**Notes:**

2. Increases in height for multiple buildings located on a site shall not create adverse impacts on adjacent properties or the community, and such buildings shall comply with the design standards in **Section --**.<sup>83</sup>

**c. Wall Plane Relief and Reduced Light Reflectance Values (LRV)<sup>84</sup>**

An applicant may be eligible for greater height limits than otherwise established in this Code provided the proposed development accumulates credits for large unrelieved building planes with lower light reflectance values pursuant to Table 2.8, below. Each credit point earned is valued at one-half foot in greater height eligibility. Credit points can be earned by complying with either the largest unrelieved building plane requirement and/or the LRV percentage reduction.

**Example:** If the maximum height is 22 feet and the applicant earns six credit points, then the eligible height increase is three feet for a total of 25 feet maximum height. The six credit points can be earned independently or in combination. An applicant could earn two credit points for a 500 square foot largest unrelieved building plane, and another four credit points for an LRV percentage of 22.

**Table 2.8**  
**Alternate Height Standards for Wall Plane Relief and Reduced LRV**

Credit Point Value	Additional height eligibility (feet)	Largest Unrelieved Building Planes (sq. ft.), for Single-Family Residential	Largest Unrelieved Building Planes (sq. ft.), for All Other Uses	LRV (%) (Single-Family Residential)	LRV (%) (All Other Uses)
+10	5	--	200	--	--
+9	4.5	--	225	--	--
+8	4	200	250	Less than 16	--
+7	3.5	250	300	16	--
+6	3	300	350	18	--
+5	2.5	350	400	20	21
+4	2	400	450	22	22
+3	1.5	450	500	24	24
+2	1	500	550	26	26
+1	0.5	550	600	28	28
Baseline standard	by district	by district	800 [1]	30	38

**Notes:**

[1] Applies to nonresidential only.

**d. Maximum Additional Height Earned through Alternatives**

The maximum additional height allowed through any single alternate height standard or combination of alternate height standards shall not exceed five feet.



## E. Impervious Coverage<sup>85</sup>


### (1) Total Coverage Calculation

The area of the lot covered by the following shall be included in the calculation of total impervious coverage in all districts:

- a. Principal buildings;
- b. Accessory buildings, parking garages, carports, and utility and storage sheds;
- c. Porches, stairways, elevated walkways, paved areas, or areas otherwise covered with materials impervious to water; and
- d. Parking areas and driveways, regardless of surfacing materials unless an alternative pervious paving system is approved by the Director.

#### Water Quality

Impervious coverage limits help Sedona to reduce stormwater runoff and improve water quality.



### (2) Building Coverage Calculation

The area of the lot covered by the following shall be included in the calculation of building impervious coverage in all districts:

- a. Principal buildings; and
- b. Accessory buildings, parking garages, carports, and utility and storage sheds.

### (3) Affordable Housing Incentive

[RESERVED for further discussion]



## **Article 3: Use Regulations**

[SUBMITTED AS SEPARATE DOCUMENT]

## **Article 4: Wireless Communications Facilities**

[CURRENTLY UNDERWAY AS SEPARATE PROJECT – WILL BE FOLDED INTO CONSOLIDATED DRAFT]

## **Article 5: Development Standards**

[TO BE DRAFTED IN LATER MODULE]

## **Article 6: Main Street and Character Districts Design Manual**

[TO BE DRAFTED IN LATER MODULE]

## **Article 7: Signs**

[CURRENTLY UNDERWAY AS SEPARATE PROJECT – WILL BE FOLDED INTO CONSOLIDATED DRAFT]

## **Article 8: Subdivision Standards**

[TO BE DRAFTED IN LATER MODULE]

## **Article 9: Administration and Procedures**

[TO BE DRAFTED IN LATER MODULE]



# Article 10: Rules of Construction and Definitions

## Commentary:

This article includes general rules of construction and defined terms. Many of the rules of construction are new. This definitions article will continue to grow as future material is developed. Many of the terms were carried forward from the current LDC and revised as noted. New terms are also noted and are based on our work in other jurisdictions and tailored for Sedona. There are several placeholders where we will prepare graphics to supplement the text definitions, both by updating existing graphics and creating new graphics.

## 10.1. Rules of Construction<sup>86</sup>

---

### A. Meanings and Intent

All provisions, terms, phrases, and expressions contained in this Code shall be construed according to the general purpose set forth in **Section --** and the specific purpose statements set forth throughout this Code. When, in a specific section of this Code, a different meaning is given for a term defined for general purposes in this Code, the specific section's meaning and application of the term shall control.

---

### B. Headings, Illustrations, and Text

In the event of a conflict or inconsistency between the text of this Code and any heading, caption, figure, illustration, table, or map, the text shall control.

---

### C. Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

---

### D. Computation of Time

The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a non-business day observed by the city, the deadline or required date of action shall be the next day that is not a non-business day observed by the city. References to days are calendar days unless otherwise stated.

---

### E. Technical and Non-Technical Terms

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

---

### F. Mandatory and Discretionary Terms

The words "shall," "must," and "will" are mandatory, establishing an obligation or duty to comply with the particular provision. The words "may" and "should" are permissive.

## G. Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- (1) "And" indicates that all connected items, conditions, provisions, or events apply; and
- (2) "Or" indicates that one or more of the connected items, conditions, provisions, or events apply.

## H. Tenses, Plurals, and Gender

Whenever appropriate with the context, words used in the present tense include the future tense. Words used in the singular number include the plural. Words used in the plural number include the singular, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

# 10.2. Definitions of Use Categories and Specific Use Types

### Commentary

These use definitions will be submitted with Article 3, *Use Regulations*.

## 10.3. Terms of Measurement

### Height, Building<sup>87</sup>

Building height shall be defined according to the measurements and exceptions in Section 2.23.D(3).

### Impervious Coverage<sup>88</sup>

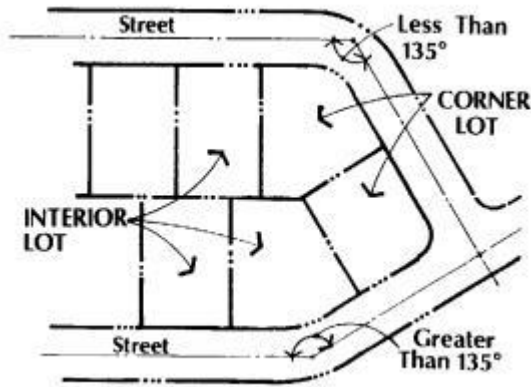
Any hard surface, man-made area that does not absorb water, including principal and accessory building roofs, sidewalks, parking, driveways, pavers, and other paved surfaces.

### Lot<sup>89</sup>

A parcel of real property with a separate and distinct number or other designation shown on a plat recorded with the County Recorder's Office, or on an approved record of survey, parcel map, or subdivision map filed with the County Recorder or the Director. A lot abuts at least one public street, right-of-way, or easement determined by the city<sup>90</sup> to provide adequate access.

### Corner Lot

A lot located at the intersection or intersections of 2 or more streets at an angle of not more than 135 degrees. If the angle is greater than 135 degrees, the lot shall be considered an interior lot.



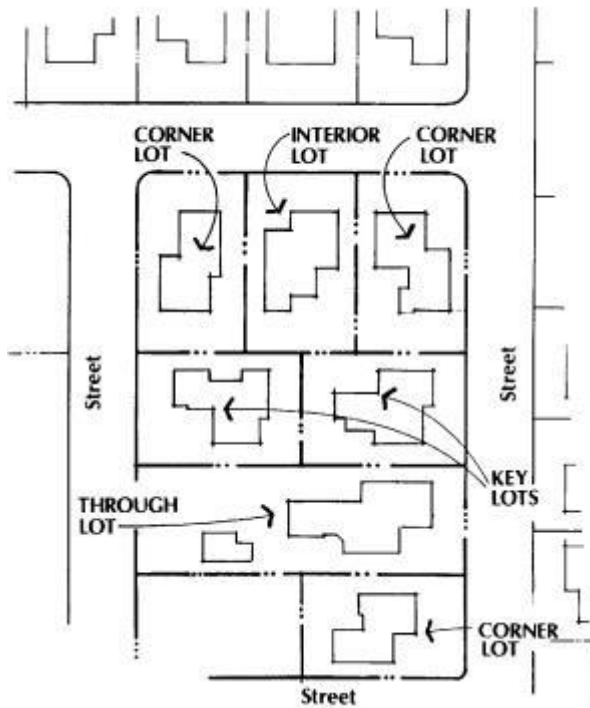
Update graphic

**Double-Frontage Lot<sup>91</sup>**

A lot having frontage on two dedicated parallel or approximately parallel streets.

**Interior Lot**

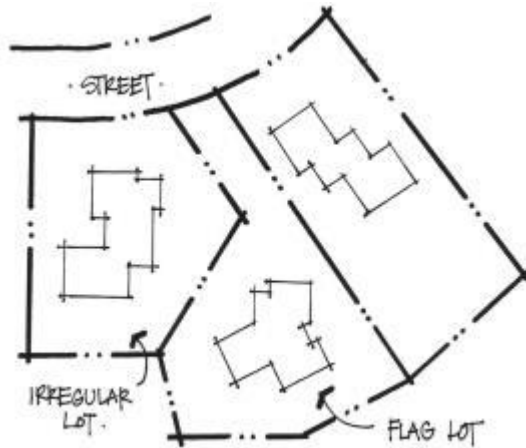
A lot other than a corner lot.



Update graphic

**Irregular Lot**

A lot whose opposing property lines are more than 35 degrees from parallel, such as a pie-shaped lot on a cul-de-sac.



*Update graphic.*

**Lot Line**

Any line bounding a lot.

**Lot Width**

The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

*Insert graphics*

**Setback<sup>92</sup>**

The required distance between the established lot line and any building on the lot.

**Front Setback**

The line that defines the depth of the required front yard. The front setback shall be parallel with the street line or future right-of-way line.

**Side Setback**

The line that defines the width or depth of the required side yard. The side setback line shall be parallel with the property line or if abutting a street shall be parallel with the street line or future right-of-way line.

**Rear Setback**

The line that defines the width or depth of the required rear yard. The rear setback line shall be parallel with the property line or if abutting a street shall be parallel with the street line or future right-of-way line.

*Insert graphics*

**Yard**

A required space of uniform width adjacent to the perimeter of a lot, the interior boundary of which is measured as a minimum horizontal distance from a lot boundary, or future width line as the required setback of a principal structure and which is unoccupied and unobstructed by improvements from the ground to the sky except for projections permitted by this Code.



## 10.4. All Other Terms Defined

### **Abutting**

Having a common border with or being separated from such a common border by a right-of-way, alley, or easement.

### **Code**

The Sedona Land Development Code.

### **Director**

The Director of Community Development or his or her designee for the city pursuant to [Article 9, Administration and Procedures](#). The Director is also the Zoning Administrator for the city.

### **Finished Grade**

The final grade of the site conforming to an approved plan.

### **Grade**

The vertical location of the ground surface.

### **Right-of-Way**

Denotes an area of land property or interests usually located in a strip dedicated and accepted by the city or other entities, or otherwise required or devoted to uses such as highways, roads, streets, utilities, drainages, or pedestrian, bicycle, or equestrian ways.

### **Zoning District<sup>93</sup>**

A classification established by this Code that limits or permits various and specific uses at specified lot and building standards.

# Endnotes

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<sup>1</sup> This is a simplified version of the current Section 500, revised to match the proposed list of zoning districts.

<sup>2</sup> Expands on the current Sections 501 and 502.

<sup>3</sup> We use the term "Code" for short throughout this draft to be consistent with the current LDC nomenclature.

<sup>4</sup> This subsection and the next subsection replace the current 502.01, uncertainty of districts.

<sup>5</sup> Appeals of administrative decisions will be revisited when the procedures are drafted in Module 3.

<sup>6</sup> Throughout this document, the notation "Section --" indicates a cross-reference to material that has yet to be drafted.

<sup>7</sup> From current 502.02, revised for clarity.

<sup>8</sup> Additional district-specific development standards may be included when the development standards are drafted in a later module.

<sup>9</sup> The language from the existing SU district, which is based on the 2002 Community Plan, will be carried forward in an Appendix to this Code.

<sup>10</sup> This district carries forward the existing RS-70.

<sup>11</sup> We did not carry forward "separation of businesses" requirements. Those can be addressed in the development standards with broader applicability through neighborhood protection standards.

<sup>12</sup> Throughout this draft we included notes related to current lot and building standards that are reflected in the notes section of the table. The notes related to current LDC requirements will be removed prior to the adoption draft.

<sup>13</sup> We propose prescribing maximum "impervious coverage" instead of the current "lot coverage" which does not take into account paved or other impervious areas. We have suggested maximum percentages for consideration based on similar district standards we have drafted for other communities and then tailored for Sedona. These may require further analysis of existing developments and/or recent applications and review by the city engineer/public works. We also propose retaining a separate "building coverage" percentage similar to the current "lot coverage" requirements.

<sup>14</sup> This district is a consolidation of the current RS-36 and RS-35 districts based on similarities between purpose statements, allowed uses, and lot and building standards.

<sup>15</sup> This district is a consolidation of the RS-18a and the RS-18b districts based on similarities between purpose statements, allowed uses, and lot and building standards.

<sup>16</sup> This district is a consolidation of the current RS-12, RS-10a, and RS-10b districts based on similarities between purpose statements, allowed uses, and lot and building standards.

<sup>17</sup> Did not carry forward the following standard from the current yard requirements in RS-12, RS-10a, and RS-10b: "On any interior lot lacking vehicular access to the rear yard, where a garage or carport is not attached to the principal building, one side yard must measure no less than 9 feet to provide rear access." That standard will be included as a minimum driveway or access width in the parking and/or access standards instead of included as a setback provision. We did not carry this standard forward in subsequent districts.

<sup>18</sup> Minimum rear yard setback in RS-12 and RS-10a is 25 feet.

<sup>19</sup> This district is a consolidation of the current RS-6 and RMH-6 districts based on similarities between lot and building standards.

<sup>20</sup> This district is a consolidation of the current RMH-12 and RMH-10 districts based on similarities between purpose statements, and allowed uses.

<sup>21</sup> This district carries forward the current RM-1 district.

<sup>22</sup> The maximum densities throughout the LDC are expressed as dwelling units per acre, shortened to "du/ac."

- 
- <sup>23</sup> This district is carried forward from the current RM-2 district, but renamed to reflect medium-high density.
- <sup>24</sup> The current lot size requirement can act as a barrier to achieving higher densities than the lower intensity district RM-1.
- <sup>25</sup> Landscaping standards will be developed with a later module. Minimum landscaping percentages may be added to the lot and building standard tables at such time.
- <sup>26</sup> Revised to match the proposed limits of the RM-1 and RM-3 districts.
- <sup>27</sup> This district is carried forward from the current RM-3 district.
- <sup>28</sup> The current lot size requirement can act as a barrier to achieving higher densities than the lower intensity districts RM-1 and RM-2.
- <sup>29</sup> A shallower setback will encourage more walkable and dense development in key areas throughout the city.
- <sup>30</sup> Revised to match the proposed limits in the RM-1 and RM-2 districts.
- <sup>31</sup> This district replaces the current CN district with more flexible standards and renamed to reflect the intended mix of uses (primarily residential).
- <sup>32</sup> The city wants to ensure that curb cuts are minimized, especially where smaller lot sizes are permitted, Shared access and site layout considerations will be developed with the development standards in Module 2 and will be coordinated with applicable engineering standards.
- <sup>33</sup> Maximum front setbacks are common in mixed-use districts to ensure that buildings are located closer to the street and provide a more pedestrian-friendly environment.
- <sup>34</sup> For walkable mixed-use, buildings often take up larger portions of the site, especially in more urbanized areas within the community.
- <sup>35</sup> This district replaces the current OP district. Renamed to reflect the intended mix of uses, with an emphasis on employment centers.
- <sup>36</sup> The current LDC states "If market-rate residential uses and commercial uses are combined in a mixed-use project, the maximum building coverage shall not exceed 25 percent; the market-rate residential portion shall not exceed five percent building coverage of the entire site. If affordable residential uses and commercial uses are combined in a mixed-use project, the maximum building coverage shall not exceed 35 percent; the residential portion shall not exceed 10 percent of the entire site." That current standard applies these bonuses to multi-story buildings only and are based on lot coverage (not the new "impervious coverage"). As stated in the commentary at the beginning of this article, we recommend replacing these with broader affordable housing provisions that could allow for an increase over the 80 percent impervious coverage by a certain percentage, or allow additional height. This same note applies to the current standards for the CO, IN, and L districts.
- <sup>37</sup> New district to accommodate a mix of uses in Sedona's primary and secondary activity centers.
- <sup>38</sup> The city wants to ensure that curb cuts are minimized, especially where smaller lot sizes are permitted, Shared access and site layout considerations will be developed with the development standards in Module 2 and will be coordinated with applicable engineering standards.
- <sup>39</sup> A maximum front building setback helps to ensure that the development pattern is walkable in Sedona's activity centers.
- <sup>40</sup> This district consolidates the current C-1 and C-2 districts and renamed to reflect the commercial nature of the district.
- <sup>41</sup> Standards for required side yard distance from residential districts and for rear yard parking and maneuvering areas (currently 20 feet for each) will be addressed by separate section in the development standards in a later module.
- <sup>42</sup> Although the minimum front setback is appropriate in most cases, on some lots designing to such setbacks could make it challenging to provide parking in the rear of the building and to ensure that parking areas across lots are interconnected. Those issues will be addressed through parking and connectivity standards as well as potential procedures for flexibility in lot and building standards under some circumstances (e.g., when interconnected parking is essential).
- <sup>43</sup> Revised to match the proposed M2 (previously OP) district standards.
- <sup>44</sup> This district replaces the current C-3 district. Renamed to be consistent with the industrial purpose of the district.

<sup>45</sup> Standards for required side yard distance from residential districts and for rear yard parking and maneuvering areas (currently 20 feet for each) will be addressed by separate section in the development standards in a later module.

<sup>46</sup> As future CFAs are developed, industrial areas may transform into a greater mix of uses, at which point reductions in setbacks may be considered to be closer to those of other mixed-use districts.

