

AGENDA

City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Tuesday, February 6, 2018

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 work session open to the public on Tuesday, February 6, 2018, 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

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 & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. Discussion regarding the update of the Land Development Code.
4. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, February 20, 2018; 3:30 pm (Work Session)
 - b. Tuesday, February 20, 2018; 5:30 pm (Public Hearing)
 - c. Tuesday, March 6, 2018; 3:30 pm (Work Session)
 - d. Tuesday, March 6, 2018; 5:30 pm (Public Hearing)
5. 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.
6. ADJOURNMENT

Physical Posting: February 1, 2018 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: 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 • www.sedonaaz.gov/cd

Memorandum

Date: January 30, 2018
To: **Planning and Zoning Commission**
From: Michael Raber, Senior Planner
Meeting Date: February 6, 2018
Subject: Sedona Land Development Code Update

This agenda item provides for a continuation of the Commission's January 16, 2018, work session regarding the update of the Sedona Land Development Code (LDC) Public Draft Part 2. This draft includes:

- Article 5 – Development Standards
- Article 7 – Subdivision Standards
- Article 10 – Definitions (partial)

For the January 16, 2018, work session, Staff prepared a summary of questions and comments received regarding this draft. The summary was organized by the sections provided in the draft and included recommended topics for further discussion. At the January 16 work session, the Commission was not able to discuss all of the items in the summary. The February 6 work session is intended to provide the Commission with an opportunity to continue discussing this draft including the summary of questions and comments. The following remaining items from the summary are highlighted for discussion. Please note that the discussion regarding firewise/landscaping and density will be discussed at the March 20, 2018 work session.

Section 5.9. Public Art

- Section 5.9.B. Applicability (Page. 95 and footnote 325)
Exempt multi-family projects from public art requirements if they address local housing needs.
- General discussion regarding development standards and housing affordability (All Code Standards).

Article 7: Subdivision Standards - Summary of Comments

General – Gated Subdivisions

The LDC does not currently address gated subdivisions. Should the Code address this issue and if so, in what way?

Section 7.3.C.3.b. Lot Planning, Access (Page 103)

The standard requires at least two points of access into a subdivision. Clarify how this would apply to a simple lot split. Should shared access be allowed or individual access to each lot?

Section 7.3.F.4.b. Street Design Standards (Page 106)

Clarify the kinds of elements involved in "...suitable designs and materials for the construction of streets, curbs and sidewalks..."

Section 7.3.J.2. Alternatives to Subdivision Standards – Cluster Subdivisions (Pg. 108 - Table 7.1.)

Additional discussion is needed regarding density, parcel, lot size and block length. For lot size, is 3000 square feet too large? Should it be reduced or left unspecified? Is the smaller block length (i.e. 660 feet vs. 600 feet) sufficient? Are the setback distances too small or are they needed?

Article 10: Definitions – Summary of Comments

Add the following:

- Culvert
- Director
- MUTCD (Manual on Uniform Traffic Control Devices)
- Trailer
- Exception – Alternative definition regarding a requirement that doesn't apply in a particular circumstance.



PART 2 – DEVELOPMENT STANDARDS

Article 5: Development Standards

Article 7: Subdivision

Article 10: Definitions (partial)

PUBLIC DRAFT – November 2017

CLARION

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Article 1: General Provisions

[TO BE DRAFTED IN PART 3]

Article 2: Zoning Districts

[PART 1]

Article 3: Use Regulations

[PART 1]

Article 4: Wireless Communications Facilities

[CURRENTLY BEING REVISED IN A SEPARATE PROJECT].

Article 5: Development Standards

Commentary

This article contains standards that address development quality, such as grading and drainage, parking, landscaping, and building design. The current Code contains extensive development quality standards in multiple locations, primarily Article 9 and Article 10 (the Design Review Manual). The primary tasks in drafting this article were to consolidate the various related and overlapping provisions from Articles 9 and 10, to convert guidelines into standards, and to remove unnecessary material (either because it is outdated, or duplicative, or because it belongs in separate administrative or design review guidelines).

This proposed draft also contains a substantial amount of new material based on the Assessment Report and Annotated Outline and follow-up discussions with staff and other community stakeholders.

Historic preservation is not included, since all those provisions are administrative in nature (e.g., designation of historic resources, procedures for a certificate of appropriateness). They will be included in the draft of the third part, Administration.

5.1. Purpose¹

This article includes standards that regulate the physical layout and design of development within Sedona to ensure the protection of the health, welfare, safety, and quality of life. These standards address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the Sedona Community Plan vision for a more attractive, efficient, and livable community.

5.2. Applicability²

A. New Development

The requirements of this article shall apply to all new development pursuant to Section ---, *Jurisdiction and Applicability*, unless otherwise exempted in this article.

B. Redevelopment Activities

A modification to a structure existing as of the effective date of this Code shall require compliance with all or portions of the standards in this article to the maximum extent practicable, based on the following scaled implementation approach.

(1) Exterior Renovation

Any exterior renovation of a building shall comply with the site and building design standards in Section 5.7 for that renovation. If the renovation is proposed for only a portion of a building, the Director may waive compliance with the site and building design standards if that renovation would be inconsistent with the overall design of the existing structure.

(2) External Additions

External additions to existing structures shall trigger compliance with the development standards in this article pursuant to Table 5.1. Additions shall be calculated based on the gross

¹ New.

² This new section summarizes the applicability of the various development standard sections throughout this article.

floor area of that structure (and not gross floor area of all structures per lot). Additional information on applicability is provided in the referenced sections.

Table 5.1
Applicability Thresholds for External Additions

Section	Residential	Mixed-Use and Nonresidential
Section 5.3, <i>Grading and Drainage</i>	All development; see Section 5.3.B	
Section 5.4, <i>Access, Connectivity, and Circulation</i>	All development; see Section 5.4.B	
Section 5.5, <i>Off-Street Parking and Loading</i>	15 percent increase in gross floor area; 25 percent for non-primary uses; or any expansion that requires a Conditional Use Permit; see Section 5.5.B	
Section 5.6, <i>Landscaping, Buffering, and Screening</i>	25 percent increase in gross floor area; change of use requiring an increase in required parking by 25 percent or more; or any expansion that requires a Conditional Use Permit; see Section 5.6.B	
Section 5.7, <i>Site and Building Design</i>	Varies; see Section 5.7.B	
Section 5.8, <i>Exterior Lighting</i>	50 percent increase in gross floor area for single-family, or 25 percent for other residential use; or if cumulative cost of addition is greater than 25 percent of valuation of building, as determined by Director; see Section 5.8.B	25 percent increase in gross floor area, or if cumulative cost of addition is greater than 25 percent of valuation of building, as determined by Director; see Section 5.8.B
Section 5.9, <i>Public Art</i>	Expansion of a multifamily building by 10 dwelling units or more; see Section 5.9.B	Increase by 2,500 square feet gross floor area; see Section 5.9.B
Notes:		

5.3. Grading and Drainage

Commentary

This section is based on the current Article 8: Grading and Drainage. While no major substantive changes are proposed, this section includes the general standards related to earthwork construction needed during the early planning stages of a project. This section also incorporates relevant drainageway standards from Article 10, the Design Review Manual, and incorporates comments received from the Engineering staff. The technical grading and drainage standards found in Article 8 and Article 10 are proposed for relocation to a separate engineering manual. The administrative and procedural content was removed from Article 8 and will be included in Part 3 of the LDC Update.