<sup>47</sup> When the development and design standards are updated with Module 2, the applicability of such standards to industrial development will be considered.

<sup>48</sup> This district is a consolidation of the RC and the L districts based on similar purposes and uses and because the RC has only been applied to two properties in Sedona. The city is continuing to explore approaches for evaluation and approval of lodging, which will be drafted as part of future modules.

<sup>49</sup> Substantially reduced for clarity. Did not carry forward "Eliminates or reduces to conformity as quickly as possible all legal nonconforming lodging uses and particularly those in which individual third-party purchasers will share a financial and ownership interest."

<sup>50</sup> Standards for required side yard distance from residential districts (currently 20 feet) will be addressed by separate section in the development standards in a later module.

<sup>51</sup> Although the minimum front setback is appropriate in most cases, on some lots designing to such setback could make it challenging to provide parking in the rear of the building and to make sure that parking areas across lots are interconnected. Those issues will be addressed through parking and connectivity standards as well as potential procedures for flexibility in lot and building standards under some circumstances (e.g., when interconnected parking is essential).

<sup>52</sup> This district carries forward the current CF district.

<sup>53</sup> The city wants to ensure that curb cuts are minimized, especially where smaller lot sizes are permitted, Shared access and site layout considerations will be developed with the development standards in Module 2 and will be coordinated with applicable engineering standards.

<sup>54</sup> This district carries forward the current OS district.

<sup>55</sup> New standards. The current OS district does not prescribe minimum lot and building standards. Further discussion is required to determine if lot and building standards in the OS district should be different for certain use types. If so, those changes will be reflected in the use-specific standards in the consolidated draft and cross-referenced in this table.

<sup>56</sup> This district carries forward the current NF district.

<sup>57</sup> Paragraphs 1 and 2 were carried forward from the revised SU district purpose, which are very similar to the intent of the PD district – individually-negotiated developments that are not otherwise achievable through a base zoning district.

<sup>58</sup> From current PRD district purpose, revised for clarity.

<sup>59</sup> This draft does not propose a minimum site area for PD districts, which will allow flexibility for the tool to be used on both large and smaller projects. However, the intent is for PDs to be generally larger projects and not individual lots. The current code has no minimum area requirements for individual lots in PDs, but does require the overall site area to be at least one acre.

<sup>60</sup> Specific procedures will be developed with Module 3, *Administration and Procedures*.

<sup>61</sup> We did not carry forward the following language: "The underlying zoning, which relates primarily to land use and density, continues to be administered by the Planning and Zoning Commission. The Historic Preservation Commission administers the regulations as they relate to historic preservation." Procedures for implementing the Historic overlay will be developed in Module 3.

<sup>62</sup> Further discussion is required on the purpose and intent of the Uptown Entertainment Overlay District, and how best to address parking, setbacks, and other standards that are unique to the location and how that relates to previous development in the area.

<sup>63</sup> These tables summarize the information provided within each base zoning district; however, they do not include references to how these proposed standards are different from the current LDC standards. Those changes and additional notes are only provided within each base zoning district.

<sup>64</sup> From 901.03, revised as noted.

- <sup>65</sup> Did not carry forward natural features provision that allows an administrative waiver through Section 405. This will be revisited as an administrative modification procedure when the administration and procedures are drafted in a later module.
- <sup>66</sup> From current 901.02.A.1, revised for clarity and to require Director discretion.
- <sup>67</sup> Revised to give discretion to the Director rather than automatically allowing with a solid block wall. Also revised to combine standard with swimming pool and spa encroachment standards.
- <sup>68</sup> This is a new exception that is explicitly prohibited in the current LDC. Many communities are allowing front porches to encroach in order to encourage that type of character.
- <sup>69</sup> New. Most communities include these to allow ADA compliant ramps and structures.
- <sup>70</sup> New.
- <sup>71</sup> New standard that we often include for communities that will see most future development as infill or redevelopment.
- <sup>72</sup> The cross-reference will be updated with the development standards in Module 2. The current visibility triangle requirements are included in Section 910.09.
- <sup>73</sup> Replaces current 901.01.C.
- <sup>74</sup> New standards.
- <sup>75</sup> The definition of height was simplified. We did not carry forward massing requirements or building step-back provisions for buildings whose finish floor is higher than the adjoining road surface. Those will be addressed in the development standards with broader building design standards. We also did not carry forward fence and wall height in this draft, which will be addressed in the landscaping, buffering, and screening requirements in Module 2, *Development Standards*.
- <sup>76</sup> Replaces and consolidates the current separate height measurement descriptions for single-family residential, multifamily, and commercial uses. This definition currently includes both imaginary plane requirements.
- <sup>77</sup> Currently "exclusive of chimneys and antennas."
- <sup>78</sup> From 903.01.A.2, revised for clarity.
- <sup>79</sup> The current LDC excludes chimneys and antennas, and in some cases church steeples and flagpoles and other features from the height plane requirements.
- <sup>80</sup> Revisit as part of the drafting of Module 2, *Development Standards*.
- <sup>81</sup> From current 903.02.A.4.e for multifamily buildings. Broadened the standard, which would now apply to mixed-use. Did not carry forward requirement for the taller buildings to meet a 30-foot separation from other buildings on the site. Also did not carry forward limitation of 25 percent of the roof area being increased by five feet (Section 903.02.A.4.e.vi). The latter requires further discussion as to how that provision has been applied (for example – to multifamily and/or other commercial properties) and whether or not it should be continued.
- <sup>82</sup> Currently says Director or Commission. If the table includes the maximum allowed increase, then there is no need to negotiate the terms at a Commission or Council meeting.
- <sup>83</sup> This simplifies the current criteria in 903.02.A.4.e.vii, which are vague and written as guidelines. The cross reference will be updated to the Design Standards section in Module 2, *Development Standards*.
- <sup>84</sup> This section (and table) simplifies the current alternate standards for unrelieved wall plane and LRV percentage reductions in Section 905.
- <sup>85</sup> New standards.
- <sup>86</sup> New section to clearly indicate meaning of the general terms used throughout the Code.
- <sup>87</sup> Replaces and consolidates the current separate height measurement descriptions for single-family residential, multifamily, and commercial uses. This definition currently includes both imaginary plane requirements.
- <sup>88</sup> New definition.

<sup>89</sup> Revised current definition for clarity.

<sup>90</sup> Currently says "Commission."

<sup>91</sup> Current definition for "through lot."

<sup>92</sup> Removed the term "minimum" since we have introduced maximum setbacks in the M3 district.

<sup>93</sup> Revised to add "at specified lot and building standards."



**Module 1 – PUBLIC DRAFT**  
Article 3: Use Regulations  
Article 10: Definitions (partial)

**CLARION**





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# Article 1: General Provisions

[TO BE DRAFTED IN LATER MODULE]

# Article 2: Zoning Districts

# Article 3: Use Regulations

## **Commentary:**

This article contains the standards related to land uses in Sedona and is intended to be reviewed with Article 2: *Zoning Districts* and with the use definitions in Article 10. This article includes a table of allowed uses as recommended in the LDC Analysis and Annotated Outline. Further discussion precedes that table.

## **Use-Specific Standards**

Following the table of allowed uses are several use-specific standards applicable to specific land uses. Some of those standards were carried forward from the current LDC (e.g., adult entertainment and marijuana uses) and other standards are new to address issues raised by staff, identified in the LDC Analysis, or based on Clarion's knowledge of planning trends and best practices. The standards follow the same organization as the table of allowed uses (beginning with residential and ending with industrial uses).

## **Accessory and Temporary Uses and Structures**

The final sections of this article address accessory and temporary uses and structures. The current regulations contain few standards for such uses and structures. We revised those standards and included several new standards as noted in those sections. Further commentary is provided in each of those sections.

The content in this article only addresses the land use and zoning standards related to accessory and temporary uses. Standards and policies related to licensing, permitting, and the approval process for accessory and temporary uses will be included in Article 9, *Administration and Procedures*, which will be drafted in a future module.

## 3.1. Purpose and Organization of this Article

---

### A. Purpose

The article identifies the land uses allowed in Sedona's zoning districts and establishes standards that apply to certain uses with unique characteristics or impacts.

---

### B. Organization

- (1) Section 3.2, *Table of Allowed Uses*, lists uses allowed by district and provides cross-references to applicable use-specific standards.
- (2) Section 3.3, *Use-Specific Standards*, establishes use-specific standards applicable to specific land uses.
- (3) Section 3.4, *Accessory Uses and Structures*, establishes standards applicable to accessory uses and structures.
- (4) Section 3.5, *Temporary Uses and Structures*, establishes standards applicable to temporary uses and structures.

## 3.2. Table of Allowed Uses

Table 3.1 lists the uses allowed within all base zoning districts. Each listed use is defined in Article 10: *Rules of Construction and Definitions*.

## A. Explanation of Table Abbreviations

### (1) Uses Permitted By-Right

A "P" in a cell indicates that the use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of the LDC.

### (2) Uses Requiring a Conditional Use Permit

A "C" in a cell indicates that the use is only permitted in the respective zoning district with approval of a conditional use permit pursuant to **Section --**, *Conditional Use Permits*.<sup>1</sup>

### (3) Prohibited Uses

A blank cell indicates that the use is prohibited in the respective zoning district.

### (4) Accessory Uses

An "A" in a cell indicates that the use is only permitted in the respective zoning district as an accessory use. If the letter "A" is accompanied by the letter "C" in the same cell, the use is only permitted in the respective zoning district as an accessory use and requires approval of a conditional use permit pursuant to **Section --**, *Conditional Use Permits*.

### (5) Use-Specific Standards

Regardless of whether or not a use is allowed by right or with approval of a conditional use permit, additional standards may be applicable to that use. Use-specific standards are identified and cross-referenced in the last column of Table 3.1.

---

## B. Table Organization

In Table 3.1, land uses and activities are classified into general use categories and specific use types based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within each category. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended as an indexing tool and are not regulatory.

---

## C. Use for Other Purposes Prohibited<sup>2</sup>

Approval of a use listed in Table 3.1, and compliance with the applicable use-specific standards for that use, authorizes that use only. Buildings and structures shall not be erected, altered, or enlarged except for the uses listed in Table 3.1. All other uses not specifically listed are prohibited and shall be unlawful unless the Director has determined an appropriate use category and use type for the unlisted use pursuant to the procedure in subsection D below.

---

<sup>1</sup> Procedures for conditional use permits will be developed with Module 3.

<sup>2</sup> Currently the leading introduction to the "use regulations" section for each zoning district (600.02, 601.02, 603.02, and so on). Language has been reworded for consistency and clarity.

## D. Classification of New and Unlisted Uses

The following procedure shall apply if an application is submitted for a use category or use type that is not specifically listed in Table 3.1. Submission and approval of such an application shall be required prior to approval of any other permit or development approval associated with the use.

### (1) Director Determination of Appropriate Use Category and Use Type

The Director shall determine the appropriate use category and use type for the proposed use. In making such determination, the Director shall consider the potential impacts of the proposed use including the nature of the use and whether it includes dwellings, sales, processing, or storage; and typical operations, employment characteristics, nuisances, requirements for public utilities, and transportation requirements.

### (2) Establish Use-Specific Standards if Necessary

When establishing a use category and specific use type, the Director shall also determine whether or not additional use-specific standards are necessary to reduce potential impacts to surrounding properties or the community.

### (3) Appeal of Director's Determination

Appeals of administrative decisions shall be made pursuant to the procedures in [Section --](#), *Appeals*.<sup>3</sup>

## E. Table of Allowed Uses

### Commentary:

The proposed Table of Allowed Uses is based on the current lists of uses in the Sedona LDC Article 6, District Regulations, with several proposed consolidations and additions. This is a major step forward for adding flexibility in Sedona while also protecting neighborhoods. This table is a starting point for discussion and should be reviewed carefully. It is not unusual for staff member to spend substantial time reviewing and revising the proposed use table based on their own experiences and local policies.

**Table reflects new districts.** This table reflects the new proposed list of zoning districts. Several use types are consolidated for simplicity, and some use types are being introduced to the table as identified in the footnotes. We also developed use categories to help group similar use types in a logical way, making future land use determinations more streamlined.

Each use category and use type has a definition in Article 10. The table should be reviewed simultaneously with the definitions. Significant changes to uses and their respective levels of permission and definitions are indicated in the footnotes. When districts were consolidated and such consolidation resulted in conflicting use permissions, we typically included the more flexible use permission (e.g., "P" instead of "C" or blank).

**Supplemental use table for reference.** A supplemental reference table has been provided showing how the current lineup of zoning districts compares to the proposed lineup of zoning districts, and the current level of permission versus the proposed level of permission.

**Cross-reference to use-specific standards.** The table includes cross-references in the right column to additional standards in Section 3.3, *Use-Specific Standards*.

<sup>3</sup> Appeals procedures will be developed with Module 3.

Table 3.1

**Table of Allowed Uses**

P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential									Non-Residential					Other		Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF		OS
<b>RESIDENTIAL</b>																		
<b>Household Living</b>																		
Dwelling, Co-Housing <sup>4</sup>								P	P	C	P							3.3.A(1)
Dwelling, Duplex								P	P	C	P	P						
Dwelling, Live/Work <sup>5</sup>											P	C	P					3.3.A(2)
Dwelling, Multifamily <sup>6</sup>								P	P	P	P	C	P					3.3.A(3)
Dwelling, Single-Family Attached								P	P	C	P	P			P			3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	C	C							
Manufactured Home					P	P	C	C	C									3.3.A(5)
<b>Group Living</b>																		
Assisted Living Facility											P	P	P	P		P	P	
Dormitory								C	C	C	C	P	P	C				
<b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b>																		
<b>Community and Cultural Facilities<sup>7</sup></b>																		
Cemetery or Internment Facility																	C	
Club or Lodge												P	P	P	P	P	P	3.3.B(1)
Day Care	C	C	C	C	C	C	C	C	C	C	C	P	P	P			A	3.3.B(2)
Funeral Facility													P	P	P	P	P	
Library											C	C	P	P	P	P	C	
Museum											C	C	P	P	P	P	C	
Park, Active	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	C
Park and Open Space, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	
<b>Educational Facilities</b>																		
School, Public or Private	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	3.3.B(3)
School, Vocational or Trade											C	P	P	P	P	P	P	3.3.B(3)

<sup>4</sup> New use.

<sup>5</sup> New use. Further discussion is required on how mixed-use sites and mixed-use buildings are addressed outside of the mixed-use zoning districts.

<sup>6</sup> Further discussion is required on how mixed-use sites and mixed-use buildings are addressed outside of the mixed-use zoning districts.

<sup>7</sup> Did not carry forward "historical landmarks" as a specific use type. Landmarks will be addressed by development standards and procedures in later modules.



Table 3.1

**Table of Allowed Uses**

P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential									Non-Residential					Other		Use-Specific Standards
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	
<b>Healthcare Facilities</b>																	
Hospital <sup>8</sup>											P	P	P		P		
Medical or Dental Clinic										C	P	P	P		P		
<b>COMMERCIAL USES</b>																	
<b>Agricultural and Animal Uses</b>																	
Agriculture, General <sup>9</sup>	P	P															C
Agriculture, Urban <sup>10</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Kennel, Commercial													C	P			
Stable, Commercial <sup>11</sup>	P	P															
Veterinary Hospital or Clinic										C	P	P	P	P			
<b>Recreation and Entertainment</b>																	
Campground															C	C	C
Indoor Recreation Facility								A	A	P	P	P	P	P	P	P	
Outdoor Recreation Facility	CA	CA	CA	CA	A	A	A	A	A		C	C	C	C	C	C	C
RV Park															C	C	
<b>Food and Beverage Services</b>																	
Bar, Tavern, or Lounge										C	P	P	P	P	P		
Catering Establishment											P	P	P	P	P		
Microbrewery, Distillery, or Winery <sup>12</sup>										C	P	P	P	P	P		
Mobile Food Vending <sup>13</sup>										P	P	P	P	P	P	P	
Restaurant										P	P	P	P	P	P		
Restaurant with Drive-Through												C	P	P	P		
<b>Office, Business, and Professional Services</b>																	
Administrative, Professional, or Government Office										P	P	P	P	P	P	P	
Financial Institution										P	P	P	P	P	P		

<sup>8</sup> Hospitals would likely be categorized under “medical, dental, and related health services” under the current LDC. We recommend making hospitals a use type in the table.

<sup>9</sup> New use.

<sup>10</sup> This use is not currently defined, but may currently fall within the “agricultural experimental facilities” use type.

<sup>11</sup> New use.

<sup>12</sup> New use.

<sup>13</sup> Mobile food vendors are currently categorized with “open air businesses.” We recommend making “mobile food vendors” its own use type in the table.

Table 3.1

**Table of Allowed Uses**

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	Residential								Non-Residential					Other		Use-Specific Standards		
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L		CF	OS
<b>Lodging<sup>14</sup></b>																		
Lodging, Fewer than Seven Units										P	P	P	P		P			3.3.C(17)
Lodging, Medium-Density												P			P			3.3.C(18)
Lodging, High-Density															C			3.3.C(19)
<b>Personal Services</b>																		
Personal Services, General <sup>15</sup>										P	P	P	P	P	P			3.3.C(20)
Laundromat, Self-Service								A	A	A	P	P	P	P	P	P		3.3.C(21)
<b>Retail Sales</b>																		
Auction House											P	P	P	P	P			3.3.C(22)
Building Materials and Supply Store													P	P				
General Retail, Less than 10,000 Square Feet <sup>16</sup>										P	P	P	P	P	P			
General Retail, 10,000 Square Feet to 25,000 Square Feet													P		P			
General Retail, More than 25,000 Square Feet <sup>17</sup>													C		C			
Medical Marijuana Dispensary													P	P				3.3.C(23)
Medical Marijuana Dispensary, Off-Site Cultivation Location													P	P				3.3.C(23)
Nursery or Garden Supply Store											C	P	P	P	P			3.3.C(24)
<b>Transportation</b>																		
Airport <sup>18</sup>																C		
Transit Terminal or Station																C		
<b>Vehicles and Equipment</b>																		
Equipment Sales and Rental <sup>19</sup>													C	P				3.3.C(25)

<sup>14</sup> This is a proposed simplification of the lodging use types and requires further discussion. The intent is to clarify and simplify the approval process for new lodging units, while retaining strong controls over where such units might be allowed, especially larger projects. The CUP for this particular use might be decided at the Council level after a review and recommendation by the Commission. All lodging units could be subject to heightened design and development standards, which would be considered in the next module.

<sup>15</sup> Use-specific standards address building size in the M1 and M2 zoning districts.

<sup>16</sup> Did not carry forward use-specific standard for "prescription pharmacy" in 619.02(A)(15) that limits the use to buildings containing five or more medical practitioners.

<sup>17</sup> New use type to allow the city to review large development proposals and to impose conditions to help off-set potential negative impacts associated with large retail developments.

<sup>18</sup> New use.

<sup>19</sup> New use.

Table 3.1

**Table of Allowed Uses**

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	Residential									Non-Residential						Other		Use-Specific Standards
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	
Fleet Services <sup>20</sup>													C	P	C	C		3.3.C(26)
Parking Facility												P	P	P	P	C		
Vehicle Fuel Sales												C	C	P				3.3.C(27)
Vehicle Repair, Major													P	P				3.3.C(28)
Vehicle Repair, Minor											C	C	P	P	P			3.3.C(29)
Vehicle Sales and Leasing <sup>21</sup>													P	P	C			
Vehicle Service Station											C	C	P	P	P			3.3.C(30)
Vehicle Wash											C	P	P	P	P			
<b>Adult Entertainment Establishments</b>																		
Adult Entertainment <sup>22</sup>														C	C			3.3.C(31)
<b>INDUSTRIAL USES</b>																		
<b>Manufacturing and Processing</b>																		
Food Processing										P	P	P	P	P	P			3.3.D(1)
Manufacturing, Artisan <sup>23</sup>										C	P	P	P	P	P			3.3.D(2)
Manufacturing, Light <sup>24</sup>													P	P				3.3.D(3)
<b>Storage and Warehousing</b>																		
Contractor Office or Equipment Storage Yard													C	P				
Outdoor Storage													C	P		C		3.3.D(4)
Self-Storage Facility													P	P				3.3.D(5)
Warehousing and Wholesale Facility													P	P				3.3.D(6)
<b>PUBLIC AND SEMI-PUBLIC UTILITY USES</b>																		
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P		
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	
Wireless Telecommunications Facility	See Article 4: <i>Wireless Communications Facilities</i>																	

<sup>20</sup> New use.

<sup>21</sup> Did not carry forward current standards in 621.02A(10). Standards addressing sales/display area setbacks, landscaping requirements, neighborhood protection standards, lighting, and screening will be included in Article 5, Development Standards.

<sup>22</sup> This use is currently only allowed in conjunction with permitted or conditional uses in the C1, C2, and C3 zoning districts (now CO and IN zoning districts). An adult entertainment establishment would not be considered "accessory" to any of the use types in this table so we included it as a principal use.

<sup>23</sup> New use.

<sup>24</sup> New use.

Table 3.1

**Table of Allowed Uses**

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	Residential									Non-Residential						Other		Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		
<b>ACCESSORY USES<sup>25</sup></b>																			
Guest Quarters	A	A	A	A	A	A	A	A	A	A									3.4.D(1)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A							3.4.D(2)
Outside Sales and Display										CA	CA	CA	CA	CA	CA				3.4.C(3)
Outdoor Storage, Accessory <sup>26</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			3.4.D(3)
<b>TEMPORARY USES</b>																			
Christmas Tree Sales										P	P	P	P	P	P	P	P		3.5.E(1)
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		3.5.E(2)
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		3.5.E(3)
Model Home <sup>27</sup>	P	P	P	P	P	P	P	P	P	P	P								
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P	P									3.5.E(5)

<sup>25</sup> Eliminated the following from the accessory use category: "accessory commercial uses (concession stands, small gift shops)," "accessory commercial uses for guests," "appurtenant signs," "columbariums," "fences and freestanding walls," "household pets," "swimming pools," and "parking facilities."

<sup>26</sup> New use.

<sup>27</sup> Model homes currently require conditional use permit in residential zoning districts, and is not permitted in the RM-1, RM-2, and RM-3 districts.

### 3.3. Use-Specific Standards

#### Commentary:

This new section includes “use-specific standards” that apply to specific land uses regardless of zoning district. For example, while “restaurant” is listed as a permitted use in the Mixed-Use Neighborhood (M1) zoning district, a use-specific standard limits the size of that use to 3,000 square feet. In this case, limiting the size of the restaurant will help to ensure it is more compatible with the character and scale of the neighborhood.

Some of the standards in this section were consolidated from the current Sedona Article 6, *District Regulations*, Article 2, *Definitions*, and Article 9, *Development Standards*. This section follows the same organization as the Table of Allowed Uses in the previous section.

Our philosophy in drafting this section was to take a relatively light touch – in other words, include standards only where there are real issues that a zoning code can address. In contrast, some communities adopt dozens of pages of standards that can ultimately discourage development and/or are unenforceable.

Where applicable, current standards are carried forward; however, we have also added many new standards based on national planning trends and our work with communities around the country then tailored for Sedona. New standards are indicated with footnotes. Reviewers should consider the appropriateness of these standards for Sedona’s land uses (e.g., too strict or too lenient?), or whether there are any uses missing that should have use-specific standards.

Any development standards that apply more broadly across uses (e.g., lighting, signs, building design, neighborhood compatibility, etc.) will be included in Module 2 – Development Standards.

#### A. Residential Uses<sup>28</sup>

##### (1) Dwelling, Co-Housing<sup>29</sup>

###### a. Design and Layout

1. The minimum project size for co-housing development is one acre.
2. The maximum size of each co-housing unit is 800 square feet of gross floor area.
3. A shared open space containing a minimum of 10 percent of the project area shall be provided.
4. Underlying zoning district lot and setback requirements shall apply to the project site boundaries as a whole, but not to individual co-housing dwellings.
5. Each co-housing dwelling unit shall be separated by a minimum of five feet.

#### Housing Choice

Encouraging a variety of choices in housing types is consistent with the community’s vision for a future that “nurtures connections between people, encourages healthy and active lifestyles, supports a diverse and prosperous economy, and values the protection of the environment.” (p. 24)

###### b. Operation and Ownership

1. Each co-housing dwelling unit shall be on a permanent foundation and shall connect to public water and sanitary sewer.

<sup>28</sup> Did not carry forward from Article 6 prohibiting rental of dwelling units for periods less than 30 days.

<sup>29</sup> New for new use. This use would allow for cottage homes and/or tiny home developments with several units on one lot and shared common facilities. This would also allow the siting of multiple manufactured homes in a co-housing arrangement, so long as they obtain a conditional use permit.

2. One accessory storage structure less than 100 square feet may be permitted for any unit part of a co-housing project approval.
3. One accessory storage structure less than 600 square feet may be permitted as a shared maintenance storage facility for the co-housing project. Said structure shall be enclosed on all sides and separated from other structures by a minimum of three feet.
4. Access drives within a co-housing dwelling development shall be constructed to city standards.
5. Co-housing projects shall be organized as condominium developments meeting all requirements of Arizona state law.
6. Individual lots or portions of the site may not be subdivided for sale.
7. Applicants proposing co-housing dwellings shall enter into a development agreement with the City requiring the condominium association to maintain all streets, utilities, and infrastructure that is not dedicated to and accepted by the City.

**c. Manufactured Homes as Co-Housing<sup>30</sup>**

Manufactured homes within a co-housing development require a conditional use permit.

**(2) Dwelling, Live/Work<sup>31</sup>**

**a. Location**

The residential component shall be located on upper stories or to the rear of nonresidential portions of the structure.

**b. Ownership**

The nonresidential use shall be owned and operated by a resident of the live/work dwelling.

**(3) Dwelling, Multifamily<sup>32</sup>**

In the M1, M2, and M3 zoning districts, dwelling units on the ground floor require a conditional use permit.

**(4) Dwelling, Single-Family Attached<sup>33</sup>**

- a. In the IN district, single-family attached shall only be permitted as part of a mixed-use development.<sup>34</sup>
- b. Each individual dwelling unit shall have legal means of access to a right-of-way.

**Sedona Community Plan says...**

Apartments make up 4 percent of Sedona's housing units compared with the statewide average of 22 percent. Apartments provide a versatile housing type from the point of view of both individuals and developers. (p. 24)

<sup>30</sup> Currently a manufactured home park is subject to the requirements of 616.03 in the MH district, which requires a conditional rezoning. Most of these standards for manufactured home park were not carried forward from the current 616.04. Application requirements (what is needed to evaluate the proposed use) from 616.03 were not carried forward and should either be relocated to the administration and procedures article in a later module, or relocated to an administrative manual outside the LDC.

<sup>31</sup> New for new use. Further discussion is required on how mixed-use sites and mixed-use buildings are addressed outside of the mixed-use zoning districts.

<sup>32</sup> New to encourage nonresidential uses to activate ground-floor spaces.

<sup>33</sup> New.

<sup>34</sup> Based on current standard in the C/3 that allows single-family uses "in conjunction with commercial development."

**(5) Manufactured Home<sup>35</sup>**

- a. In the RM-1, RM-2, and RM-3 districts, manufactured homes are only permitted within a co-housing development and shall be subject to the standards in Section 3.3.A(1).
- b. A building permit is required for the establishment of a manufactured home. Manufactured homes are subject to the single-family residential review process pursuant to Section --.<sup>36</sup>
- c. Skirting complementary to the design and coloration of the manufactured home is required.
- d. A cabana that is complementary to the design and coloration of the manufactured home may be attached to the manufactured home.

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**B. Public, Institutional, and Civic Uses**

**(1) Club or Lodge<sup>37</sup>**

In the M2 zoning district, a conditional use permit is required for outdoor recreation associated with a club or lodge.

**(2) Day Care<sup>38</sup>**

In the CF zoning district, day care is only allowed as an accessory use to the principal business within the same structure. Such accessory use shall be limited to serving only those employees or owners of the business or businesses within the same structure.

**(3) School, Public or Private and School, Vocational or Trade<sup>39</sup>**

**a. Location and Access**

Charter and private schools shall satisfy the following standards related to safety and traffic concerns:

1. Proximity to a road designed to carry through traffic.
2. Ease of access to a controlled intersection on Highways 89A and 179.
3. Access roads to the school to meet minimum design standards as determined by the City Engineering Department and Sedona Fire District.
4. Proximity to existing or proposed sidewalks and bicycle pathways.
5. Implementation of an effective car-pooling program or a bus or shuttle program, if applicable.

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<sup>35</sup> Previously 616.03 of LDC. Did not carry forward language regarding color and materials, utilities, trees, outdoor lighting, landscaping, off-street parking, or signs. Those standards will be addressed through general design standards in future modules. Did not carry forward language regulating the minimum size for manufactured homes.

<sup>36</sup> Previously 616.03(A). Reworded for clarity and consistency. Did not carry forward language regarding rezoning, conditional uses, or temporary use permits. Those standards are applicable globally and not specific to this use type.

<sup>37</sup> Carried forward from 619.02(A)(16).

<sup>38</sup> New.

<sup>39</sup> Previously 914 of LDC. Did not carry forward lot coverage, floor area ratio, or yards standards. Those standards are addressed in the underlying zoning district standards. Also did not carry forward number of student maximums, parking area location and lighting, building design, circulation, or car-pooling standards. Each of those can be addressed in the development standards and would apply more broadly throughout the city and not to just schools.

6. Installation of traffic calming devices, signage, and the like, as appropriate and as determined by the City Engineering Department. Criteria to address concerns for impacts on surrounding areas:
  - i. Proximity of the proposed school in relation to other existing or proposed schools, public or semi-public facilities and uses, and commercial uses.
  - ii. Location on the periphery of a residential neighborhood, or as few as possible residential lots are situated adjacent to the proposed main access road.
  - iii. Location adjacent to existing USFS land, state land, or city-owned land.
  - iv. Site large enough to provide effective buffering between school buildings, parking areas and outdoor play areas and adjoining residential lots.
  - v. Reduction of potential impacts from the school by, for example, retention of existing trees and shrubs, installation of new landscape materials, construction of walls and fences, strategic building design and placement, use of changes in grade, and the like.

**b. Minimum Separation<sup>40</sup>**

A building used for educational purposes shall maintain a minimum separation of 50 feet from the setback line from any adjoining lot zoned or used for residential dwellings.

**c. Outdoor Bells and Speakers**

Outdoor bells and speakers shall be prohibited, except for the purpose of providing information in the case of an emergency or for security reasons, and in accordance with the state and federal regulations.

**d. Screening and Buffers for Outdoor Play Areas and Ball Courts<sup>41</sup>**

Where necessary to provide an effective buffer and screen of outdoor play areas and ball courts to adjoining residential properties as recommended by the Director and as determined and approved by the Commission, the following shall apply:

1. A solid wall or fence shall be erected in accordance with SLDC 903.02<sup>42</sup> along the rear and side property line; or
2. A solid wall or fence shall be erected in accordance with SLDC 903.02<sup>43</sup> around all outdoor play areas and ball courts; or
3. Any combination of these requirements as determined by the Director and Commission to mitigate the potential impact of outdoor play areas on adjoining residential properties.
4. Where feasible as determined by the Director and the Commission, playgrounds and play areas shall be located within a courtyard formed by the strategic placement of the school buildings.

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<sup>40</sup> Did not carry forward different separation standards for developed and undeveloped lots.

<sup>41</sup> Did not carry forward 100-foot landscape buffer requirement between outdoor play areas and ball courts and adjoining residential properties (currently 914.01I(3)).

<sup>42</sup> Will reference screening and fence standards in consolidated draft.

<sup>43</sup> Will reference screening and fence standards in consolidated draft.



5. Notwithstanding the requirements provided above, outdoor play areas and ball courts shall be located a minimum of 25 feet from a residential property line.

**e. Outdoor Activities**

No unsupervised outdoor play activities shall be permitted prior to 7:30 a.m. and after 6:00 p.m. in residential areas unless a temporary use permit has been issued pursuant to the requirements of Section --. Supervised outdoor curricular activities shall be exempt from these time limits.

**f. Accessory Residential Uses**

Residential uses may be allowed as accessory uses to schools subject to the standards of the underlying zoning district. Such accessory residential uses shall require conditional use permit approval pursuant to Section --.

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**C. Commercial Uses**

**(1) Agriculture, General<sup>44</sup>**

- a. The keeping of farm animals shall be for noncommercial purposes strictly for the convenience and pleasure of the owner or occupant.
- b. A minimum of one acre is required for the keeping of farm animals.
- c. No more than three farm animals may be maintained on the first acre and up to one additional farm animal for each additional one-half acre.
- d. Shelters or structures for housing or keeping farm animals shall be setback from the property line a minimum of 50 feet. This setback standard does not apply to unenclosed fenced areas such as corrals.<sup>45</sup>
- e. The keeping of all farm animals shall be subject to the regulation and conditions of the County Health Department and Animal Control Division.

**(2) Agriculture, Urban<sup>46</sup>**

In the RM-1, RM-2, RM-3, M1, M2, M3, CO, IN, and L zoning districts, the keeping or raising of poultry or bees shall only be permitted as an accessory use on lots with an occupied dwelling unit.

**(3) Commercial Kennel<sup>47</sup>**

**a. Enclosed Building Requirement**

The parts of a building where animals are boarded shall be fully enclosed, with solid core doors and no operable windows, and shall be sufficiently insulated so no unreasonable noise or odor can be detected off premises.

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<sup>44</sup> Previously in Article 6, *District Regulations* for the RS-5A, RS-70, RS-36, and RS-35 zoning districts (now RS-70 and RS-35). Did not carry forward language prohibiting swine and chickens. We recommend regulatory standards and licensing requirements for the keeping of bees and chickens be included in Title 6, Animals of the City Code. Some standards may include a limit on the number of hives or chickens allowed per lot or parcel, setback and placement standards, screening requirements, the prohibition of roosters or aggressive bee species, and basic animal safety/sanitary standards. This requires further discussion.

<sup>45</sup> Previously required a minimum separation of 100 feet to a neighboring residence. Updated separation standards based on the property line and not the location of neighboring dwellings.

<sup>46</sup> New.

<sup>47</sup> Proposing new standards in addition to those associated with "commercial kennel" in Article 6 to help mitigate noise and odor typically associated with kennels.

**b. Kennels with Outdoor Facilities**

Outdoor facilities, including outdoor runs, shall not be located within 150 feet of any adjacent property.

**(4) Commercial Stable<sup>48</sup>**

- a. A minimum of one acre is required for the maintenance of animals.
- b. No more than three animals may be maintained on the first acre and up to one additional animal for each additional one-half acre.
- c. The keeping of all animals shall be subject to the regulation and conditions of the County Health Department and Animal Control Division.
- d. Shelters or structures for housing or keeping farm animals shall be setback from the property line a minimum of 50 feet. This setback standard does not apply to unenclosed fenced areas such as corrals.

**(5) Veterinary Hospital or Clinic<sup>49</sup>**

A veterinary hospital or clinic shall comply with the same requirements for a commercial kennel in Section 3.3.C(3). The following additional standards shall apply:

**a. M1, M2, and M3 Zoning Districts**

Outdoor kennel facilities are not permitted.

**b. CO Zoning District**

- 1. Outdoor kennel facilities require a conditional use permit.
- 2. Kennels and/or boarding areas are limited to 50 percent of the total floor area.<sup>50</sup>

**(6) Campground<sup>51</sup>**

**a. Generally**

- 1. The principal business of the campground shall be to provide sites for tents and travel trailers.
- 2. Sanitary facilities shall include a minimum of one men's and one women's toilet and shower for each 15 spaces, exclusive of spaces used by self-contained recreational vehicles.

**b. Accessory Uses**

Campgrounds may include the following accessory uses:

- 1. Service buildings associated with the campground, including utilities, management office, repair shop, equipment storage, sanitary facilities, laundry facilities, and recreation facilities.
- 2. Equipment rentals, concessions, and camping supply sales.