A. Purpose³

The section establishes standards that regulate earthwork construction, including excavation, embankments, grading, and drainage on property located within the city, in order to reduce siltation into Oak Creek and to protect, preserve, and enhance the natural environment, including natural land forms and vegetation.

B. Applicability⁴

(1) Generally⁵

- a. No person shall do any work in or over any drainage way or floodplain, nor shall any person do any grading, filling, excavating, cutting, or other site earthwork, without first obtaining the proper permit and/or authorization pursuant to **Section --**.
- b. In no case shall alteration of any drainage way identified on a USGS topographic map as a permanent or intermittent watercourse be permitted, except as allowed in 5.3.B(2).⁶
- c. Submittals for development of individual residential lots within flood-prone areas shall comply with the city's adopted standards.

(2) Exemptions⁷

a. Generally

Unless otherwise provided in this Code, written authorization shall not be required, nor shall the city prohibit:

1. The construction of bridges, culverts, dikes and other structures necessary to the construction of public highways, public roads, and streets intersecting a watercourse;

³ From Article 8, Section 800 and Section 801. Minor edits to streamline.

⁴ From Article 8, Section 801. Pulls in the applicability language from the purpose statement. This section has been reorganized for clarity. The current LDC has multiple permit requirements that appear to overlap.

⁵ Article 8, Section 803. Removed the AZ State Standard 6-05 language, which we understand is outdated. We also removed the site plan checklist and supplementary information checklist, which should be in a separate manual. Did not carry forward language specific to submittal requirements (plans; drawings; engineering studies; supporting data, including the quantity of cut and the quantity of fill; and such other information as required by the City Engineer and Director). This information will be addressed in Part 3, Admin & Procedures.

⁶ Further discussion required related to the relevance of the USGS map. Instead, the city may consider referencing the 1994 SCS Floodplain Management Study drainage ways.

⁷ This exemptions section may be relocated to the general code provisions in Part 3, or removed from the LDC entirely.

2. Any flood control district, county, city, or town or other political subdivision from exercising powers granted to it under A.R.S. Title 48, Chapter 21, Flood Control Districts; or
3. The construction of streams, waterways, lakes, and other auxiliary facilities in conjunction with the development of public parks and recreation facilities by a federal or state public agency or a political subdivision of the State of Arizona.

b. Existing Development⁸

Unless otherwise provided in this Code, this Section 5.2 shall not apply to:

1. Existing legal uses of property or the right to continuation of such legal use, and reasonable repair or alteration of such property pursuant to **Section ---**, *Nonconformities*;
2. Reasonable repair of structures constructed with the written authorization required by A.R.S. Section 48-3613;
3. Facilities constructed or installed pursuant to a Certificate of Environmental Compatibility issued pursuant to A.R.S. Title 40, Chapter 2, Article 6.2, Power Plant and Transmission Line Siting Committee; and
4. Improvements to existing streets or highways, or improvements to existing fill slopes, that do not conform with this Section 5.2 that is authorized in writing by the City Engineer.⁹

c. Liability¹⁰

These exemptions do not preclude any person from liability if that person's actions increase flood hazards to any other person or property. Neither the issuance of a building permit under the provisions of **Section --**, nor compliance with the provisions of this Section 5.2, or with any conditions imposed in the building permit, shall relieve any person from responsibility for damage to other persons or property, nor impose any liability upon the city for damage to other persons or property.

C. Compliance Required

- (1) All earthwork construction and stormwater management systems shall be designed and constructed in accordance with the provisions of this Code, the Sedona Engineering Standards Manual, and the standards of other applicable regulating authorities.¹¹
- (2) In the case where requirements in this Code conflict with requirements in the Sedona Engineering Standards Manual, Yavapai County Flood Control District, or Coconino County

⁸ Relocated here from current 803.02. Did not carry forward "...However, if a nonconforming use of land or building or structure is discontinued for 12 months, or is destroyed to the extent of 50 percent of its value, as determined by a licensed appraiser, any further use shall comply with this section; Reasonable repair or alteration of property for the purposes for which the property was legally used on September 10, 1991, except that any alteration, addition or repair to a nonconforming building or structure which would result in increasing its flood damage potential shall be either floodproofed or elevated to or above the regulatory flood elevation." That information will be relocated to the nonconformities section with Part 3 of the LDC Update. In that section we will clarify that floodproofing is not an option for residential structures (shall be raised above the regulatory flood elevation). Also need to confirm statutory references.

⁹ Previously 810.07L and 810.08K.

¹⁰ Previously 803.02D. We propose this standard apply to all exemptions listed in this section.

¹¹ Modified to include reference to the Engineering Standards Manual and standards from other regulating authorities.

Flood Control District conflict, the more stringent requirement as determined by the City Engineer shall apply.¹²

- (3) The provisions in this Section 5.2 shall not be construed to prevent the enforcement of other laws that prescribe more restrictive limitations, nor be presumed to waive any limitations imposed by other statutes or ordinances.

D. General Standards¹³

(1) Grading and Slope Protection¹⁴

In addition to the grading standards in Sedona Engineering Standards Manual, the following general standards shall apply:

- a. All buildings, structures, driveways, and roads shall, to the maximum extent practicable, follow the natural contours of the land to minimize disturbed area.
- b. Grading and cut-and-fill practices shall be minimized and shall blend scale, form, and visual character into the natural landforms and minimize exposed scars. Level grading of entire lots without respect for existing landforms or neighboring development is prohibited. *(graphic removed)*¹⁵
- c. Sharp angles shall be rounded off, in a natural manner, at the top and ends of cut and fill slopes (within approximately five feet of the sharp angle) unless steep angles are a natural character of the site. Where this would damage tree root systems, the amount of rounding off may be reduced and shrubs used instead to hide the transition.
- d. Except for driveways, cut-and-fill slopes shall be entirely contained within a lot and natural grade at the lot lines shall be maintained.
- e. Where the existing terrain is generally level, slopes greater than 1:3 are prohibited within five feet of property lines. *(graphic removed)*
- f. Finished floor elevations of buildings and parking areas shall transition with the grades of the site.
- g. On sloped properties, structures shall be designed to step down with the existing topography. Building placement on slopes shall incorporate stepped vertical massing and plan view offsets to save existing vegetation and landforms. *(graphic removed)*

(2) Storm Drainage Facilities¹⁶

In addition to the stormwater management standards in the Sedona Engineering Standards Manual, the following general standards shall apply:

¹² Previously 803.01A.

¹³ Previously 805. Renamed from Permit Requirements.

¹⁴ Consolidates grading standards from Article 8 and Article 10.

¹⁵ Previously 810.07A and 810.08A and combined with similar grading requirements in Article 10. Replaced "should blend scale..." with "shall blend scale..." These standards will be included in the Engineering Standards Manual.

¹⁶ New language regarding MDS4 inserted by staff. Precipitation data removed and will be located in the Engineering Standards Manual.

a. Generally

1. All developments shall be designed with considerations for existing, temporary, and post-development drainage impacts and flows. These considerations shall include quantity, quality, and method of delivery of drainage flows.
 2. Project designs shall provide drainage measures on the project site so that off-site storm drainage flows do not increase, are not more polluted, or differently delivered than existing flows, unless adequate provisions satisfactory to the City Engineer are made to accommodate the flow off site.¹⁷
- b.** Design measures shall be implemented to prevent non-storm drainage flows from flowing between or off of properties.
- c.** All development proposals shall, to the maximum extent feasible, preserve existing drainage courses in as natural a manner as possible.¹⁸
- d.** No obstruction, including walls and fences, shall be placed within a drainage facility, roadside ditch, wash, or drainage easement, unless authorized by the City Engineer.¹⁹
- e.** Maintain existing riparian areas in undisturbed form unless authorized by the City Engineer.²⁰

Sedona Community Plan says...

Preserve and restore natural drainages and open space areas with native plants to provide wildlife habitat, reduce erosion, and improve stormwater retention. (p.78)

(3) Detention Basins²¹

Detention basins can serve multiple purposes, including removing sediment from storm water runoff and reducing runoff. Detention basins shall be designed as natural-looking and usable resources and shall:

- a.** Be designed in free-form shapes to blend with the natural landscape. They may be integrated into usable open space with controlled access and signage that provides for the safe public use of such areas.
- b.** Be landscaped to serve as areas of visual interest, and to soften their appearance.
- c.** Incorporate landscape materials that are consistent with the overall landscape palette of the project and shall comply with the standards in **Section --**.

¹⁷ Removed "to the extent practicable" and added "satisfactory to the City Engineer."

¹⁸ Previously 2.3 of Design Manual. Replaced "should" with "shall."

¹⁹ Previously 803.01.

²⁰ Replaced "should" with "shall" and included statement granting authority to the City Engineer.

²¹ Previously 2.3.2 of Article 10. Replaced "should" with "shall."

5.4. Access, Connectivity, and Circulation

Commentary:

This section includes standards from Sections 706, 906, 912, and Article 10 related to access, connectivity, and circulation of automobiles, pedestrians, and bicycles. In cases where the current LDC merely encourages a sound development practice, this draft requires such practice. The majority of this section contains new standards. Footnotes indicate where existing language has been modified. Some illustrations in this draft have been carried forward from the current Code; however, some illustrations will be replaced with more legible and higher-quality graphics prior to the final adoption draft.

A. Purpose²²

The purpose of this Section 5.4 is to support the creation of a highly connected transportation system within the city in order to:

- (1) Promote multimodal travel in Sedona by providing options for automobiles, transit, bicycles, and pedestrians;
- (2) Connect neighborhoods to each other;
- (3) Connect neighborhoods to local destinations such as employment, schools, parks, and shopping centers;
- (4) Reduce vehicle miles of travel and travel times;
- (5) Mitigate the traffic impacts of new development;
- (6) Improve air quality;
- (7) Reduce emergency response times;
- (8) Increase effectiveness of local service delivery;
- (9) Free up arterial capacity to better serve regional long-distance travel needs; and
- (10) Avoid the creation of large, isolated tracts without routes for through traffic or pedestrian and bicycle connections.

Sedona Community Plan says...

Create a network of pedestrian and bicycle improvements and connections linking neighborhoods, activity centers, and popular destinations, and promote walkable, bike-able connections to transit stops. (p.66)

B. Applicability²³

Except as otherwise provided in this Section 5.4, the standards in this section shall apply to all development.

C. Circulation Plan Required²⁴

- (1) All development, except for single-family residential uses within previously platted subdivisions²⁵, shall prepare a circulation plan. The circulation plan shall meet the requirements of the Administrative Manual, which at minimum shall include:

²² New.

²³ New.

²⁴ New.

²⁵ This threshold is proposed for discussion purposes. It is intended to accommodate infill and redevelopment on smaller parcels.

- a. Street connectivity;
 - b. Emergency and service vehicle access;
 - c. Parking movements;
 - d. Loading operations;
 - e. Turning radii;
 - f. Traffic calming measures where future “cut-through” traffic is likely; and
 - g. Other similar issues identified by the Director.
- (2) The Director may waive the requirement for a circulation plan on a case-by-case basis in the event that a development is expected to have no impact upon circulation or proposes no change in existing circulation patterns. This provision shall not be construed to exempt development that includes additional parking, driveways, or substantial modifications to the existing pedestrian network.
- (3) A circulation plan shall be submitted with the respective site plan or subdivision application, as appropriate.
-

D. Street Connectivity

(1) Purpose²⁶

Street and block patterns shall include a clear hierarchy of well-connected streets that distribute traffic over multiple streets and avoid traffic congestion on principal routes. Within each development, the access and circulation system should accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses. Local neighborhood street systems are intended to provide multiple direct connections to and between local destinations such as parks, schools, and shopping.

Sedona Community Plan says...

Provide street connections as low-speed alternatives to the highways that will maintain neighborhood safety and integrity. (p.66)

(2) Standards²⁷

- a. The vehicular access and circulation for a development shall incorporate the continuation and connection of public street roadways and associated rights-of-way that have been extended or connected to the boundary of the development site from existing or approved abutting developments.
- b. The vehicular access and circulation for a development shall provide for the extension or connection of proposed internal public street roadways and associated rights-of-way to those boundaries of the development site whenever such extensions or connections are or may be necessary to ensure that the development site or the abutting property will have:
 - 1. At least two vehicular access points to and from an external through street system;

²⁶ New.

²⁷ New.

2. Convenient and efficient access by vehicles needed to provide police, fire, and emergency services; and
3. Convenient and efficient access by vehicles needed to provide other public services.
- c. An extension or connection of a public street roadway and right-of-way to an abutting property shall include the extension or connection of associated bikeways and sidewalks.
- d. The Director and/or the City Engineer may require a temporary turnaround at the end of a roadway extension if needed to facilitate traffic flow or to accommodate emergency vehicles pending the roadway's connection to other roadways.
- e. The Director and/or the City Engineer may waive or modify the requirements or standards for extension or connection of a public roadway from or to an abutting property if such extension is impractical or undesirable because it would:
 1. Require crossing a significant physical barrier or environmentally sensitive area (e.g., watercourses, floodplains, riparian areas, steep slopes; wildfire hazard areas);
 2. Require the extension or connection of a proposed internal public street to an abutting property with existing development whose design makes it unlikely that the street will ever be part of a network of public streets (for example, the abutting existing development has no public streets, or there are no "stubbed-out" street rights-of-way or open corridors between the proposed development site and public streets in the abutting development to accommodate a current or future extension or connection);
 3. Require the extension or connection of a proposed internal public street to an abutting property owned by a government or public utility to which vehicular access is restricted, or other property to which vehicular access is restricted by easement or deed; or
 4. Require the extension or connection of a proposed internal public street to an abutting property that is developed or zoned for a use whose level and type of generated traffic would be incompatible with the proposed development.