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<sup>48</sup> We applied the same standards from "the noncommercial keeping of farm animals" in 600.02(A)(5). We propose changing the separation requirement from "100 feet to a neighboring residence occupied by other persons" to be 50 feet from the property line.

<sup>49</sup> Proposing new standards in addition to those associated with "veterinarian offices and animals hospitals" in Article 6.

<sup>50</sup> Previously 620.02(B)(24) and 621.02(A)(85).

<sup>51</sup> New.

3. Up to two residential dwelling units or permanent recreational vehicles for the purpose of housing a resident manager and caretaker.

**c. Access and Circulation**

1. Access to a lot may be provided via a public access easement. There shall be no minimum required street frontage.
2. The minimum width of private roadways shall be 20 feet for two-way traffic and 15 feet for one-way traffic.<sup>52</sup>

**(7) Indoor Recreation Facility<sup>53</sup>**

In the RM-2 and RM-3 zoning districts, indoor recreation facilities are only allowed as an accessory use to a multifamily dwelling project.

**(8) Outdoor Recreation Facility<sup>54</sup>**

Outdoor recreation facilities shall only be permitted as an accessory use to a multifamily dwelling or as a shared amenity on a parcel under common ownership.

**(9) RV Park<sup>55</sup>**

**a. Generally**

1. The principal business of the RV park shall be to provide sites for RVs, camper vehicles, and travel trailers. Mobile homes designed to meet residential building codes are prohibited.
2. Sanitary facilities shall include a minimum of one men's and one women's toilet and shower for each 15 spaces, exclusive of spaces used by self-contained recreational vehicles.

**b. Accessory Uses**

RV parks may include the following accessory uses:

1. Service buildings associated with the campground, including utilities, management office, repair shop, equipment storage, sanitary facilities, laundry facilities, and recreation facilities.
2. Equipment rentals, concessions, and camping supply sales.
3. Up to two residential dwelling units or permanent recreational vehicles for the purpose of housing a resident manager and caretaker.

**c. Access and Circulation**

1. Access to a lot may be provided via a public access easement. There shall be no minimum required street frontage.
2. The minimum width of private roadways shall be 20 feet for two-way traffic and 15 feet for one-way traffic.<sup>56</sup>

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<sup>52</sup> Need to verify 15 foot width is acceptable with Fire Department.

<sup>53</sup> New.

<sup>54</sup> New to allow for community amenities such as swimming pools in base zoning districts without requiring approval of a Planned Development.

<sup>55</sup> New.

**d. Parking**

Each RV space shall include parking for a recreational vehicle. Additional off-street parking shall be provided at community sanitary facilities.

**(10) Bar, Tavern, or Lounge<sup>57</sup>**

Bars, taverns, or lounges shall not be located closer than 150 from any residential use or residential zoning district. This standard does not apply to mixed-use development or zoning districts.

**(11) Microbrewery, Distillery, or Winery<sup>58</sup>**

In the M1, M2, M3, and L zoning districts, wholesale sales and bulk shipping of products produced on-site is prohibited.

**(12) Mobile Food Vending<sup>59</sup>**

**a. Location and Separation Standards**

1. Mobile food vending on undeveloped lots and lots with unoccupied structures or unimproved surfaces requires conditional use permit approval pursuant to **Section --**.
2. Only one mobile food vending is allowed per lot unless otherwise approved through a conditional use permit.
3. Mobile food vending shall not be located closer than 150 feet from any residential use or zoning district, measured in a direct line from the mobile food vending to the nearest edge of the property line of the residential district.

**b. Operational Standards<sup>60</sup>**

1. A business license is required and shall be available on site for inspection by government officials.
2. Mobile food vending operators intending to operate in the public right-of-way shall obtain all required licenses and permits from the City.
3. If operated on public property (including city rights-of-way), operators shall have liability insurance in amounts of \$1,000,000.00 per occurrence, as approved by the city risk manager, and must provide a certificate of insurance naming the City of Sedona as an additional insured. The applicant may petition the City Manager for full or partial waiver of this insurance requirement.<sup>61</sup>
4. Mobile food vending operators shall obtain written consent from the private property owner(s) of properties on which they intend to operate.

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<sup>56</sup> Need to verify if 15 foot width is acceptable with Fire Department.

<sup>57</sup> New. Further discussion required related to outdoor dining and hours of operation.

<sup>58</sup> New for new use. Further discussion required related to outdoor dining and hours of operation.

<sup>59</sup> New. This use is currently regulated under the "open air businesses" provisions in 917 of the LDC. The proposed standards are specific to mobile food vending. The application and permitting process for mobile food vending could follow the same process as "outside sales and display." Specific standards may be needed for Uptown versus other parts of Sedona.

<sup>60</sup> These standards may be simplified to cross-reference city and state licensing procedures.

<sup>61</sup> Further discussion required related to approval process and coordination with Public Works Department.

5. Mobile food vending operators shall maintain trash receptacles and all areas used for food vending in a safe and clean condition, and must dispose of all waste in accordance with health department regulations.
6. Mobile food vending operators shall obey all parking and traffic laws. No part of the mobile food business shall obstruct required parking stalls.
7. Mobile food vending operations shall not obstruct pedestrian or bicycle access or passage, or parking lot circulation.
8. Structures, canopies, tables, or chairs associated with the mobile food vending operation are prohibited unless otherwise approved by the Director.

**(13) Restaurant<sup>62</sup>**

In the M1 zoning district, restaurants shall not exceed 3,000 square feet.

**(14) Restaurant with Drive-Through<sup>63</sup>**

All drive-through facilities shall comply with the neighborhood protection standards pursuant to Section --, and the off-street parking, loading, and stacking requirements pursuant to Section --.

**(15) Administrative, Professional, or Government Office<sup>64</sup>**

**a. M1 Zoning District<sup>65</sup>**

1. No individual administrative, professional, or government office shall exceed 3,000 square feet.
2. Drive-through facilities are prohibited.

**b. M2 Zoning District**

Drive-through facilities are prohibited.

**c. M3 Zoning District**

1. No individual administrative, professional, or government office shall exceed 10,000 square feet unless part of a mixed-use building.
2. Drive-through facilities are prohibited.

**(16) Financial Institution<sup>66</sup>**

In the M1, M2, and M3 zoning districts, drive-through facilities are prohibited.

**(17) Lodging, Fewer than Seven Units**

Existing lodging facilities can add up to two additional units with Director approval provided the building footprint is not expanded and all necessary building permits are obtained.<sup>67</sup>

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<sup>62</sup> New. Further discussion required related to hours of operation for outdoor dining areas.

<sup>63</sup> New.

<sup>64</sup> New.

<sup>65</sup> Replaces standards currently in 618.02(A)(7).

<sup>66</sup> New.

<sup>67</sup> New. Allows reconfiguration of existing buildings to add units. This standard was added to all lodging types. This standard may be revised to require compliance with other development standards with later modules. For example, depending on how parking standards are drafted for lodging (per unit or per building square footage) an additional two lodging units may have to revise parking area to accommodate the new units.

**(18) Lodging, Medium-Density<sup>68</sup>**

- a. Shall not exceed a maximum density of eight lodging units per acre.
- b. Shall not exceed two acres in overall site area.
- c. Existing lodging facilities can add up to two additional units with Director approval provided the building footprint is not expanded and all necessary building permits are obtained.<sup>69</sup>

**(19) Lodging, High-Density<sup>70</sup>**

Any lodging that exceeds two acres in overall site area and/or exceeds a maximum density of eight lodging units per acre shall be designated high-density lodging and subject to the following:

- a. Approval of a conditional use permit shall be required pursuant to Section--; and<sup>71</sup>
- b. Existing lodging facilities can add up to two additional units with Director approval, provided the building footprint is not expanded and all necessary building permits are obtained.<sup>72</sup>

**(20) Personal Services, General<sup>73</sup>**

**a. M1 Zoning District**

- 1. Personal service uses shall not exceed 2,500 square feet unless part of a mixed-use building.
- 2. Drive-through facilities are prohibited.

**b. M2 Zoning District**

- 1. Personal service uses shall not exceed 5,000 square feet unless part of a mixed-use building.
- 2. All business and storage activities shall be within a completely enclosed structure.
- 3. Drive-through facilities are prohibited.

**c. M3 Zoning District**

- 1. All business and storage activities shall be within a completely enclosed structure.
- 2. Drive-through facilities are prohibited.

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<sup>68</sup> New (unless otherwise noted).

<sup>69</sup> New. Allows reconfiguration of existing buildings to add units. This standard was added to all lodging types. This standard may be revised to require compliance with other development standards with later modules. For example, depending on how parking standards are drafted for lodging (per unit or per building square footage) an additional two lodging units may have to revise parking area to accommodate the new units.

<sup>70</sup> Consider additional standards pending further discussion. The standards in 629.03 of the LDC related to approval processes, procedures, and submittal requirements will be included in the Administrative section of future modules.

<sup>71</sup> Separate conditional use standards may be established with this use and will be drafted in Article 9, Administration and Procedures. Further discussion is required.

<sup>72</sup> New. Allows reconfiguration of existing buildings to add units. This standard was added to all lodging types. This standard may be revised to require compliance with other development standards with later modules. For example, depending on how parking standards are drafted for lodging (per unit or per building square footage) an additional two lodging units may have to revise parking area to accommodate the new units.

<sup>73</sup> New.

**(21) Laundromat, Self-Service<sup>74</sup>**

- a. In the RM-1, RM-2, and RM-3 districts, laundromats shall only be permitted as an accessory use within a multifamily building and only intended to serve residents of the multifamily building.
- b. In the M1 zoning district, laundromats shall not exceed 2,500 square feet.

**(22) Auction House<sup>75</sup>**

All business activities shall be conducted within an entirely enclosed structure.

**(23) Medical Marijuana Dispensary; Medical Marijuana Dispensary, Off-Site Cultivation Location<sup>76</sup>**

**a. Applicability**

- 1. The minimum requirements of this section shall apply to all medical marijuana dispensary and medical marijuana dispensary off-site cultivation location uses where permitted in the CO and IN zoning districts.
- 2. Medical marijuana designated caregiver and qualifying patient cultivation are prohibited in all zoning districts if located within 25 miles of a medical marijuana dispensary.
- 3. Medical marijuana facilities shall comply with Arizona Department of Health Services regulations as they may be promulgated or modified.

**b. Application Submittal Requirements**

In addition to the application requirements of **Section – [SLDC 401, Development review]**, applicants for any medical marijuana dispensary or medical marijuana dispensary off-site cultivation location shall provide the following:

- 1. Names and locations of the medical marijuana dispensary and the medical marijuana dispensary off-site cultivation location (if any) associated with the dispensary.
- 2. Copy of the operating procedures adopted in compliance with A.R.S. Section 36-2804(B)(1)(c).
- 3. Proof of a valid registration certificate(s) and identification number(s) from the Arizona Department of Health Services for the dispensary and associated board members and dispensary agents in compliance with A.R.S. Section 36-2804(A) and (B).
- 4. A floor plan showing the location, dimensions and type of security measures demonstrating that the medical marijuana dispensary or medical marijuana dispensary off-site cultivation location will be secured, enclosed and locked as required by law.
- 5. A scale drawing depicting the property lines and the separations from the nearest property boundary of the parcel containing the medical marijuana dispensary, or medical marijuana dispensary off-site cultivation location to the property boundary of the parcel containing any existing uses listed in 3.3.C(23)d.2. If any of the uses are

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<sup>74</sup> New.

<sup>75</sup> New.

<sup>76</sup> Previously 919 of the LDC. Content has been re-organized and modified for consistency. The current standards have been carried forward with no substantial changes.

located within 50 feet of the minimum separation, the drawing showing the actual surveyed separation shall be prepared by a registered land surveyor.

**c. General Standards**

1. A medical marijuana dispensary or medical marijuana dispensary off-site cultivation location shall provide proper disposal of marijuana remnants or byproducts, and not to be placed within the facility's exterior refuse containers.
2. Drive-through service is not permitted.
3. Outside vending machines are not permitted.
4. A medical marijuana dispensary shall have operating hours not earlier than 8:00 a.m. and not later than 8:00 p.m.

**d. Location Standards**

A medical marijuana dispensary or medical marijuana dispensary off-site cultivation location shall be located in a permanent building and shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other motor vehicle. "Building" shall have the same meaning as provided in **Article 10: Rules of Construction and Definitions**.

1. Medical marijuana dispensary and cultivation locations shall comply with all building safety requirements and be secured in compliance with A.R.S. Section 36-2806(C) and (E).
2. A medical marijuana dispensary or medical marijuana dispensary off-site cultivation location shall be at least 500 feet from the following existing uses, measured in a straight line from the nearest property line to nearest property line:
  - i. Educational institutions;
  - ii. Religious institutions, churches and places of worship;
  - iii. Parks and recreational facilities;
  - iv. Day care facilities;
  - v. Public library;
  - vi. Youth or teen center.

*Insert measurement graphic.*

3. The location by one of the uses listed in 3.3.C(23)d.2 after the dispensary is approved and in operation will not cause the dispensary to be in violation of this provision, nor prevent its license renewal application to the Arizona Department of Health Services.
4. A medical marijuana dispensary may include cultivation as part of the dispensary, on the same site as the dispensary.
5. A medical marijuana dispensary off-site cultivation location not associated with a medical marijuana dispensary is prohibited.
6. Only one medical marijuana dispensary off-site cultivation location shall be permitted for the single medical marijuana dispensary with which it is associated.



7. A medical marijuana infusion facility shall only be permitted within a medical marijuana dispensary.

**(24) Nurseries and Garden Supply Store<sup>77</sup>**

In the CO and L zoning districts, all merchandise, equipment, and supplies other than plants shall be kept within enclosed buildings or a fully screened enclosure.

**(25) Equipment Sales and Rental<sup>78</sup>**

- a. Maintenance of equipment shall be conducted entirely within an enclosed building.
- b. Unenclosed storage of inoperable or wrecked equipment or materials shall be prohibited.
- c. All other unenclosed stored equipment shall be screened from public view from all rights-of-way, residential zoning districts, and residential uses.

**(26) Fleet Services<sup>79</sup>**

- a. Stored vehicles and equipment shall be screened from public view from all rights-of-way, residential zoning districts, and residential uses.
- b. On site vehicle or equipment maintenance is not allowed.

**(27) Vehicle Fuel Sales**

- a. Open storage of wrecked or inoperable cars, discarded tires, auto parts, or similar materials shall be prohibited.<sup>80</sup>
- b. The maximum square footage for canopies associated with fuel pumps shall be no more than 25 percent larger in area than the primary structure or 3,000 square feet, whichever is smaller.<sup>81</sup>

**(28) Vehicle Repair, Major**

- a. All repairs, services, and storage shall be conducted within an entirely enclosed structure.
- b. Open storage of wrecked or inoperable cars, discarded tires, auto parts, or similar materials shall be prohibited.

**(29) Vehicle Repair, Minor**

- a. All repairs, services, and storage shall be conducted within an entirely enclosed structure.
- b. Storage of equipment, auto parts, and supplies used in servicing vehicles shall be maintained entirely within an enclosed structure.
- c. Open storage of wrecked or inoperable cars, discarded tires, auto parts, or similar materials shall be prohibited.

**(30) Vehicle Service Station**

- a. All repairs, services, and storage shall be conducted within an entirely enclosed structure.

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<sup>77</sup> Carried forward from 620.02(A)(44) and 621.02(A)(53) and 629.02(A)(46).

<sup>78</sup> New for new use.

<sup>79</sup> New for new use.

<sup>80</sup> New.

<sup>81</sup> Carried forward from 620.02B(2) and 621.02B(2); minor revisions for grammatical consistency.

- b.** Storage of equipment, auto parts, and supplies used in servicing vehicles shall be maintained entirely within an enclosed structure.
- c.** Open storage of wrecked or inoperable cars, discarded tires, auto parts, or similar materials shall be prohibited.

**(31) Adult Entertainment<sup>82</sup>****a. General Standards**

- 1.** Exterior doors of adult entertainment establishments shall remain closed during business hours.
- 2.** All materials, projections, entertainment or other activities involving or depicting "specified sexual activities" or "specified anatomical areas" shall not be visible from off-premises areas or from portions of an establishment accessible to minors.
- 3.** Sound from projections or entertainment shall not be audible from off-premises areas.

**b. Location Standards**

- 1.** Adult entertainment establishments shall not be located within 1,000 feet of another adult establishment, measured from the nearest point of the exterior wall of the proposed adult use to the nearest exterior wall of any other adult use.
- 2.** Adult entertainment establishments shall not be located within 300 feet of the following protected uses, measured from the nearest point of the exterior wall of the proposed adult use to the nearest point of lot boundary, provided such protected uses are established on or before the date an application for the proposed adult entertainment use is filed:
  - i.** Daycares;<sup>83</sup>
  - ii.** Schools, public or private;<sup>84</sup>
  - iii.** Schools, Vocational or Trade;<sup>85</sup>
  - iv.** Parks, playgrounds, or open space;<sup>86</sup>
  - v.** Indoor recreation facilities;<sup>87</sup>
  - vi.** Outdoor recreation facilities;<sup>88</sup>
  - vii.** Libraries;<sup>89</sup>
  - viii.** Religious assembly facilities;<sup>90</sup> or

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<sup>82</sup> The standards from 916 of the LDC have been carried forward with no substantive changes. Content has been re-organized and revised for clarity. Any significant changes to standards have been footnoted.

<sup>83</sup> Renamed from "a public or private day nursery or preschool" for consistency with new terms and definitions.

<sup>84</sup> Renamed from "elementary, middle, or secondary school" for consistency with new terms and definitions. "Instructional school" is included in the definition for "school, public or private" and has been eliminated from the list of "protected uses" in this section.

<sup>85</sup> Renamed from "vocational high school" for consistency with new terms and definitions. "Teen dance center" is included in the definition for "school, vocational or trade" and has been eliminated from the list of "protected uses in this section.

<sup>86</sup> Renamed from "public park or trailhead" for consistency with new terms and definitions.

<sup>87</sup> Renamed from "game center" for consistency with new terms and definitions.