(3) Cul-de-Sacs and Dead-End Streets²⁸

- a. Where residential developments have cul-de-sacs or dead-end streets, such streets shall be connected to the closest local or collector street or to cul-de-sacs in adjoining subdivisions via a sidewalk or multi-use path, except where deemed impractical by the Director.
- b. All stub streets and temporary dead-end streets greater than 150 feet in length shall terminate in a cul-de-sac.

E. Driveways and Access**(1) General²⁹**

- a. Every lot shall have sufficient access providing reasonable means of ingress and egress for emergency vehicles and for those needing access to the property for its intended use.

²⁸ These standards are new. Standards related to turnarounds, cul-de-sac radius, and islands from 706.04.A(10) were not carried forward and will be relocated to the Engineering Standards Manual.

²⁹ New.

- b.** All driveway entrances and other openings onto streets shall be constructed so that:
 - 1.** Vehicles may safely enter and exit the property;
 - 2.** Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized; and
 - 3.** Shared driveways are provided to the maximum extent feasible to minimize the number of access points to streets.
- c.** Unobstructed, direct, and convenient access for vehicles to and from a public street shall be provided for all off-street parking spaces. Access from any parking area to a public street shall be designed to allow vehicles to enter and exit in forward drive.
- d.** All driveways shall be surfaced with materials that have textures and colors that would enhance visual compatibility with native site surroundings. Such materials may include paving blocks or bricks, exposed aggregate concrete and asphalt, but specifically does not include uncolored concrete.³⁰

(2) Driveways Fronting Highway 89A³¹

Unless otherwise approved by the City Engineer, driveways providing ingress and/or egress from Highway 89A shall comply with the following:

- a.** Only one driveway access point per property shall be allowed.
- b.** Driveways along Highway 89A shall not be located closer than 40 feet from another driveway.

(3) Residential³²

In addition to the above general requirements, all residential development shall be subject to the following:

- a.** There shall be no direct driveway access (ingress or egress) from any single-family residential lots to any arterial street or highway unless no other legal access alternative is available.
- b.** Multi-family development sites shall include a minimum of two access points to the maximum extent practicable. An exception may be made where a site is landlocked by existing development or other physical constraints, or where existing natural features on the site require the use of protective measures that would otherwise make a second access drive infeasible.
- c.** Driveways shall be no less than 20 feet in length from the face of a garage, carport, or other structure intended to house vehicles to the near edge of the sidewalk or public right-of-way.
- d.** Within the front setback, each driveway at its widest point shall be not more than 30 feet in width, measured at right angles to the center line of the driveway, except as that distance may be increased by permissible curb return radii.

³⁰ Previously 906.02.

³¹ New.

³² New unless otherwise noted.

- e. Driveways providing access to single-family residential lots shall be located a minimum of 30 feet from any road intersection.³³

(4) Non-Residential³⁴

In addition to the above general requirements, all non-residential development shall be subject to the following:

a. Vehicle Maneuvering

Vehicles shall not be allowed to back out or otherwise maneuver from a property into a city arterial or roadway if, in the opinion of the City Engineer, a potential traffic safety concern is present.³⁵

b. General Driveway Standards

Each driveway providing access to a public right-of-way shall comply with the following:

1. For radiused driveway entrances, minimum curb radii shall be 25 feet, any reduction in width below 28 feet shall be at the discretion of the City Engineer.³⁶
2. Driveways intersecting with city streets shall have a minimum width of 28 feet and shall not exceed 40 feet in width, unless ingress/egress lanes are separated by a median island a minimum of four feet in width.³⁷
3. The total number of access connections from parking lots to adjacent roadways shall be subject to the approval of the agency having jurisdiction over the right-of-way being accessed.
4. Where sidewalks are installed across driveways, such sidewalks and driveways shall comply with the relevant Maricopa Association of Governments Standard Drawings and Specifications (MAG specs).

c. Minimum Driveway Clearances to Street Corners³⁸

1. Driveways located near intersections shall maintain the corner clearances as indicated in 5.4.F, *Visibility Triangles*.
2. At locations where the recommended corner clearances are not attainable because property frontages are narrow, a minimum corner clearance of 50 feet shall be maintained. At such locations, left turns into and out of the driveway shall be prohibited, if in the opinion of the City Engineer or Director, a potential traffic safety concern is present.

³³ Previously 912.05.F.

³⁴ Some of these standards should be considered for relocation to the Engineering Standards Manual.

³⁵ Previously 912.05.B.

³⁶ Previously 912.05.C.

³⁷ Previously 912.05.C.

³⁸ Previously Figure 9-44 and 9-45 in 912.08.

Figure 1: Minimum Driveway Clearances to Street Corners at Signalized Intersections

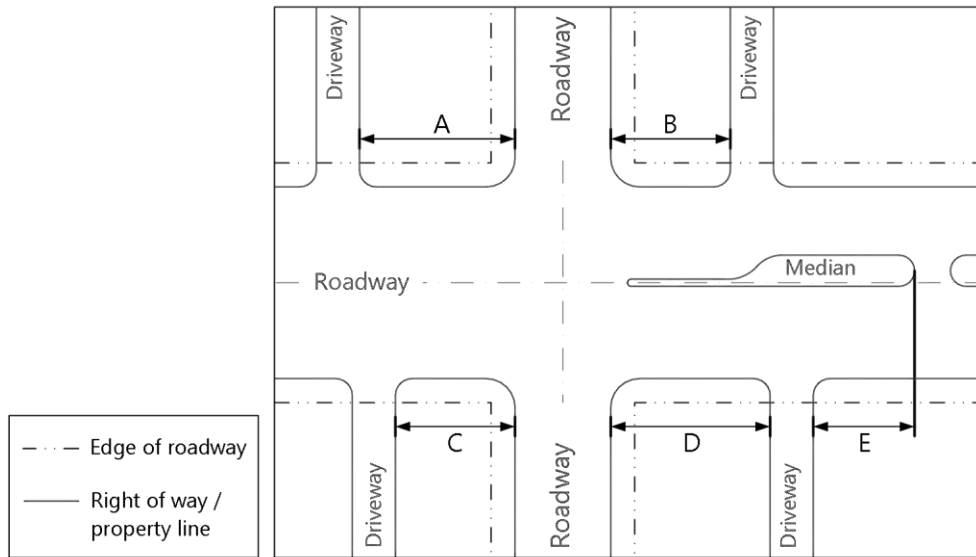


Table 5.2
Signalized Intersections: Required Driveway Clearance (in feet)

Item	Functional Classification of Road		
	Arterial	Collector	Local
A	230	175	50
B	115	85	50
C	230	175	50
D	230	175	50
E	75	0	0

Figure 2: Minimum Driveway Clearances to Street Corners at Stop Sign Intersections