<sup>88</sup> Renamed from "amusement park" for consistency with new terms and definitions.

<sup>89</sup> Renamed from "public library" for consistency with new terms and definitions.

<sup>90</sup> Renamed from "church, synagogue or temple" for consistency with new terms and definitions.

**ix.** Community buildings or privately owned clubs or lodges catered to minors (such as Boys and Girls Club, YMCA, and the like).<sup>91</sup>

- 3.** Measurements to determine whether the proposed adult use is within 300 feet of any recreational area, park, or trailhead shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest edge of the nearest public right-of-way, public parking, public access or fenced area associated with the recreational area, park or trailhead.
- 4.** Measurements involving a proposed adult use and any use identified in 3.3.C(31)b.1 or 3.3.C(31)b.2, both located on the same multi-tenant parcel, shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest point of the exterior wall of any use identified in 3.3.C(31)b.1 or 3.3.C(31)b.2..
- 5.** Adult entertainment establishments shall not be located within 300 feet of the following zoning district boundaries: RS-70, RS-35, RS-18, RS-10, RS-6, RMH, RM-1, RM-2, RM-3, M1, M2, L, PD, CF, OS, or NF, measured from the nearest point of the exterior wall of the proposed adult use to the nearest edge of the zoning district boundary. For purposes of this section, streets and other thoroughfares adjacent to the zoning district boundaries shall themselves be considered within such district boundaries.

**c. Location Standard Exceptions**

The Planning and Zoning Commission may waive the location standards in 3.3.C(31)b.2 and/or 3.3.C(31)b.3 if:

- 1.** A petition requesting such waiver is signed by 51 percent of those persons residing, 30 days or more, within a 300 foot radius of the proposed adult entertainment establishment location; and
- 2.** A petition requesting such waiver is signed by 51 percent of those nongovernmental owners who own uses listed in 3.3.C(31)b.2 within a 500 foot radius of the proposed adult entertainment establishment location; and
- 3.** The petition is received and verified by the Director.

**d. Application and Approval Process**

- 1.** A conditional use permit application for any proposed adult use shall be submitted pursuant to the provisions of **Section --**, including the procedures described therein for a pre-application consultation and application submittal requirements.
- 2.** After the filing of a conditional use permit application for a proposed adult use with the Community Development Department, the Director shall, within 15 days of filing of the application, determine if the application is complete. If the application is found to be incomplete, the Director shall immediately inform the applicant in writing, by certified mail, of the reasons thereof.
- 3.** The Director shall process any resubmitted application in accordance with the same requirements applicable to the processing of the original application. An applicant

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<sup>91</sup> Reworded for clarity and consistency.

may appeal the Director's determination that the application is incomplete to the Board of Adjustment pursuant to **Section --**.

- 4.** No conditional use permit application for any proposed adult use shall be deemed complete unless the Director has determined that the location requirements have been satisfied pursuant to 3.3.C(31)b.
- 5.** Following acceptance of a complete application, the Director shall conduct a formal review and prepare a report which shall be submitted to the Planning and Zoning Commission and made available to the applicant, media, and general public seven calendar days prior to the public hearing.
- 6.** Notice of hearings shall be given in the same manner as provided in **Section --**.
- 7.** Action of the Planning and Zoning Commission regarding the conditional use permit application shall be in accordance with **Section --** based upon the findings in **Section --**.
- 8.** The Planning and Zoning Commission shall also find that the granting of such conditional use permit would not endanger the public health, safety or welfare by significantly increasing the likelihood of one or more of the following:
  - i.** Hazards to the public health arising from the creation of a sanitary nuisance.
  - ii.** Illegal conduct in the areas surrounding the proposed adult use.
  - iii.** Adverse impacts on surrounding property resulting from an unusual volume or character of vehicular or pedestrian traffic.
  - iv.** Substantial and demonstrable diminution of the market value of surrounding property.
- 9.** The decision of the Planning and Zoning Commission shall be final 15 days from the date of the decision unless, prior to the expiration of that period, an appeal has been filed with the Director.
- 10.** An applicant whose complete application for a conditional use permit for an adult use has been denied by the Planning and Zoning Commission or approved by the Planning and Zoning Commission, but subject to conditions unacceptable to the applicant, shall have the right to appeal to City Council as provided in **Section --**.
- 11.** Each of the provisions of this section, including each of the findings set forth in **Section --** and subsections 3.3.C(31)d.7 and 3.3.C(31)d.8, shall be severable, and a judicial determination that any such provision is invalid on federal or state constitutional grounds, or otherwise, shall not affect the validity of:
  - i.** Any other provisions; or
  - ii.** Any determination by the Planning and Zoning Commission insofar as it is based on any provision not determined to be invalid.
- 12.** These provisions shall not be construed as permitting any use or act which is otherwise prohibited or made punishable by law.

## D. Industrial Uses

### (1) Food Processing<sup>92</sup>

#### a. All Zoning Districts

If proposed use is within 150 feet of a residential zoning district and the floor area is greater than 5,000 square feet, then approval of a conditional use permit shall be required pursuant to Section --.

#### b. M1, M3, and L Zoning Districts

Retail sales associated with this use are allowed in these zoning districts; however, distribution, warehousing, and/or wholesaling activities are prohibited.

### (2) Manufacturing, Artisan<sup>93</sup>

In the M1, M2, and M3 zoning districts:

- a. Artisan manufacturing uses shall be limited to 3,000 square feet of shop floor area.<sup>94</sup>
- b. All activities shall occur entirely within an enclosed structure.

#### Sedona Community Plan says...

Visitors come to Sedona for its artistic offerings more than for any other purpose except the natural beauty and outdoor recreation. (p. 102)

### (3) Manufacturing, Light<sup>95</sup>

In the CO zoning district:

- a. Retail sales associated with this use are allowed in the CO zoning district; however, distribution, warehousing, and/or wholesaling activities are prohibited.
- b. Individual uses are limited to a maximum of 5,000 square feet of gross floor area.
- c. All activities shall occur entirely within an enclosed structure.

### (4) Outdoor Storage<sup>96</sup>

- a. No outdoor storage operation shall be located in front of a principal building.
- b. Materials shall not be stored in areas intended for vehicular or pedestrian circulation.
- c. Outdoor storage shall be screened from public view pursuant to screening standards in Section --.
- d. No materials or storage shall be stacked higher than six feet.

### (5) Self-Storage Facility<sup>97</sup>

#### a. Layout and Design

1. Doors to individual storage units shall not be directly accessible from any street frontage.

<sup>92</sup> New for new use.

<sup>93</sup> New for new use.

<sup>94</sup> Replaces standard in 620.02(A)(22) and 629.02(A)(29) limiting "custom service and craft shops" to 3,000 square feet of shop floor area in the C1 and L zoning districts.

<sup>95</sup> New.

<sup>96</sup> New.

<sup>97</sup> New.

2. Individual storage units shall face the interior of the site.

**b. Operations**

1. Self-storage facilities within 150 feet of a residential district or use shall have operating hours not earlier than 7:00 a.m. and not later than 10:00 p.m.
2. The incidental retail sale of products associated with the business (e.g., boxes, moving supplies, locks, bubble wrap) is allowed.

**(6) Warehousing and Wholesale Facilities**

- a. Individual uses shall be limited to a maximum of 20,000 square feet of gross floor area.
- b. Outdoor storage and loading docks shall be subject to the screening and buffering standards in **Section --** and the off-street parking and loading standards in **Section --**.<sup>98</sup>

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<sup>98</sup> Screening, buffering, parking, and loading standards will be developed with Module 2.

## 3.4. Accessory Uses and Structures

### Commentary:

The current Sedona LDC lacks some common basic language related to accessory structures and uses that are typical in most land use codes. This new is intended to allow a variety of accessory uses/structures, so long as they comply with the general standards in this section.

### A. Purpose<sup>99</sup>

The purpose of this section is to establish minimum standards for accessory uses and structures that are incidental and subordinate to principal uses. These standards are intended to minimize adverse impacts on surrounding properties and the community.

### B. Accessory Uses and Structures Allowed

- (1) All principal uses allowed in a zoning district pursuant to Table 3.1 shall be deemed to include those accessory uses, structures, and activities typically associated with that use, unless specifically prohibited in this section. Typical accessory uses are identified in Section 10.2: *Definitions of Use Categories and Specific Use Types*.
- (2) Accessory uses and structures are subject to the standards in this section and any applicable use-specific standards for the associated principal use pursuant to Section 3.3.

### C. General Standards for All Accessory Uses and Structures<sup>100</sup>

#### (1) General Standards

##### a. Size<sup>101</sup>

1. Accessory uses and structures shall be clearly subordinate in area, extent, and purpose to the principal use or structure.
2. Accessory uses and structures shall not violate the bulk, parking, landscaping, or open space standards of this LDC when taken together with the principal use or structure.
3. The floor area of any detached accessory structure shall not exceed 50 percent of the floor area of the principal structure. The Director may authorize a structure to exceed this percentage if the structure is used for animal production or crop production associated with an agricultural use.
4. The total combined floor area of all structures shall not exceed the maximum lot coverage for the zoning district in which it is located.

##### b. Function

Accessory uses, including facilities and equipment, are permitted in conjunction with any principal use, provided the accessory use is compatible with the principal use and does not alter the character of the premises. Any reference to a permitted use shall include the accessory use.

<sup>99</sup> New.

<sup>100</sup> Previously 902.01 and 902.02 and 902.03. Did not carry forward language related to attached accessory structures. Are there any particular issues that have arisen in Sedona to address, or other general standards that should be considered?

<sup>101</sup> New.

**c. Timing**

Accessory uses or structures are not allowed until the principal use or structure is established.<sup>102</sup>

**(2) Detached Accessory Buildings**

**a. Number<sup>103</sup>**

A maximum of two accessory buildings shall be allowed per lot or parcel so long as each structure complies with the standards of this LDC.

**b. Use**

1. A maximum of one accessory building on a lot may be used as habitable space, and no other accessory buildings shall include habitable space, kitchen facilities, bathtubs, or showers.<sup>104</sup>
2. Manufactured homes shall not be used as guest quarters or accessory structures in any zoning districts.<sup>105</sup>

**c. Location**

1. No accessory building used as habitable space shall be located in the rear setback.
2. A detached accessory building shall meet the setback requirements of the principal building for front and side yards.
3. An accessory building not exceeding 15 feet in height may project to within five feet of the rear property line.<sup>106</sup>

**(3) Outside Sales and Display<sup>107</sup>**

- a. Outside sales or display items, furniture, or other associated devices shall not obstruct exits, entrances, pedestrian or bicycle access or passage, parking lot circulation nor impede traffic flow.<sup>108</sup>
- b. The designated outdoor sales/display area shall be kept clean and free from litter and debris at all times.
- c. To minimize visual impacts and maintain an attractive appearance, the city may require aesthetic enhancements (such as decorative and/or architectural embellishments, landscaping, and the like).

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<sup>102</sup> Replaces current standard in 902.01C allowing accessory structures prior to installation of the primary structure.

<sup>103</sup> New. Definition for "habitable space" is provided in 10.4, All Other Terms Defined.

<sup>104</sup> Replaced "cannot be used for residential purposes" with "shall not include habitable space."

<sup>105</sup> Removed language referring to "mobile homes" and propose prohibiting the accessory use of manufactured homes in all zones.

<sup>106</sup> Reworded for clarity.

<sup>107</sup> Standards carried forward from 917 of the LDC. Content was re-organized and modified for consistent grammar. Application submittal requirements and approval processes for open air businesses were not carried forward and will be addressed in the administrative section of future modules. We did not carry forward language for "gross floor area," language regarding Commission review or authority, or regarding inspections or suspensions. This will be addressed in the Administrative section in future modules. Separate standards for Uptown Entertainment Overlay District may apply to outside sales and display. These standards will be drafted with future modules.

<sup>108</sup> Reworded for clarity and consistency.



- d. Revisions or changes to an outside sales or display area that increase the number of sales/display locations, increase the size of the outdoor sales or display area, or change the approved use category shall subject to the same approval process as the original review.<sup>109</sup>
- e. The outside sales/display area shall be opaquely screened from public view pursuant to screening standards in Section --.
- f. Off-street parking for the outside sales/display area shall comply with the provisions of Section --.
- g. Vending machines permanently installed against but outside a structure shall not be considered an outside display.<sup>110</sup>

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## D. Additional Standards for Specific Accessory Uses and Structures

### (1) Guest Quarters<sup>111</sup>

- a. No more than one guest quarter use may be permitted per lot or parcel.
- b. Guest quarters shall be architecturally compatible with the principal dwelling on the lot.
- c. Mobile and manufactured homes, travel trailers, and recreational vehicles shall not be used as guest quarters.
- d. Guest quarters shall not contain kitchen facilities and shall be connected to the same utility services as the single-family dwelling.
- e. Guest quarters shall only be held in ownership by the owner of the principal dwelling.
- f. Detached structures used for guest quarters shall meet the setback requirements of the principal building.

### (2) Home Occupation<sup>112</sup>

#### a. Generally

Home occupation does not include a family of unrelated persons with disabilities residing in a group home licensed by the State of Arizona, including staff persons, as defined by this Code.

#### b. Use of Residential Space

1. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
2. There shall be no rental of residential space for commercial uses by others.

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<sup>109</sup> Reworded for clarity.

<sup>110</sup> Previously 902.03(E). Did not carry forward language requiring the number of vending machines to be approved by the Director.

<sup>111</sup> Previously in Article 6, *District Regulations*. Did not carry forward 600.02(A)(3)(e), a provision about converting guest houses to ADUs.

<sup>112</sup> Previously 915 in LDC. Reorganized for clarity.

**c. Size and Design**

1. The total usable floor space area dedicated to home occupation uses in any principal dwelling or accessory structure shall not exceed 25% of the gross floor area on the site.
2. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a nonresidential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, and the like).

**d. Operations**

1. No one other than a resident of the dwelling shall be employed in the use or activities of a home occupation.
2. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted that will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
3. No smoke, odor, liquid or solid waste shall be emitted.
4. A home occupation shall not create any radio, television, computer, or power line interference or noise audible beyond the boundaries of the site.
5. The use shall not generate more pedestrian or vehicular traffic than would be typical to the zoning district in which it is located.
6. The uses and activities associated with the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.
7. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.

**(3) Outside Storage, Accessory<sup>113</sup>**

**a. Generally**

1. Outside storage shall be limited to goods or materials sold or used on the premises as part of the principal use of the property.<sup>114</sup>
2. Outside storage shall be located in the rear yard or interior side yard of the lot.
3. Outside storage shall be subject to the screening standards in **Section --**.
4. Metal storage containers are prohibited in all zoning districts.

**b. Mobile Homes, Trailers, and Recreational Vehicles**

1. A mobile home shall not be placed or kept on a lot or parcel without a current and valid building permit, permanent foundation, hook-up facilities, permanent piers, blocks or foundations.

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<sup>113</sup> Standards taken from 902.03. Added the word "accessory." Reworded and reorganized for clarity and user-friendliness.

<sup>114</sup> New standard, replaces language in 902.03A. We propose this standard be applicable for all zoning districts, not just residential.

2. Travel trailers, motor homes, or recreational vehicles shall not be used or made suitable for use or occupancy.
3. All boats, trailers, motor homes, travel trailers, recreational vehicles, and buses shall be kept in reasonable repair and operable and neatly arranged in a parked condition, and shall be screened from adjacent properties and streets pursuant to Section --. Operable motor vehicles may be parked on the driveway or access way to the garage or carport.

**c. All Residential Zoning Districts**

A maximum of 200 square feet of any lot or parcel may be used for accessory outside storage.

**d. CO and IN Zoning Districts**

1. Outside storage shall be screened from the view of any contiguous property, right-of-way or easement pursuant to the screening standards in Section --.
2. Outside storage shall not include the display of merchandise for sale, except as provided in 3.4.C(3).

**(4) Swimming Pools**

- a. No swimming pool shall be located in the front or side yard setback areas.
- b. Swimming pools and associated equipment shall maintain a minimum separation of five feet from any other buildings or structures, except where the pool is attached to or part of a principal structure.<sup>115</sup>
- c. Swimming pools and associated equipment shall maintain a minimum separation of five feet from the rear lot line and shall not encroach into or over any easement.<sup>116</sup>

## 3.5. Temporary Uses and Structures<sup>117</sup>

**Commentary:**

The current LDC addresses temporary uses through Section 407, but those standards primarily consist of procedures and application requirements which are complex and difficult to administer. This proposed section builds on and clarifies the existing standards based on the recommendations in the LDC Analysis and subsequent discussions with staff. Revisions to existing standards and new standards are noted. The procedures for obtaining a temporary use permit will be drafted in Module 3.

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### A. Purpose

The purpose of this section is to allow certain uses and structures of a limited duration subject to specified conditions. This section is intended to ensure that such uses or structures do not negatively impact surrounding properties and are discontinued upon the expiration of a set time period.<sup>118</sup>

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<sup>115</sup> New.

<sup>116</sup> New.

<sup>117</sup> Replaces 407 of the LDC.

<sup>118</sup> Replaces 407.02. Reworded for consistency and clarity.

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## **B. Temporary Uses and Structures Allowed<sup>119</sup>**

Table 3.1, *Table of Allowed Uses* lists allowed temporary uses and structures alphabetically. Temporary uses and structures not listed in the table require approval under the procedure in 3.2.D, Classification of New and Unlisted Uses. All temporary uses are subject to the standards in this Section 3.5, in addition to any applicable requirements in Section 3.3, *Use-Specific Standards*.

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## **C. Approval Process for Temporary Uses and Structures<sup>120</sup>**

Review and approval of Temporary Use Permits shall be in accordance with **Section --**, *Temporary Use Permits*.

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## **D. General Standards for All Temporary Uses and Structures**

Temporary uses and structures shall comply with the following general requirements unless otherwise specified in this LDC:<sup>121</sup>

- (1)** The temporary use or structure shall not be detrimental to surrounding properties or to the public health, safety, or general welfare.<sup>122</sup>
- (2)** Permanent alterations to the site are prohibited.<sup>123</sup>
- (3)** Temporary signs associated with a temporary use or structure shall be removed when the activity ends or permit expires, whichever occurs first.<sup>124</sup>
- (4)** A temporary use or structure shall not violate any applicable use-specific standards or conditions of approval applicable to a principal use on the site.<sup>125</sup>
- (5)** Temporary uses shall not disturb any sensitive or protected resources, including floodplains, river protection setbacks, and required landscaping.<sup>126</sup>
- (6)** At the conclusion of a temporary use or structure, all disturbed areas shall be restored to the condition that existed prior to the use, or improved.<sup>127</sup>
- (7)** Temporary uses or structures shall not impede with normal operations of any permanent use located on the property.<sup>128</sup>
- (8)** Off-street parking shall be sufficient to accommodate the proposed temporary use.<sup>129</sup>

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<sup>119</sup> Replaces 407.01.

<sup>120</sup> The process for obtaining a temporary use permit will be drafted with the Administration article. This article will include the submittal requirements, review procedures, and permitting processes for all temporary uses in this section.

<sup>121</sup> Some language taken from 407 and reworded for clarity and consistency, some standards are new.

<sup>122</sup> Replaces 407.03(B)(2).

<sup>123</sup> Replaces 407.03(B)(1).

<sup>124</sup> Replaces 407.03(B)(4). Specific sign standards for temporary uses will be included in Article 7, Signs.

<sup>125</sup> New.

<sup>126</sup> Replaces 407.03(B)(6).

<sup>127</sup> New.

<sup>128</sup> New.

<sup>129</sup> Replaces 407.03(B)(3).

## **E. Additional Standards for Specific Temporary Uses and Structures<sup>130</sup>**

### **(1) Christmas Tree Lots<sup>131</sup>**

Christmas tree lots may be displayed no sooner than November 15 and shall be removed by December 30.

### **(2) Construction Support Activities<sup>132</sup>**

- a. Construction support activities are limited to on-premise construction purposes associated with the properties within extents of the development area.
- b. The Building Official may order the construction support activities to be discontinued, and in no event shall such temporary use continue after construction is complete.

### **(3) Filming-Related Activity<sup>133</sup>**

Commercial filming-related activities in a residential zoning district for periods longer than four consecutive weeks requires approval of a conditional use permit pursuant to **Section --**.

### **(4) Special Event<sup>134</sup>**

#### **a. Frequency and Duration**

1. Each lot or parcel is allowed a maximum of ten separate, three-day events per calendar year.
2. A lot or parcel with more than one business shall be treated as one property for purposes of this limitation.

#### **b. Sanitation and City Codes**

1. The Director or Building Official may require additional portable sanitation facilities in addition to existing area sanitation facilities.
2. Special events are subject to established occupancy loads and other building and fire code standards.

#### **c. Location**

For a special event established by a single business, outside sales shall be located only within the permittee's business frontage.

#### **d. Organized Community Event<sup>135</sup>**

Itinerant vendors are allowed only in conjunction with an organized community event.

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<sup>130</sup> These are typical types of temporary structures that we often include in codes. Are there other particular types of structures in Sedona that we should address?

<sup>131</sup> Replaces 407.02(D). Propose changing the start date from the fourth Friday in November to November 15<sup>th</sup>.

<sup>132</sup> New, replaces 407.02(E).

<sup>133</sup> Replaces 407.03(F)(2).

<sup>134</sup> Fundraising activities now fall under the general category "special event." The current frequency and duration for events is "11 consecutive days every 12 months or four separate three day events every twelve months." Proposed change allows for 10 separate three day events. Removed references to "outdoor" allowing special events to be conducted indoors or outdoors. Specific licensing and permitting criteria will be included in Article 9, Administration and Procedures.

<sup>135</sup> Language defining organized community events has been moved to the definitions section.

**(5) Temporary Housing<sup>136</sup>**

- a.** A permit shall be obtained prior to occupancy of the temporary housing.
- b.** Temporary housing is allowed during the 12 month period after issuance of a building permit to construct a permanent dwelling on the same lot.
- c.** The Building Official may order the temporary housing to be discontinued, and in no event shall such temporary use continue after construction is complete.<sup>137</sup>

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<sup>136</sup> Language taken from several zoning district regulations in Article 6, "occupancy of temporary housing."

<sup>137</sup> New.

## **Article 4: Wireless Communications Facilities**

[CURRENTLY BEING REVISED IN A SEPARATE PROJECT].

## **Article 5: Development Standards**

[TO BE DRAFTED IN LATER MODULE]

## **Article 6: Main Street and Character Districts Design Manual**

[TO BE DRAFTED IN LATER MODULE]

## **Article 7: Signs**

[CURRENTLY BEING DRAFTED BY CITY STAFF]

## **Article 8: Subdivision Standards**

[TO BE DRAFTED IN LATER MODULE]

## **Article 9: Administration and Procedures**

[TO BE DRAFTED IN LATER MODULE]





# Article 10: Rules of Construction and Definitions

**Commentary:**

This article includes general rules of construction and defined terms. Many of the rules of construction are new. This definitions article will continue to grow as future material is developed. Many of the terms were carried forward from the current LDC and revised as noted. New terms are also noted and are based on our work in other jurisdictions and tailored for Sedona. There are several placeholders where we will prepare graphics to supplement the text definitions, both by updating existing graphics and creating new graphics.

## 10.1. Rules of Construction<sup>138</sup>

## 10.2. Definitions of Use Categories and Specific Use Types

**Commentary:**

This section matches the organization of the use table in Article 3 and is intended to define all general use categories and specific use types allowed in the code. Many definitions are new, or have been consolidated as noted.


### A. Residential Uses

**Household Living<sup>139</sup>**

Uses characterized by residential occupancy of a dwelling unit by a “family.” Tenancy is arranged on a month-to-month or longer basis. Common accessory uses include recreational activities, raising of household pets, personal gardens, personal storage buildings, hobbies, and resident parking. Specific use types include:

**Housing Choice**

A sustainable community offers a range of housing types by providing opportunities for people to live near jobs, shopping, and services, which enables shorter trips, the use of alternative transportation, and a reduction in traffic congestion. (p.23)



**Dwelling, Co-Housing<sup>140</sup>**

A residential development that combines small individually-owned units on a single lot with common open space and sometimes including a larger community kitchen and dining room intended for communal use on a regular basis. The residents in a co-housing development agree to share in the provision of communal services such as cooking meals, maintenance of grounds, and child care.

**Dwelling, Duplex<sup>141</sup>**

A building with two dwelling units located on a single lot designed or arranged to be occupied by two families living independently.

**Dwelling, Live/Work<sup>142</sup>**

A dwelling unit containing an integrated living and working space in different areas of the unit.

<sup>138</sup> New section to clearly indicate meaning of the general terms used throughout the Code.

<sup>139</sup> New category and definition.

<sup>140</sup> New use and definition.

<sup>141</sup> Revised definition for clarity and consistent grammar. Currently included in the “multiple dwelling units and apartments” use type. Currently not permitted in the CN zoning district (now M1 zoning district). Did not carry forward use in the OP, C-1, C-2, and C-3 zoning districts (now CO, IN, and L zoning districts).

<sup>142</sup> New use and definition.

**Dwelling, Multifamily<sup>143</sup>**

A building, group of buildings, or portion of a building that contains three or more dwelling units located on a single lot.

**Dwelling, Single-Family Attached<sup>144</sup>**

Three or more dwelling units where each dwelling unit is located on its own separate lot, designed for occupancy by one family that is attached to other units.

**Dwelling, Single-Family Detached<sup>145</sup>**

A building located on one lot containing one dwelling unit not physically attached to any other principal structure that is designed to be occupied by one family.

**Manufactured Home<sup>146</sup>**

A structure built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title of the Housing and Community Development Act of 1974 as implemented by the Arizona Office of Manufactured Housing pursuant to A.R.S. Title 41, Chapter 16. This definition does not include manufactured home parks.

**Group Living<sup>147</sup>**

Uses characterized by residential occupancy of a structure by a group of people who do not meet the definition of “household living.” Tenancy is arranged on a monthly or longer basis and the size of the group may be larger than a “family.” Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff. Specific use types include:

**Assisted Living Facility<sup>148</sup>**

A facility licensed by the State Department of Health Services, that provides living accommodations and medical services for the aged who, due to illness or disability, require care similar to that provided to persons who are 55 years or over. Services like transportation, housekeeping, dietary supervision, and recreational activities may also be offered.

**Dormitory<sup>149</sup>**

A place of residence, other than a hotel, motel, or boarding house that is used, occupied, and maintained by persons enrolled in a college, university, educational, or religious institution, with sleeping accommodations, common gathering rooms, and may include group cooking and dining facilities designed to service the entire residency of the dormitory, and that is recognized and subject to controls by such educational institution.

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<sup>143</sup> New definition; there currently is no definition for “multiple dwelling units and apartments.” Currently not permitted in the CN zoning district, (now M1 zoning district). Propose to allow in the new M3 zoning district.

<sup>144</sup> Currently included in the “multiple dwelling units and apartments” use type. New definition. Currently not permitted in CN zoning district, (now M1). We propose allowing this use in the new M3 zoning district.

<sup>145</sup> Renamed from “single-family dwelling.” Revised definition for clarity and consistent grammar. Currently not permitted in the CN zoning district (now M1 zoning district). Did not carry forward use in the C-1, C-2, C-3 or L zoning districts (now CO, IN, and L zoning districts).

<sup>146</sup> Did not carry forward definitions for “mobile home,” “mobile home park,” or “mobile home space.”

<sup>147</sup> New category and definition.

<sup>148</sup> Consolidated “convalescent homes and retirement care facilities” from OP zoning district and “convalescent homes” from C-1, C-2, and L zoning districts. Renamed to “assisted living facility” and replaced definition for “convalescent home.” Currently not permitted in the CN or CF zoning districts (now M1, and CF zoning districts).

<sup>149</sup> Replaces current definition. Currently not permitted in the M1 or M2 zoning districts. We propose allowing this use in the new M3 zoning district.

## B. Public, Institutional, and Civic Uses

### Community and Cultural Facilities<sup>150</sup>

Uses including buildings, structures, or facilities to provide a service to the public. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

#### Cemetery or Internment Facility<sup>151</sup>

Land used or intended to be used for the burial of the dead and dedicated for such purposes and includes columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundaries of such premises.

#### Club or Lodge<sup>152</sup>

A meeting place for an incorporated or unincorporated association of persons organized for some common purpose, including social, educational, literary, political, or charitable purpose, operated by a private nonprofit or noncommercial organization. This use includes club houses, community centers, and clubs and lodges for youth.

#### Day Care<sup>153</sup>

A facility licensed, certified, or registered by the State of Arizona that provides care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day.

#### Funeral Facility<sup>154</sup>

An establishment for the care, preparation, or disposition of the deceased for burial and the display of the deceased and rituals connected with, and conducted before, burial or cremation. This use includes mortuaries, which are facilities in which dead bodies are prepared for burial or cremation, crematoriums, columbariums, and funeral homes.

#### Library<sup>155</sup>

A facility for storing and loaning books, periodicals, reference materials, audio and video media, and other similar media. A library may also include meeting rooms, offices for library personnel, and similar support facilities.

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<sup>150</sup> New category and definition.

<sup>151</sup> Renamed from "cemeteries, columbariums, and related facilities." Carried forward definition for "cemetery."

<sup>152</sup> Consolidated "club houses/community centers" and "clubs and lodges for youth" and "private clubs and lodges." New definition; there currently are no definitions for the use types that were consolidated. Replaces current definition for "club." Currently not permitted in the C-3, OS, and CF zoning districts (now IN, OS, and CF zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>153</sup> Renamed from "day care and nursery schools." Replaces current definition for "day care." New definition includes adult day care facilities and excludes "pre-schools" which is now included in "school, public or private." Currently not permitted in the CN and CF zoning districts (now M1 and CF zoning districts). We propose changing the level of permission from "conditional" to "permitted in the RM-3, C-1, and C-2 zoning districts (now RM-3 and CO zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>154</sup> Renamed from "mortuaries." New definition, there currently is no definition for "mortuaries." Currently not permitted in the CF zoning district. We propose allowing this use in the new M3 zoning district.

<sup>155</sup> Separated from "public and private libraries and museums." New definition; there currently is no definition for "public and private libraries and museums." Currently not permitted in the RS-36, RS-35, RS-18a, RS-18b, RS-12, R-10a, RS-10b, RS-6, RMH-6, RMH-12, RMH-10, RM-1, RM-2, RM-3, CN, C-3, and CF zoning districts (now RS-35, RS-18, RS-10, RS-6, RMH, RM-1, RM-2, RM-3, M1, and CF zoning districts). We propose allowing this use in the new M3 zoning district.

**Museum<sup>156</sup>**

An establishment operated as a repository for a collection of nature, scientific, literary curiosities, or objects of interest or works of art, not including the regular sale or distribution of the objects collected. A museum may also include meeting rooms, offices for museum personnel, and similar support facilities.

**Park, Active<sup>157</sup>**

Areas for recreational uses that require constructed facilities for organized activities including playing fields, playgrounds, and ball courts. Accessory uses may include group picnic shelters, hard surfaced pathways, restrooms, parking lots, and similar facilities.

**Park and Open Space, Passive<sup>158</sup>**

Areas for recreational uses related to the functions and values of a natural area that require limited and low-impact site improvements, including trails, signs, pedestrian bridges, seating, viewing blinds, and observation decks. Accessory uses may include drinking fountains, picnic tables, restrooms, parking lots, and similar facilities.

**Religious Assembly<sup>159</sup>**

A structure used by a religious organization or congregation for regular organized religious activities. Accessory uses may include columbariums in association with an established religious institution.<sup>160</sup>

**Educational Facilities**

Uses in this category include public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or vocational or trade schools. Accessory uses commonly include cafeterias, indoor and outdoor recreational and sport facilities, auditoriums, and day care facilities. Specific use types include:

**School, Public or Private<sup>161</sup>**

A public or private institution that offers general academic instruction at preschool, kindergarten, elementary, secondary, and collegiate levels, including graduate schools, universities, nonprofit research and religious institutions.

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<sup>156</sup> Separated from “public and private libraries and museums.” New definition; there currently is no definition for “public and private libraries and museums.” Currently not permitted in the CN and C-3 zoning districts (now M1 and IN zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>157</sup> Consolidated “parks and recreational facilities,” “public parks and maintenance facilities,” and “public parks and related active recreational facilities.” We propose allowing this use as a permitted use in all zoning districts. Currently this use requires conditional use permit review in all residential zoning districts and the CF zoning district.

<sup>158</sup> New use and definition.

<sup>159</sup> Renamed from “religious institutions.” Replaces current definition. We propose allowing this use as a permitted use in all zoning districts except as not permitted in the OS zoning district.

<sup>160</sup> Language regarding columbariums is from Article 6.

<sup>161</sup> Renamed from “educational institutions.” Proposed definition includes preschools, which are currently included definition for “day cares.” Revised current definition for “educational institutions,” by adding language to include “private schools” and moved regulatory language to the use-specific standards section. Currently not permitted in the CN, RC, or L zoning districts, (now M1 and L zoning districts). We propose changing the level of permission from “conditional” to “permitted” in the OP, C-1, C-2, C-3, and CF zoning districts, (now M2, CO, IN, and CF zoning districts).

**School, Vocational or Trade<sup>162</sup>**

A secondary school offering instruction in a professional, vocational, or technical field. This use includes public or private schools providing domestic, recreational and other types of instruction, such as dance, gymnastics, cooking, music, martial arts and handicrafts.

**Healthcare Facilities<sup>163</sup>**

Uses characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

**Hospital<sup>164</sup>**

An institution designed for the diagnosis, treatment, and care of human illness or infirmity and providing health services, primarily for inpatients, and including as related facilities, laboratories, outpatient departments, training facilities and staff offices, but not including clinics or health care centers.

**Medical or Dental Clinic<sup>165</sup>**

An establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of licensed health care practitioners, dentists, or licensed health care practitioners and dentists in practice together. This use includes health spas, alternative care and holistic healing centers. Accessory uses may include incidental retail sales of products incidental to the services provided.

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**C. Commercial Uses**

**Agricultural and Animal Uses**

This category includes agricultural and farming activities, including nurseries and facilities for processing and selling agricultural products. Agricultural uses involve urban farming, beekeeping, horticulture, floriculture, viticulture, and animal husbandry. Animal-related uses include the boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas. Specific use types include:

**Agriculture, General<sup>166</sup>**

The land use of animal husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, aquaculture, hydroponics, together with necessary accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products. This definition includes the keeping of animals for family food production, education or recreation. Accessory uses may include incidental sales by the producer of products raised on the farm. This use excludes

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<sup>162</sup> Consolidated "commercial trade or vocational schools" and "dancing, art, music, and business schools." Replaces current definition for "school, vocational" and "commercial school and/or trade school" and "school, instructional." Currently not permitted in the CN, OP, and CF zoning districts. We propose allowing this use in the new M3 zoning district.

<sup>163</sup> New category and definition.

<sup>164</sup> Hospitals would likely be categorized under "medical, dental, and related health services" under the current LDC. We recommend making hospitals its own use type. Hospital is currently defined in Article 2 but not included in the "use regulations" for zoning districts. We recommend allowing this use in the new M3 zoning district.

<sup>165</sup> Renamed from "medical, dental and related health services." "Massage therapy" is included in this use type. Replaces definition for "health care center" and "clinic." Accessory use reference taken from 619.02(A)(12). Currently not permitted in the CN zoning district, (now M1 zoning district. We propose allowing this use in the new M3 zoning district.

<sup>166</sup> New use and definition. Includes the "noncommercial keeping of farm animals."

marijuana cultivation, slaughterhouses, commercial feedlots, or stockyards, fat rendering, meatpacking, tanning, cutting, curing, cleaning or storing of green hides or skins, and slaughtering or meatpacking of animals not raised on the premises.

**Agriculture, Urban<sup>167</sup>**

The raising, keeping or production of fruits, vegetables, flowers, and other crops, poultry, and bees; composting; and the processing of those agricultural products. Accessory uses may include incidental sales of produce, plants, or products raised on the premises, preparing, treating, and storing agricultural products, equipment and machinery, but does not include marijuana cultivation or the dressing of animals not raised on the premises. This definition does not include the keeping or raising of swine, goats, sheep, cattle, horses, or other farm animals.