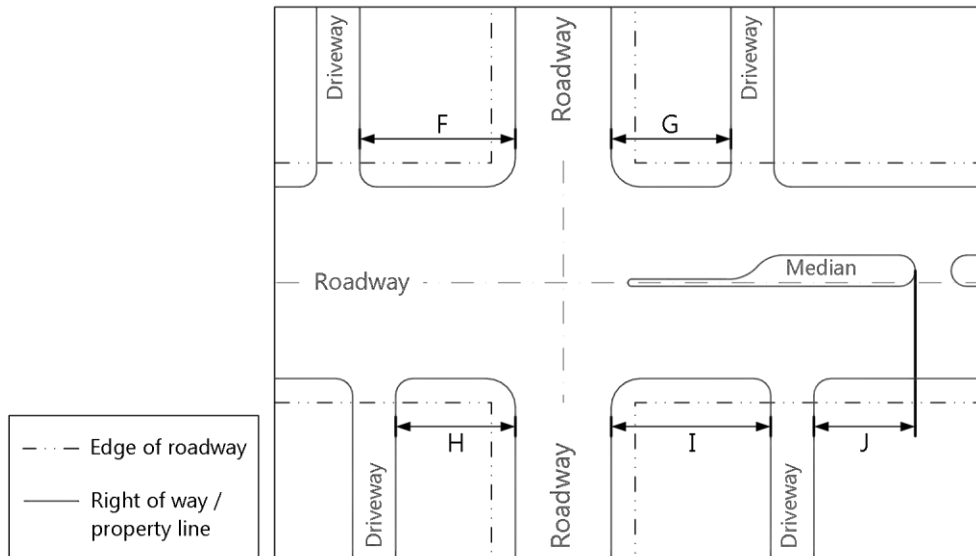


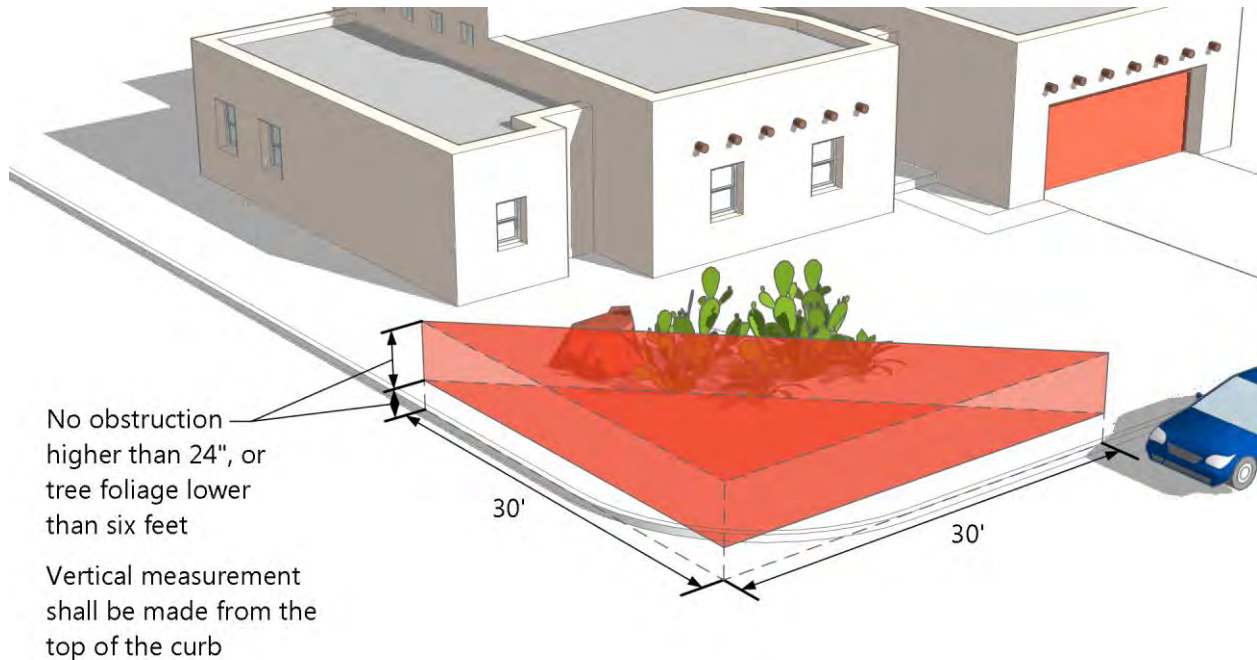
Table 5.3 Stop Sign Intersections: Driveway Clearance (in feet)			
Item	Functional Classification of Road		
	Arterial	Collector	Local
F	115	75	50
G	115	85	50
H	85	85	50
J	115	75	50
K	75	0	0

F. Visibility Triangles³⁹

- (1) On all lots or parcels of land on which a front setback is required, no obstruction that will obscure the view of motor vehicle drivers shall be placed within the triangular area formed by joining points measured 30 feet along the property line from the intersection of two streets, or by joining points measured 10 feet back along a driveway and lot line from the point of intersection of the driveway and lot line. AASHTO standards may alternatively be applied.
- (2) Within the area of the triangle there shall be no sight-obscuring or partly obscuring wall, fence, sign or foliage higher than 24 inches above curb grade or, in the case of trees, foliage lower than six feet.
- (3) Vertical measurement shall be made from the top of the curb on the street adjacent to the nearest street of the triangle or, if no curb exists, from the edge of the nearest traveled way.

³⁹ Previously 706.04.D(2). Added language limiting the applicability of this provision to parcels of land where a front setback is required.

Figure 3: Minimum Driveway Clearances to Street Corners at Stop Sign Intersections



G. Cross-Access between Adjacent Uses⁴⁰

- (1) All non-residential development shall be designed to allow for cross-access to adjacent properties to encourage shared parking and shared access points on public or private streets. This may be established by one or more of the following:
 - a. Connecting streets and drives;
 - b. Coordinating parking structure and parking lot entrances;
 - c. Common service/delivery areas;
 - d. Legally shared parking structures and parking lots;
 - e. Linkages between parking lots and parking structures; or
 - f. Providing shared driveways for two adjacent lots from public rights-of-way to minimize curb cuts.

- (2) When cross-access is deemed impractical by the Director and/or City Engineer on the basis of topography, the presence of natural features, or vehicular or pedestrian safety factors, this requirement may be waived provided that appropriate bicycle and pedestrian connections are provided between adjacent developments or land uses.

⁴⁰ Replaces 912.02.F. Cross-access between adjacent uses is currently encouraged in the LDC, we recommend requiring cross-access unless otherwise exempted.

- (3) Cross-access and maintenance agreements associated with such interconnections shall be provided, if necessary, with the associated subdivision or development application.

H. Pedestrian Circulation

(1) Sidewalks Required⁴¹

- a. Unless exempted in paragraph b below, sidewalks shall be installed on both sides of all arterials, collector streets, and local streets, including cul-de-sacs, and within and along the frontage of all new development or redevelopment.
- b. This requirement shall not apply to:
 - 1. Local streets in residential zoning districts unless called for in an applicable CFA Plan; and
 - 2. Steep-slope areas where sidewalks on one side of the street may be approved to reduce excessive slope disturbance, adverse impacts on natural resources, and potential soil erosion and drainage problems.