**Kennel, Commercial<sup>168</sup>**

Any establishment where five or more domestic animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity.

**Stable, Commercial<sup>169</sup>**

A facility or area where horses, mules, or other domestic animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity. The definition includes accessory uses such as riding lessons, clinics, and similar activities.

**Veterinary Hospital or Clinic<sup>170</sup>**

Facility for the diagnosis, treatment, or hospitalization of domestic animals, operated under the supervision of a licensed veterinarian. The incidental temporary overnight boarding of animals that are recuperating from treatment is included in this definition.

**Recreation and Entertainment**

This category includes indoor and outdoor recreation and entertainment activities. Accessory uses may include limited retail, concessions, parking, and maintenance facilities.

Specific use types include:

**Campground<sup>171</sup>**

An outdoor facility designed for overnight accommodation of human beings in tents, rustic cabins, and shelters for recreation, education, naturalist, or vacation purposes for periods not to exceed two weeks. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.

**Sedona Community Plan says...**

Recreation is a significant component of the tourism industry and contributes to the economy with tour companies, outfitters, and guides that offer a variety of supplies, services, and activities based on outdoor recreation. (p. 83)

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<sup>167</sup> Renamed from “agricultural experimental facilities.” New definition, there is currently no definition for “agricultural experimental facilities.” We propose allowing this use in all zoning districts.

<sup>168</sup> Replaces current definition for “kennel.”

<sup>169</sup> New use.

<sup>170</sup> Consolidated “small animal hospitals (with outdoor runs, pens, and cages)” and “veterinarian offices and animal hospitals.” Replaces current definition for “animal hospital.” Currently not permitted in the CN or OP zoning districts, (now M1 and M2 zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>171</sup> Renamed from “public or private noncommercial campgrounds and picnic areas.” New definition, there currently is no definition for “campgrounds and picnic areas.” RV parks were added to this use type. Currently not permitted in the RC, L, or CF zoning districts (now L and CF zoning districts).

**Indoor Recreation Facility<sup>172</sup>**

A commercial recreational use conducted entirely within a building, including amusement arcades, bowling alleys, billiard halls, skating rinks, theaters, art galleries and studios, art centers, assembly halls, athletic and health clubs, auditoriums, community centers, conference centers, exhibit halls, gymnasiums, swimming pools, and tennis courts. Accessory uses may include limited retail, concessions, and maintenance facilities.

**Outdoor Recreation Facility<sup>173</sup>**

Uses in this category provide recreation and entertainment activities operated by a commercial enterprise that is mostly outdoors or partially within a building, including picnic areas, outdoor swimming pools, skateboard parks, tennis courts, basketball courts, baseball diamonds, soccer and football fields, amphitheaters, outdoor arenas, and outdoor theaters. Accessory uses may include limited retail, concessions, and maintenance facilities.

**RV Park**

An outdoor facility designed for overnight accommodation of human beings in tents, rustic cabins, recreational vehicles, and shelters for recreation, education, naturalist, or vacation purposes for periods not to exceed two weeks. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.

**Food and Beverage Services<sup>174</sup>**

Establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. Specific use types include:

**Bar, Tavern, or Lounge<sup>175</sup>**

An eating and drinking establishment providing or dispensing by the drink for on-site consumption fermented malt beverages, and/or malt, special malt, vinous, or spirituous liquors, and in which the sale of food products is secondary. A bar, lounge, or tavern may include live entertainment and/or dancing; however, shall not include any adult entertainment.

**Catering Establishment<sup>176</sup>**

An establishment whose principal business is to prepare food on-site, then to transport and serve the food off-site. No business consumption of food or beverages is permitted on the premises.

**Microbrewery, Distillery, or Winery<sup>177</sup>**

A small brewery, winery, or distillery operated separately or in conjunction with a drinking establishment or restaurant, provided the beer, wine, or liquor is sold for consumption onsite or off the premises and is not sold to other drinking establishments, restaurants, or wholesalers.

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<sup>172</sup> New use and definition. Consolidated "amusement arcades," bowling alleys and billiard halls," "skating rinks," "theaters," "commercial art gallery," "cultural centers," "public and semi-public community centers and recreational facilities," and "recreational buildings." Currently not permitted in the RM-2, CN, and C-3 zoning districts, (now RM-2, M1, and IN zoning districts). We propose allowing this use in the new M3 zoning district and changing the level of permission from "conditional" to "permitted" in the CF zoning district.

<sup>173</sup> New use and definition. Consolidated "municipal golf courses," "miniature golf," and "skateboard parks." Currently not permitted in the C-3, RC, and L zoning districts, (now IN and L zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>174</sup> New category and definition.

<sup>175</sup> Renamed from "cocktail lounges and bars." New definition, there currently is no definition for "cocktail lounges and bars." Currently not permitted in the CN, OP, and C-3 zoning districts, (now M1, M2, and IN zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>176</sup> New definition, there currently is no definition for "catering establishments." Currently not permitted in the OP or C-3 zoning districts, (now M2 and IN zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>177</sup> New use and definition.

**Mobile Food Vending<sup>178</sup>**

A vehicle, typically a van, truck, or towed trailer, from which food and beverages are sold.

**Restaurant<sup>179</sup>**

An eating/drinking establishment that is open to the public, where food and beverages are prepared, served, and consumed within the principal building, or off the premises as carry-out orders; or in an outdoor seating area on the premises. Accessory uses may include an outdoor dining area or sidewalk café.

**Restaurant with Drive-Through<sup>180</sup>**

An eating/drinking establishment that is open to the public, where food and beverages are prepared, served, and consumed within the principal building, within a motor vehicle parked on the premises, off the premises as carry-out orders; or in an outdoor seating area on the premises, and has drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles. Accessory uses may include an outdoor dining area or sidewalk café.

**Lodging Facilities**

Uses in this category provide lodging services for a defined period of time with incidental food, drink, and other sales and services intended for the convenience of guests. Specific use types include:

**Lodging, Fewer than Seven Units<sup>181</sup>**

A building or portion of a building containing fewer than seven units offered for transient lodging accommodations at a daily rate. Accessory uses may include additional services such as restaurants, meeting rooms, and recreational facilities. This use includes hotels, motels, timeshares, boarding house, bed and breakfast, and similar lodging, but does not include foster homes, sheltered care homes, nursing homes, or primary health care facilities.

**Lodging, Medium-Density<sup>182</sup>**

A building or portion of a building containing seven or more units offered for transient lodging accommodations at a daily rate and that meets the density and other standards in Section 3.3.C(18). Accessory uses may include additional services such as restaurants, meeting rooms, and recreational facilities. This use includes hotels, motels, timeshares, boarding

**Sedona Community Plan says...**

Avoid homogeneous or "hotel strip" development along the highway corridors, and providing commercial diversity and mixed uses. Provide locations that have the greatest diversity of commercial uses to encourage pedestrian rather than vehicle trips. (p. 27)

<sup>178</sup> New use and definition.

<sup>179</sup> Consolidated "café and coffee houses," "restaurants and outdoor seating areas (including sale of alcohol)," and "restaurants, (including sale of alcohol)." Replaces current definition for "restaurant." Currently not permitted in the OP zoning district, (now M2 zoning district). We propose allowing this use in the new M3 zoning district.

<sup>180</sup> Renamed from "drive-in stores and restaurants." New definition, there currently is no definition for "drive-in stores and restaurants." Currently not permitted in the C-3 zoning district, (now IN zoning district). We propose allowing this use in the new M3 zoning district.

<sup>181</sup> New definition, Consolidated "hotel," "motel," "bed and breakfast establishment," "boarding house," "timeshare project," and "other similar uses." Lodging facilities are proposed to be separated into a three-tier system by which the lowest tier (fewer than seven units) is allowed as a permitted use by right in the mixed-use, commercial, and lodging districts, the medium-density tier is allowed by right, but with limitations on the maximum density and parcel size, and the highest tier requires conditional use permit review by both Planning Commission and City Council and is only allowed in the L district.

<sup>182</sup> New definition. See footnote for "lodging, fewer than seven units." "Bed and breakfast" is currently allowed as a permitted use in the OP, C-1, and C-2 zoning districts, (now M2 and CO zoning districts); and as a conditional use in the RM-1, RM-2, and RM-3 zoning districts. Current standards limit bed and breakfast establishments to 6 units. "Boarding House" is currently allowed as a permitted use in the RM-1, RM-2, and RM-3 zoning districts. Current standards require any permitted use converting to a hotel, motel, timeshare or similar lodging use that has more than 6 guest units to go through the rezoning process established in LDC 629.



house, bed and breakfast, and similar lodging, but does not include foster homes, sheltered care homes, nursing homes, or primary health care facilities.

**Lodging, High-Density<sup>183</sup>**

A building or portion of a building containing seven or more units offered for transient lodging accommodations at a daily rate and that meets the density and other standards in Section 3.3.C(19). Accessory uses may include additional services such as restaurants, meeting rooms, and recreational facilities. This use includes hotels, motels, timeshares, boarding house, bed and breakfast, and similar lodging, but does not include foster homes, sheltered care homes, nursing homes, or primary health care facilities.

**Office, Business, and Professional Services<sup>184</sup>**

Uses in this category provide executive, management, administrative, governmental, or professional services, but do not sell merchandise except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

**Administrative, Professional, or Government Office<sup>185</sup>**

A building in which services are provided and/or business is conducted including administrative, professional, governmental, or clerical operations. Typical examples include fire service, ambulance, judicial court or government offices, post office, real estate, campaign headquarters, political and philanthropic offices, radio stations, call centers, insurance, property management, investment, financial, employment, travel, advertising, law, architecture, design, engineering, accounting, and similar offices. This use includes accessory uses such as restaurants, coffee shops, health facilities, parking, limited retail sales, or other amenities primarily for the use of employees in the firm or building.

**Financial Institution<sup>186</sup>**

An establishment that provides retail banking, mortgage lending, and financial services to individuals and businesses, and including check-cashing facilities. Accessory uses may include automatic teller machines, drive-through service, offices, and parking.

**Personal Services**

Uses in this category provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Specific use types include:

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<sup>183</sup> See footnotes for "lodging, fewer than seven units," and "lodging, medium-density."

<sup>184</sup> New category and definition.

<sup>185</sup> New use and definition. Consolidated "post office," "postal contract stations," administrative and executive offices," "campaign headquarters," "clerical and professional offices," "political and philanthropic offices," "professional offices," "public buildings and grounds," "public utility service offices," "radio stations," "telegraph offices," "blueprint and photocopy services," "printing shops," "employment services," and "travel agencies." Currently not permitted in the CN zoning district, (now M1 zoning district). We propose allowing this use in the new M3 zoning district and changing the level of permission from "conditional" to "permitted" in the CF zoning district.

<sup>186</sup> Replaces current definition for "business or financial services." There currently is no definition for "financial institutions." Currently not permitted in the CN, OP, and C-3 zoning districts, now (M1, M2, and IN zoning districts). We propose allowing this use in the new M3 zoning district.

**Personal Service, General<sup>187</sup>**

An establishment that provides repair, care, maintenance or customizing of wearing apparel or other personal articles or human grooming services and includes such uses as beauty/barber shops, shoe repair, laundry or dry cleaning services, alterations, spas, tanning salons, photography studios, house cleaning services, small appliance repair, weight reduction centers, florist, or pet grooming shops.

**Laundromat, Self-Service<sup>188</sup>**

An establishment providing washing, drying, or dry-cleaning machines on the premises for rental use to the general public. This definition includes automatic, self-service only, or hand laundries.

**Retail Sales<sup>189</sup>**

Uses involving the sale, lease, or rent of new or used products directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale. Accessory uses may include offices, parking, storage of goods, assembly, repackaging, or repair of goods for on-site sale. Specific use types include:

**Auction House<sup>190</sup>**

A place where the property of others, such as objects of art, furniture, and other goods (except livestock), are offered by a broker or auctioneer for sale to persons who bid on the items in competition with each other at scheduled sales periods or events.

**Building Materials and Supply Store<sup>191</sup>**

A business involved in the sale, storage, and distribution of structure supplies and services including lumber, brick, tile, cement, insulation, floor covering, lighting, plumbing supplies, electrical supplies, cabinetry and roofing materials. Accessory uses may include repair or delivery services, outside sale of plants and gardening supplies, and incidental wholesale trade.

**General Retail, Less than 10,000 Square Feet<sup>192</sup>**

Retail sales containing not more than 10,000 square feet of floor area.

**General Retail, 10,000 Square Feet or More<sup>193</sup>**

Retail sales containing between 10,000 square feet and 25,000 square feet of floor area.

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<sup>187</sup> Consolidated "barber and beauty shops," "laundry and dry cleaning pick-up," "photography services," tailoring (tailor shops)," "group instruction," "janitorial services and supplies," "florist shop," "small appliance repair," and "pet grooming." We propose allowing this use in the new M3 zoning district.

<sup>188</sup> Renamed from "self-service laundries." Replaces current definition for "laundry, self-help." Currently not permitted in the CN and OP zoning districts. (now M1 and M2 zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>189</sup> New category and definition.

<sup>190</sup> Renamed from "auction houses and stores." New definition, there currently is no definition for "auction houses and stores." Currently not permitted in the OP zoning district, (now M2). We propose allowing this use in the new M3 zoning district.

<sup>191</sup> New use and definition. "Lumber yards" was moved to this use type. Currently not permitted in the C-1 and C-2 zoning districts, (now CO zoning district).

<sup>192</sup> Consolidated "auto parts stores," "antique shops," "apparel stores," "appliance and hardware stores," "bicycle and moped shops," "books, gifts, and stationary stores," "candy stores and confectioneries," "dairy products stores," "retail bakeries," "convenience markets," "decorating and drapery shops," "department stores," "drug stores and pharmacies," "prescription pharmacies," "furniture stores," "hobby shops," "jewelry stores," "liquor stores," "neighborhood markets," "newspaper and magazine stores," "office and business machine stores," "pet shops and supplies and feed stores," "retail uses," "shoe store, sales and repair," "sporting goods stores," "stamp and coin shops," "swimming pool/spa sales and service," "television and radio sales and service," "tobacco shops," "toy stores," and "variety stores." We propose allowing this use in the new M3 zoning district.

<sup>193</sup> Includes all of the current uses consolidated under "general retail, less than 10,000 square feet." This use also includes "supermarkets."

**General Retail, More than 25,000 Square Feet<sup>194</sup>**

Retail sales containing more than 25,000 square feet of floor area.

**Medical Marijuana Dispensary**

A nonprofit entity defined in the Arizona Medical Marijuana Act, A.R.S. Section 36-2801.11, that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials to qualifying patients, caregivers or dispensary agents defined in A.R.S. Section 36-2801.2. A dispensary may also include a medical marijuana infusion facility.

**Medical Marijuana Dispensary, Off-Site Cultivation Location**

The one additional location, if any, where marijuana may be cultivated for the use of a medical marijuana dispensary as disclosed pursuant to the Arizona Medical Marijuana Act, A.R.S. Section 36-2804(B)(1)(b)(ii).

**Nursery or Garden Supply Store<sup>195</sup>**

An establishment, including a building, part of a building, or open space for the growth, display and/or sale of plants, trees, and other materials used for planting for retail sales and incidental wholesale trade.

**Transportation<sup>196</sup>**

This category includes uses primarily associated with train, bus, and aircraft facilities. Examples include airports, depots, terminals, or other facilities which serve as a hub.

**Airport<sup>197</sup>**

Any area which is used or is intended to be used for the taking off and landing of aircraft, including helicopters, and appurtenant areas which are used or are intended to be used for airport buildings or facilities, including open spaces, taxiways, tie-down areas, hangars, and other necessary buildings. Accessory uses may include restaurants, cafes, car rental or storage facilities, aircraft servicing, fueling, or leasing; and private aviation clubs or associations.

**Transit Terminal or Station<sup>198</sup>**

A facility where public transit vehicles load and unload patrons, and where patrons may transfer from between public transit lines, when that is the principal use of the property. This use may include park & ride or ride-sharing facilities, but does not include public transit vehicle repair or maintenance facilities.

**Vehicles and Equipment<sup>199</sup>**

This category includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices. Specific use types include:

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<sup>194</sup> Includes all of the current uses consolidated under “general retail, less than 10,000 square feet.” This use also includes “supermarkets.”

<sup>195</sup> New definition, there currently is no definition for “nursery and garden supply stores.” Currently not permitted in the OP zoning district, (now M2 zoning district). We propose allowing this use in the new M3 zoning district.

<sup>196</sup> New category and definition.

<sup>197</sup> Replaces current definition for “airport.” Expanded definition to include accessory uses. This use was not previously included in the use regulations of Article 6.

<sup>198</sup> New use and definition.

<sup>199</sup> New category and definition.

**Equipment Sales and Rental<sup>200</sup>**

An establishment engaged in the display, sale and rental of equipment, tools, supplies, machinery or other equipment used for building construction, manufacturing, farming or agriculture. This use includes the sale of farm-specific vehicles such as tractors, tillers, farm trailers, back hoes, graders, boom lifts, and front-end loaders, but not including car or truck rentals.

**Fleet Services<sup>201</sup>**

A central facility for the storage of vehicles used regularly in business operation and not available for sale, or long-term storage of operating vehicles. Typical uses include courier, delivery, and express services, recreational touring fleets, taxi fleets, limousine services, and mobile-catering truck storage.

**Parking Facility<sup>202</sup>**

As a principal use, the ownership, lease, operation, or management of a commercial surface parking lot, above-ground structure, or below-ground structure in which fees are charged.

**Vehicle Fuel Sales<sup>203</sup>**

A lot or portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Such an establishment may offer for sale at retail other convenience items as a clearly secondary activity and may also include a freestanding, automatic car wash.

**Vehicle Repair, Major<sup>204</sup>**

An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, upholstery, muffler, transmission work and major engine and engine part overhaul.