(2) Required On-Site Pedestrian Connections⁴²

- a. All developments shall provide an on-site system of pedestrian walkways with a minimum width of five feet designed to provide direct access and connections to and between the following:
 - 1. The primary entrance or entrances to each building, including pad site buildings;
 - 2. Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the development. Interconnected walkways should be designed with similar and/or complementary details, colors, finishes, etc.;⁴³
 - 3. Any parking areas intended to serve the development;
 - 4. Any sidewalk system along the perimeter streets adjacent to the development;
 - 5. Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on-site or along an adjacent street.
 - 6. Any adjacent residential neighborhoods (planned or existing); and
 - 7. Any adjacent or on-site public park, trail system, open space, greenway, or other public or civic use or amenity.
- b. Multi-use trails, as designated in the Transportation Master Plan (TMP), shall require a minimum width of 10 feet unless an alternative width is required by an adopted CFA plan.⁴⁴

⁴¹ New.

⁴² New.

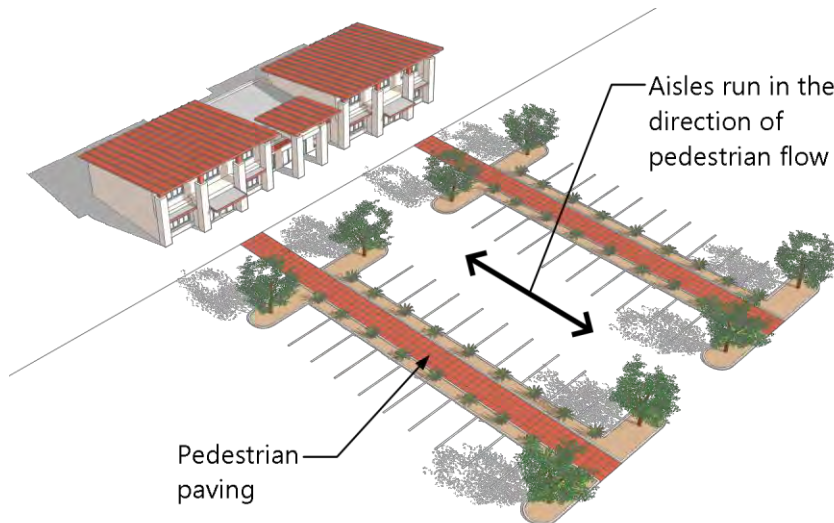
⁴³ Did not carry forward graphic from 2.5.1 of Article 10, *Street sidewalk continuity*.

⁴⁴ The Transportation Master Plan (TMP) is currently underway and further guidance developed as part of that plan will be reflected in the consolidated draft of the LDC Update.

(3) Pedestrian Access through Parking Areas⁴⁵

All parking lots that contain more than 50 parking spaces shall include pedestrian walkways through the parking lot to the primary building entrance or a sidewalk providing access to the primary building entrance. At a minimum, walkways shall be provided for every three driving aisles or at a distance of not more than 150 foot intervals, whichever is less.

Figure 4: Example Pedestrian Access through a Parking Lot



(4) On-Site Pedestrian Walkway Standards⁴⁶

Required on-site pedestrian walkways shall:

- a. Be a minimum of six feet in width;
- b. Be distinguishable from areas used by vehicles using one or more of the following techniques:
 - 1. Changing paving material, patterns, and/or paving color, but not including the painting of the paving material;
 - 2. Changing paving height;
 - 3. Decorative bollards;
 - 4. Raised median walkways with landscaped buffers;
- c. Have adequate lighting for security and safety;
- d. Be conveniently and centrally located on the subject property;
- e. Be ADA accessible; and

⁴⁵ Replaces current standards in 2.5.3 of Article 10. Graphic from "landscaped islands" in Article 10 will be updated to reflect the new policy.

⁴⁶ Replaces language in "crosswalks and pathways" in 2.5.3 of Article 10 which is currently "encouraged."

- f. Not include barriers that limit pedestrian access between the subject property and adjacent properties.

(5) Pedestrian Access through Parking Garages⁴⁷

Pedestrian walkways shall be provided through parking garages from the parking area to the abutting public right-of-way and/or to the primary entrance of the building served. Pedestrian walkways shall not use vehicle entrance or exit driveways from the parking area to a public right-of-way.

(6) Trails⁴⁸

In addition to on-street facilities, multi-use trails may be used to enhance pedestrian and bicycle travel where the existing circulation system does not serve these needs well, or where other open spaces provide corridors free of obstacles. Trails shall:

- a. Connect to the street system in a safe and convenient manner;
- b. Be well-signed with destination and directional signing;
- c. Comply with the Transportation Master Plan and adopted CFA plans;
- d. Connect origin and destination points such as residential areas, schools, shopping centers, parks, etc.;
- e. Be built in locations that are visible and easily accessible, for the personal safety of users; and
- f. Be designed in such a manner that motor vehicle crossings can be eliminated or significantly minimized.

(7) Use and Maintenance of Sidewalks, Walkways, and Trails

a. Restrictions on Use

Sidewalks, walkways, and trails are intended to provide pedestrian access. Vehicle parking, garbage containers, merchandise storage or display, utility boxes and poles, signs, trees, and other obstructions shall not encroach into the required minimum clear width of any required sidewalk, trail, walkway, or other pedestrian way. Pedestrian amenities including bollards and trash receptacles for pedestrians are exempt from this requirement.

b. Maintenance and Snow Removal

Sidewalks, trails, and walkways required by this title shall be maintained in usable condition throughout the year.

I. Bicycle Circulation⁴⁹

Designated bicycle lanes are required in the design of all arterial and collector streets where low traffic speeds and volumes allow bicyclists and motorists to share the road safely.

⁴⁷ New.

⁴⁸ The Transportation Master Plan (TMP) is currently underway and further guidance developed as part of that plan will be reflected in the consolidated draft of the LDC Update.

⁴⁹ New. The Sedona Community Plan indicates a pedestrian and bicycle master plan will be developed to identify potential linkages, barriers and gaps, bike lanes and routes, sidewalks, separated pathways, and implementation strategies. In the future, this language could be modified to refer to that plan when it is created.

5.5. Off-Street Parking and Loading

Commentary:

This section includes standards for how much parking and loading is required, and the layout and design of parking areas. Table 5.1, *Required Off-Street Parking Spaces* mirrors the land use table delivered in Part 1 of the LDC Update, making it clear how much parking is required for each proposed land use. The current parking requirement for each use is listed (if one exists) in the second column for comparison against the new proposed requirement. That column will be removed prior to the adoption draft.

There are several new exemptions from off-street parking requirements, including properties smaller than 5,000 square feet (except single-family and duplex dwellings) and expansions of a use less than 25 percent. These exemptions, coupled with new and revised parking alternatives, attempt to make it easier to redevelop properties in Sedona and encourage sustainable practices such as shared parking, bicycle parking, and pervious pavement surfaces.

Maximum Parking Standards. We have proposed maximum parking standards to reduce stormwater runoff, minimize negative impacts associated with large expanses of vacant parking areas, and to maintain the character of Sedona. The maximum parking standards allow developers to build up to 25 percent more parking than the minimum required, with some exceptions to allow more.