**Vehicle Repair, Minor<sup>205</sup>**

An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers and similar mechanical equipment, including brake, muffler, tire repair and change, lubrication and tune ups, provided it is conducted within a completely enclosed building. Major repairs such as vehicle bodywork or painting or repair of engines or drive trains is prohibited.

**Vehicle Sales and Leasing<sup>206</sup>**

The sale, display, lease, rental, or storage of light motor vehicles, including automobiles, vans, light trucks, light trailers, boats, ATVs, snowmobiles, and recreational vehicles. This definition shall not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.

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<sup>200</sup> New use and definition.

<sup>201</sup> New use and definition.

<sup>202</sup> Renamed from "public and private parking facilities." This use includes "public or private garages or other parking structures." New definition, there currently are no definitions for the use types that were consolidated. We propose allowing this use in the new M3 zoning district.

<sup>203</sup> Renamed from "automotive service station." Definition taken from current definition for "automotive self-service station." Currently not permitted in the C-3, RC, or L zoning districts, (now IN and L zoning districts). We propose changing the level of permission from "conditional" to "permitted" in the C-1 and C-2 zoning districts, (now CO zoning district). We propose allowing this use in the new M3 zoning district.

<sup>204</sup> Renamed from "automobile repair, major." Definition taken from "automotive repair, general."

<sup>205</sup> Consolidated "automobile repair, minor" and "tire sales and service." Definition taken from "automotive repair, minor." Currently not permitted in the OP zoning district, (now M2 zoning district). We propose allowing this use in the new M3 zoning district.

<sup>206</sup> Renamed from "automobile, truck, trailer, boat, camper, farm implement and machine, recreational vehicle, and motorcycle sales and services." This use includes "jeep tour offices," and "automobile rentals."

**Vehicle Service Station<sup>207</sup>**

A lot or portion of a lot used for the servicing of motor vehicles. Such servicing may include retail sale of motor fuel and oils, lubrication, incidental car washing, waxing and polishing, sale and service of tires, tubes, batteries, service of auto accessories, and may include a freestanding automatic car wash. Such servicing shall not include tire recapping, sale of major auto accessories, wheel repair or parts, sale or rebuilding of engines, battery manufacturing or rebuilding, radiator repair or steam cleaning, body repair, painting, upholstery or installation of auto glass. Accessory uses may include inspections and minor repairs.

**Vehicle Wash<sup>208</sup>**

The use of a site for washing, cleaning, and detailing of passenger vehicles, recreational vehicles, or other light-duty equipment.

**Adult Entertainment Establishments<sup>209</sup>**

Adult entertainment establishments include: adult bookstores, adult live entertainment establishments, adult novelty stores, or adult theaters and all other adult entertainment establishments.

**Adult Entertainment<sup>210</sup>**

This definition includes the following terms and definitions:

**A. Adult Bookstore**

Any commercial establishment having as a substantial or significant portion of its stock in trade books, magazines, other periodicals, motion pictures, or video cassettes, video disks or other similar means of visual communication which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas."

**B. Adult Live Entertainment Establishment**

Any commercial establishment which provides any of the following entertainment or services during any part of more than two calendar days within a 90 day period:

1. Any dancing, such as bottomless or topless, striptease, go-go, flash, exotic dancers, or any similar performance where the dancer's clothing does not completely and opaquely cover "specified anatomic areas" as defined herein;
2. Any modeling, wrestling, sports performance or service or retail activity where the clothing of the participants does not completely and opaquely cover "specified anatomical areas" as defined herein.

**C. Adult Novelty Store**

Any commercial establishment having as a substantial or significant portion of its stock in trade instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities" excluding condoms and other birth control and disease prevention products.

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<sup>207</sup> This term is currently defined in the definitions section of the LDC; however it is not included in the "use regulations."

<sup>208</sup> Renamed from "car washes." New definition, there currently is no definitions for "car wash." Currently not permitted in the OP, RC, or L zoning districts, (now M2 and L zoning districts). We propose changing the level of permission from "conditional" to "permitted" in the C-1 and C-2 zoning districts, (now CO zoning district). We propose allowing this use in the new M3 zoning district.

<sup>209</sup> New category and definition.

<sup>210</sup> Definition for "adult entertainment" has been carried forward. This use is currently only allowed in conjunction with permitted or conditional uses in the C1, C2, and C3 zoning districts (now CO and IN zoning districts).

**D. Adult Theater**

Any commercial establishment regularly used for presenting for observation by patrons therein any film or plate negative, film or plate positive, film or tape designed to be projected on a screen for exhibition, or films, glass slides or transparencies, either in negative or positive form, and which is designed for exhibition by projection on a screen, or in any type of viewing booth or any other visual presentation, including supportive audio or other sensory communication media, which projects images by electronic, mechanical or similar means which may be viewed by patrons alone or in groups of two or more which is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas."

**E. Adult Uses**

Any adult bookstore, adult live entertainment establishment, adult novelty store, or adult theater.

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**D. Industrial Uses**

**Manufacturing and Processing<sup>211</sup>**

Uses in this category includes the excavation, transporting, manufacture, fabrication, processing, reduction, destruction or any other treatment of any article, substance or commodity, in order to change its form, character or appearance. Accessory uses may include retail sales, offices, storage, cafeterias, employee amenities, parking, warehousing, and repair facilities. Specific use types include:

**Food Processing<sup>212</sup>**

A facility where food for human consumption in its final form, such as candy, baked goods, tortillas, and ice cream is produced, and the food is distributed to retailers or wholesalers for resale on or off the premises.

**Manufacturing, Artisan<sup>213</sup>**

An establishment or business where an artist, artisan, or craftsperson teaches, makes, or fabricates crafts or products by hand or with minimal automation and may include direct sales to consumers. This definition includes uses such as small-scale fabrication, manufacturing, and other industrial uses and processes such as welding and sculpting.

**Manufacturing, Light<sup>214</sup>**

Industrial operations relying on the assembly, distributing, fabricating, manufacturing, packaging, processing, recycling, repairing, servicing, storing, or wholesaling of goods or products, using parts previously developed from raw material. This definition includes uses that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where such assembly, fabrication, or processing takes place.

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<sup>211</sup> Definition taken from the current definition for "industry." The last sentence was added regarding common accessory uses.

<sup>212</sup> Consolidated "wholesale bakeries" and "frozen food lockers." New definition, there currently are no definitions for the use types that were consolidated. Currently not permitted in the CN, OP, RC, and L zoning districts, (now M1, M2, and L zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>213</sup> New use type and definition. "Craft shops," "custom service and craft shops," and "taxidermists" moved to this use type. Currently not permitted in the CN, OP, and C-3 zoning districts, (now M1, M2, and IN zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>214</sup> New use and definition. "Cleaning and dyeing plants," "newspaper and magazine printing and publishing," "sign painting shop," "water-bottling and distillation for retail sales only," and "stone and monument yards" were moved to this use type. We recommend prohibiting this use from the RC and L zoning districts, (now L zoning district).

### **Storage and Warehousing<sup>215</sup>**

Uses in this category are engaged in the storage or movement of goods for themselves or other businesses. Goods are generally delivered to other businesses or the final consumer, except for some will-call pickups. There are typically few customers present. Accessory uses may include offices, truck fleet parking, and maintenance areas. Specific use types include:

#### **Contractor Office or Equipment Storage Yard<sup>216</sup>**

A building and related outdoor areas used to store and maintain construction equipment and other materials and facilities customarily required in the building trade by a construction contractor. This use may include showrooms and shops for the display and sale of electrical, plumbing, heating, air conditioning, sheet metal, and other material in connection with contracting services.

#### **Outdoor Storage<sup>217</sup>**

As a principal use, a property or area used for the long term (more than 24 hours) storage of materials, merchandise, products, stock, supplies, machines, operable vehicles, equipment, manufacturing materials, or personal property of any nature that are not kept in a structure having at least four walls and a roof. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage.

#### **Self-Service Storage Facility<sup>218</sup>**

A building or group of buildings consisting of individual, self-contained units that are leased to individuals, organizations, or businesses for self-service storage of personal property.

#### **Warehousing and Wholesale Facility<sup>219</sup>**

A building or area for storage, wholesale, and/or distribution of goods and materials, supplies, and equipment that are manufactured or assembled off-site. This definition excludes the bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions. Accessory uses may include retail and office uses.

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## **E. Public and Semi-Public Uses**

Uses including all lines, buildings, easements, passageways, or structures used or intended to be used by any public or private utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar public services at a local level. Specific use types include:

### **Flood Control Facility<sup>220</sup>**

A facility used to reduce or prevent the detrimental effects of flood waters. Such uses may include channel banks, floodplains, floodways, watercourses, or similar improvements or facilities.

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<sup>215</sup> New category and definition.

<sup>216</sup> New definition, there currently is no definitions for "contractors yards."

<sup>217</sup> "Vehicle storage yards" were moved to this category. New definition, there currently is no definition for "outdoor storage." Currently not permitted in the C-3 or CF zoning districts, (now IN and CF zoning districts).

<sup>218</sup> Renamed from "public storage facilities (mini-storage)." New definition, there currently is no definitions for "public storage facilities (mini-storage)."

<sup>219</sup> Renamed from "warehousing." Replaces current definition for "warehousing."

<sup>220</sup> New definition, there currently is no definitions for "flood control facilities." Currently only allowed after conditional use review in the OS zoning district. We recommend allowing this use as "permitted" in all zoning districts.

**Public Utility, Major<sup>221</sup>**

A facility used to convert electric power, natural gas, telephone signals, cable/fiber optic communications, and water services from a form appropriate for transmission over long distances to a form appropriate for residential household or commercial use, or vice versa. This use includes but is not limited to: electric substations, natural gas regulator stations, telephone switching stations, water pressure control facilities, and sewage lift stations, regional stormwater drainage facilities, and water and sewer treatment facilities. Major public utilities are of a size and scale found only in scattered sites throughout the city.

**Public Utility, Minor<sup>222</sup>**

A facility used to convert electric power, natural gas, telephone signals, cable/fiber optic communications, and water services from a form appropriate for transmission over long distances to a form appropriate for residential household or commercial use, or vice versa. Minor public utilities are of a size and scale commonly found in all areas of the city.

**Water Storage Tank<sup>223</sup>**

A tower or other facility for the storage of water for supply to a water system.

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**F. Accessory Uses**

A use that is incidental and subordinate to the principal use of the lot, building, or another structure on the same lot. Specific use types include:

**Accessory Building<sup>224</sup>**

A detached subordinate building located on the same lot as the principal building, the use of which is incidental to the principal building or use of the lot.

**Guest Quarters<sup>225</sup>**

A structure attached or unattached to a principal dwelling, used to house guests of the occupants of the principal dwelling, and held in ownership by the owner of the principal dwelling.

**Home Occupation<sup>226</sup>**

Any uses of a vocational or professional nature which are customarily conducted entirely within a dwelling or an accessory building; are clearly incidental, secondary and in addition to the use of the structure for dwelling purposes; and are managed in such a way that does not change the character of the dwelling or adversely affect surrounding properties. This does not include a family of unrelated persons with disabilities residing in a group home licensed by the State of Arizona, including staff persons, as defined by this Code.

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<sup>221</sup> Renamed from “public utility and public service substations.” New definition, there currently is no definitions for “public utility and public service substations.” Currently not permitted in the CF zoning district. We recommend allowing this use as “conditional” in all zoning districts.

<sup>222</sup> Renamed from “public utilities substations.” This is a new definition. Currently not permitted in the C-3, CF, and OS zoning districts, (now IN, CF and OS zoning districts). We recommend allowing this use as “permitted” in all zoning districts.

<sup>223</sup> Renamed from “public utility water tanks.” New definition, there currently is no definitions for “public utility water tanks.” Currently not permitted in the CF and OS zoning districts.

<sup>224</sup> Replaces current definition for “building (accessory).” Removed language indicating an accessory building could be attached. We propose allowing this use in all zoning districts.

<sup>225</sup> Consolidated “guest houses, detached” and “guest quarters, attached.” Replaces current definition for “guest house.” Currently not permitted in the RM-1, RM-2, RM-3, or CN zoning districts, (now RM-1, RM-2, RM-3 and M1 zoning districts). We recommend allowing guest quarters as a per mitted use in all zoning districts that allow “single-family detached” dwellings.

<sup>226</sup> Carried forward definition. Currently not permitted in the CN, and OP zoning districts, (now M1 and M2 zoning districts). We recommend allowing this use in all zoning districts that allow permanent dwelling units.



**Outside Sales and Display<sup>227</sup>**

The outdoor sale and display area of retail goods, produce, handcrafts, and the like conducted on the same lot or parcel as the principal business with which such activities are associated. This use does not include mobile food vending.

**Outdoor Storage, Accessory<sup>228</sup>**

The incidental keeping of goods, materials, equipment, or personal property of any nature that are not kept in a structure having at least four walls and a roof. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage.

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**G. Temporary Uses<sup>229</sup>**

Temporary uses are uses that occur for a specified time period only. Such uses shall not include the frequent occurrence of an activity at short intervals or events repeated on a regular basis, such as every weekend or every other weekend.

**Christmas Tree Sales<sup>230</sup>**

Christmas tree sales include the sale of healthy, nonhazardous, cut or live evergreen trees, wreaths, and tree stands.

**Construction Support Activity<sup>231</sup>**

A temporary modular building located at a construction site which serves only as an office or for security purposes until the given construction work is completed.

**Filming-Related Activity<sup>232</sup>**

The temporary use of a structure or area for the purpose of filming, photography, or other visual medium for commercial purposes. This definition does not include adult entertainment establishments.

**Model Home<sup>233</sup>**

A dwelling or dwelling unit representative of other dwellings or units offered for sale or lease or to be built in an area of residential development within the City. Before occupancy by a family, a model home may be used as a temporary sales office for the development in which it is located.

**Special Event<sup>234</sup>**

A temporary outdoor use on public or private property that extends beyond the normal uses and standards allowed by the Sedona Land Development Code. "Special events" include, but are not limited

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<sup>227</sup> Renamed from "open air businesses." Replaces current definition for "open air business." Currently not permitted in the CN, OP, and C-3 zoning districts, (now, M1, M2, and IN zoning districts). We propose allowing this use in the new M3 zoning district.

<sup>228</sup> New use and definition. We recommend allowing this use in all zoning districts pursuant to the general screening requirements.

<sup>229</sup> Taken from 407.02.

<sup>230</sup> Renamed from "Christmas tree lots." New definition, there currently is no definitions for "Christmas tree lots." We propose allowing this use in the new M3 zoning district and changing the level of permission from "permitted" to "prohibited" in all residential zoning districts.

<sup>231</sup> New definition including language from 407.02(E). We propose allowing this use in the new M3 zoning district.

<sup>232</sup> Renamed from "film permits." We propose allowing this use in the new M3 zoning district.

<sup>233</sup> Consolidated "subdivision sales office" with "model homes." Replaces current definition for "model home." Currently not permitted in the RM-1, RM-2, RM-3, CN, and OP zoning districts. We recommend allowing this use in any zoning district that allows "single-family detached" dwellings and the M2 zoning district. Currently requires a conditional use permit for residential zoning districts.

<sup>234</sup> Consolidated "organized outdoor community event," "outdoor event, single business," "outdoor event, three or more businesses," and "nonprofit fund-raising activities." New definition; not previously defined in the LDC. We propose changing the level of permission from "conditional" to "permitted" in the OP, C-1, C-2, C-3, and L zoning districts, (now M2, CO, IN, and L zoning districts). We propose allowing this use in the new M3 zoning district.

to, fundraising activities, educational, historic, religious and patriotic displays or exhibits, circuses, amusements, outdoor concerts, festivals, revivals, street fairs, outdoor arts and crafts fairs, and other organized outdoor events.

### **Temporary Housing<sup>235</sup>**

A temporary residential or nonresidential building or structure, including travel trailers, employed as a temporary living space during the construction of a permanent dwelling.

## **10.3. Terms of Measurement**

*[Included with zoning districts]*

## **10.4. All Other Terms Defined**

### **Accessory Use**

A use conducted on the same lot as the principal use of the structure to which it is related and that is clearly incidental to and customarily found in connection with such principal use.

### **Adjacent<sup>236</sup>**

Same as "abutting."

### **Applicant<sup>237</sup>**

The owner, owner's agent, or governmental agency that has requested an entitlement or change in entitlements.

### **Building**

A structure having a roof supported by columns or walls.

### **Building, Accessory<sup>238</sup>**

A subordinate building, attached or detached from the principal building.

### **Building, Principal<sup>239</sup>**

The building or buildings in which the principal use on a lot is conducted. In a residential district, any dwelling shall be considered the principal building of the lot on which the dwelling is situated.

### **Habitable Space<sup>240</sup>**

A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

### **Kitchen Facilities<sup>241</sup>**

A space where food is cooked or prepared and contains the facilities and equipment use in preparing and serving food, such as: A gas or electric range or oven, a kitchen sink, a refrigerator/freezer, kitchen cabinets, or an electric outlet for 220 voltage and/or plumbing or standpipes for equipment and facilities normally found in a kitchen.

<sup>235</sup> Currently not permitted in the RM-1, RM-2, RM-3 and CN zoning districts, (now RM-1, RM-2, RM-3 and M1 zoning districts).

<sup>236</sup> New.

<sup>237</sup> New.

<sup>238</sup> Did not carry forward "containing an accessory use."

<sup>239</sup> From current definition of "building, main or principal."

<sup>240</sup> New. Definition taken from the International Residential Code (IRC).

<sup>241</sup> Replaces current definitions for "cooking facilities" and "kitchen facilities."

**Principal Use**

The principal purpose for which land or a building is arranged, designed, intended, occupied, and maintained.

**Semi-Public Use**

A use or building located on private land to serve public benefits.

**Structure**

The result of arranging materials and parts together, such as buildings, tanks and fences (but not including tents or vehicles) and attaching them to a lot. It shall also mean a mobile home, anything constructed or erected, any edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner, which is located on or in the ground or is attached to something having a location on or in the ground, including swimming and wading pools and covered patios. Paved areas, walks, tennis courts and similar outdoor areas and fences or walls 3 feet or less in height are excepted.