Other. Other new and revised sections include off-street parking layout and design, loading and stacking areas, parking and loading area maintenance, and bicycle parking. Revisions from the current standards are footnoted.

A. Purpose⁵⁰

This section is intended to provide off-street parking and loading facilities in proportion to the generalized parking, loading, and transportation demands of different land uses. This section is also intended to help protect the public health, safety, and general welfare by:

- (1) Avoiding and mitigating traffic congestion;
- (2) Avoiding and mitigating the adverse visual impact of large concentrations of exposed parking;
- (3) Reducing stormwater runoff, reducing heat island effect from large expanses of pavement, improving water quality, and minimizing dust pollution;
- (4) Providing necessary access for service and emergency vehicles;
- (5) Providing for safe and convenient interaction between vehicles and pedestrians; and
- (6) Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the city.

B. Applicability

(1) New Development⁵¹

Unless otherwise exempted by 5.5.B(3), the standards in this Section 5.5 shall apply to all development and land uses established after the effective date of this Code.

(2) Expansions and Enlargements⁵²

The off-street parking and loading standards of this Section 5.5 apply when the gross floor area of an existing structure or use is expanded or enlarged by 15 percent or more for primary uses

⁵⁰ Replaces 912.01.

⁵¹ Replaces 912.02.A.

⁵² Replaces 912.02.A.

of the property, 25 percent or more for supportive non-primary uses of the property, or for any expansion or enlargement that requires a Conditional Use Permit. In such cases, the number of off-street parking and loading spaces provided for the entire use (pre-existing plus expansion) shall equal 100 percent of the minimum ratio established Table 5.4, *Required Off-Street Parking Spaces*, and shall not exceed the maximum standards established in 5.5.E, *Maximum Off-Street Parking Spaces*.

(3) Parking in the Uptown Area⁵³

Required parking for all uses in the Uptown area shall be one space per 500 square feet regardless of the requirements established in Table 5.4, *Required Off-Street Parking Spaces*.

(4) Exemptions⁵⁴

The following shall be exempt from the requirements in Table 5.4, *Required Off-Street Parking Spaces*, but shall comply with parking area design standards if parking is provided:

Sedona Community Plan says...

Focus on making the most efficient use of existing parking facilities before creating new facilities and investigate the creation of additional public parking through lease, purchase, or development. (p.67)

- a. Properties containing less than 5,000 square feet of lot area, except for one-family and duplex dwellings.⁵⁵
- b. Expansions or enlargements that increase the square footage of an existing structure or use by less than 15 percent gross floor area, provided that any existing off-street parking remains unaltered.⁵⁶

(5) Change in Use⁵⁷

Off-street parking and loading shall be provided for any change of use that would result in a requirement for more parking or loading spaces than the existing use as defined in this Section 5.5.

(6) Mixed-Use Development⁵⁸

For new mixed-use development, the total requirement for off-street parking facilities shall be the sum of the requirements for the various uses computed separately, subject to the modifications set forth below.

- a. To reflect the reduced automobile use associated with mixed-use developments, all uses within a mixed-use zoning district shall be eligible for the following reductions from the minimum off-street parking requirements in Table 5.4, *Required Off-Street Parking Spaces*:
 - 1. M1 district: 10 percent parking reduction;
 - 2. M2 district: 15 percent parking reduction; and
 - 3. M3 district: 30 percent parking reduction.
- b. The total number of parking spaces required of a use or uses may be further reduced by the Director if the applicant prepares a parking demand study that demonstrates a

⁵³ New. The Uptown area will require mapping prior to adoption of this standard. The city is also considering whether or not to establish a fee to fund future public parking in this area.

⁵⁴ New. Did not carry forward 912.02.J exempting single-family residential uses from parking provisions and requirements.

⁵⁵ New standard to promote infill and redevelopment.

⁵⁶ New standards to allow flexibility for redeveloping properties.

⁵⁷ New.

⁵⁸ New.

reduction is appropriate based on the expected parking needs of the development, availability of mass transit, and similar factors. The parking and loading demand study shall be prepared pursuant to 5.5.C(5), *Discretionary Requirement Based on Demand Study*.

C. Calculation of Parking and Loading Requirements⁵⁹

(1) Area Measurements

All square-footage based parking and loading requirements shall be computed on the basis of gross floor area of the subject use. Structured parking within a building shall not be counted in such computation.

(2) Fractions⁶⁰

When measurements of the number of required spaces result in a fractional number, any fraction exceeding 0.5 shall be rounded up to the next higher whole number.

(3) Parking and Loading for Multiple Uses⁶¹

- a. Lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all uses.
- b. The total number of spaces may be reduced if the Director approves a parking and loading demand study, prepared by a professional traffic engineer, which shows that on a single auto trip, more than one land use is employed on one lot (see "Shared Parking" published by the Urban Land Institute and Chapter 7, "Parking and Service Facilities," published by the Institute of Transportation Engineers).

(4) Parking and Loading for Unlisted Uses⁶²

For uses not expressly listed in Table 5.4, *Required Off-Street Parking Spaces*, the Director is authorized to:

- a. Apply the minimum off-street parking space requirement specified in Table 5.4, *Required Off-Street Parking Spaces*, for the listed use that is deemed most similar to the proposed use (based on operating characteristics, the most similar related occupancy classification, or other factors determined by the Director); or
- b. Establish the minimum off-street parking space requirement by reference to parking resources published by the Institute of Traffic Engineers (ITE) or other acceptable source of parking demand data; or
- c. Establish the minimum off-street parking space and loading requirements based on a parking and loading demand study prepared by the applicant according to 5.5.C(5), *Discretionary Requirement Based on Demand Study*.

⁵⁹ Did not carry forward 912.03.F giving the Director authority to increase parking requirements established in Table 5.3, *Required Off-Street Parking Spaces*, based on nature of proposed and existing land uses on the site and surrounding areas.

⁶⁰ Previously 912.03.C. Reworded for clarity and grammatical consistency.

⁶¹ Previously 912.02.C.

⁶² Replaces 912.03.D. Expanded Director's authority to base decision on published parking manuals or a parking and loading demand study.

(5) Discretionary Requirement Based on Demand Study⁶³

Uses that reference this paragraph in Table 5.4, *Required Off-Street Parking Spaces*, have widely varying parking and loading demand characteristics, making it difficult to specify a single off-street parking or loading standard. Upon receiving an application for a use subject to this paragraph, the Director shall apply the off-street parking and loading standards on the basis of a parking and loading demand study prepared by the applicant. Such a study shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the International Council of Shopping Centers, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.

D. Minimum Off-Street Parking Spaces Required

(1) Minimum Required Off-Street Parking

- a. Unless otherwise provided in this Ordinance, off-street parking spaces shall be provided in accordance with Table 5.4, *Required Off-Street Parking Spaces*, below.
- b. Required parking for all uses in the Uptown area shall be one space per 500 square feet regardless of the requirements established in Table 5.4, *Required Off-Street Parking Spaces*⁶⁴.

Commentary:

Table 5.3, *Required Off-Street Parking Spaces* mirrors the uses from the land use table delivered in Part 1 of the LDC Update, making it clear how much parking is required for each proposed land use. The current parking requirement for each use is listed (if one exists) in the second column for comparison against the new proposed requirement. That column will be removed prior to the adoption draft.

The proposed minimum number of parking spaces required for each use was derived by comparing the current standards with recommended standards published in the Institute of Traffic Engineers (ITE) parking demand manual, referencing our library of parking standards for cities across the nation, and professional best practices. Our general approach was to be conservative with the minimum of parking spaces required in the table, and to be more aggressive with the parking alternatives section to allow a greater degree of flexibility.

Similar to the Table of Allowed Uses delivered in Part 1 of the LDC Update, it is not uncommon for staff and stakeholders to spend a considerable amount of time reviewing the parking requirements to ensure they meet the City's vision and goals.

**Table 5.4
Required Off-Street Parking Spaces**

Use Category	Use Type	Number of Spaces Required (Current)	Number of Spaces Required (Proposed New)
Residential			
Household Living	Dwelling, Co-Housing		1.5 spaces per dwelling unit
	Dwelling, Duplex	2 parking spaces per	2 spaces per dwelling unit

⁶³ New requirement that we often include in codes to give staff the flexibility to determine appropriate parking rather than relying on a one-size-fits-all approach.

⁶⁴ New standard also included in the applicability section at the beginning of parking standards.

**Table 5.4
Required Off-Street Parking Spaces**

Use Category	Use Type	Number of Spaces Required (Current)	Number of Spaces Required (Proposed New)
		dwelling unit	
	Dwelling, Live/Work		1.5 space per dwelling unit (work area calculated as retail, office, or commercial use)
	Dwelling, Multifamily	<p>A minimum of 1 covered space per dwelling unit</p> <p>Efficiency units: 1.25 spaces per dwelling unit</p> <p>1 bedroom units: 2 parking spaces per dwelling unit for the first 5 units. After the first 5 units, 1.5 parking spaces per dwelling unit</p> <p>2 or more bedroom units: 2.5 parking spaces per dwelling unit for the first 5 units. After the first 5 units, 2 parking spaces per dwelling unit</p> <p>Active senior living accommodations: 1 parking space per dwelling unit</p>	<p>Studio: 1 space per dwelling unit</p> <p>1 Bedrooms: 1.25 spaces per dwelling unit</p> <p>2+ Bedrooms: 1.75 spaces per dwelling unit</p> <p>Covered parking (all multifamily dwellings): 1 space per unit</p>
	Dwelling, Single-Family Attached	2 parking spaces per dwelling unit	2 spaces per dwelling unit
	Dwelling, Single-Family Detached	2 parking spaces per dwelling unit	<p>Dwellings with 6 or fewer bedrooms: 2 spaces per dwelling unit;</p> <p>Dwellings with more than 6 bedrooms: 2 spaces per dwelling unit plus 1 space per bedroom over 6 bedrooms</p>
	Manufactured Home	2 parking spaces for each mobile home space	2 spaces per dwelling unit
	Group Living	Assisted Living Facility	1 parking space for each 2 patient beds
Dormitory		2 parking spaces for each 3 guest rooms	0.75 spaces per bedroom
Public, Institutional, and Civic Uses			
Community and Cultural Facilities	Cemetery or Internment Facility		No requirement
	Club or Lodge	1 parking space for each 3.5 fixed seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room	1 space per 50 square feet of assembly area
	Day Care	1 parking space for each staff member plus 1 space	1 space per employee on largest shift, plus 1 space per

**Table 5.4
Required Off-Street Parking Spaces**

Use Category	Use Type	Number of Spaces Required (Current)	Number of Spaces Required (Proposed New)
		for each 10 students	15 students
	Funeral Facility	1 parking space per 3 fixed seats or 1 parking space per 20 square feet of assembly room area, plus 1 per each commercial funeral vehicle	1 space per 20 square feet of assembly area; plus 1 space per business vehicle
	Library	1 parking space for each 300 square feet of gross floor area	1 space per 300 square feet
	Museum	1 parking space for each 300 square feet of gross floor area	1 space per 300 square feet
	Park, Active		Discretionary, see 5.5.C(5) Playfields (soccer, baseball, etc.) shall have a minimum of 20 spaces per field.
	Park and Open Space, Passive		No requirement
	Religious Assembly	1 parking space for each 3.5 fixed seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room	1 space per 50 square feet of assembly area
Educational Facilities	School, Public or Private	Elementary or junior high schools: 2 parking spaces for each teaching station High schools including auditoriums and stadiums: 7 parking spaces for each teaching station	High school: 6 per classroom plus 1 per 300 square feet of administrative office space All others: 2 per classroom
	School, Vocational or Trade		1 space per 300 square feet
Healthcare Facilities	Hospital	1 parking space for each patient bed	1 space per 400 square feet
	Medical or Dental Clinic	1 parking space per 200 square feet of gross floor area	1 space per 200 square feet
Commercial Uses			
Agricultural and Animal Uses	Agriculture, General		No requirement
	Agriculture, Urban		No requirement
	Kennel, Commercial		1 space per 1,000 square feet
	Stable, Commercial		1 per 5 animals boarding capacity
	Veterinary Hospital or Clinic		1 space per 500 square feet
Recreation and Entertainment	Campground		1 space per visitor site; plus 1 space per resident caretaker
	Indoor Recreation Facility	1 parking space for each 3	1 space per 300 square feet

**Table 5.4
Required Off-Street Parking Spaces**

Use Category	Use Type	Number of Spaces Required (Current)	Number of Spaces Required (Proposed New)
		<p>persons, based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Director</p> <p>Art gallery: 1 parking space for each 350 square feet of gross floor area</p> <p>Billiard parlor: 1 parking space per 1.5 billiard tables</p> <p>Bowling alley: 4 parking spaces for each bowling lane</p> <p>Gymnasium and health studios, not on a school site: 1 parking space per 300 square feet of exercise area</p> <p>Skating rinks, dance halls/dance studios: 1 parking space per 250 square feet of gross floor area</p> <p>Theater or auditorium not on a school site: 1 parking space for each 3 seats in the main assembly room</p>	
	Outdoor Recreation Facility	<p>1 parking space for each 3 persons, based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Director</p> <p>Golf courses: 6 parking spaces per green</p> <p>Miniature golf course: 2.5 parking spaces for each hole of the course</p>	<p>1 space per 250 square feet building area; plus 1 space per 10,000 square feet site area</p>
	RV Park		<p>1 space per visitor site; plus 1 space per resident caretaker</p>
Food and Beverage Service	Bar, Tavern, or Lounge	<p>Restaurant, cocktail lounge or similar use for sale or consumption of food or beverages on the premises</p>	<p>Bars, taverns, or lounges with more 16 seats or fewer: 1 space per 250 square feet; All other bars, taverns, or</p>

**Table 5.4
Required Off-Street Parking Spaces**

Use Category	Use Type	Number of Spaces Required (Current)	Number of Spaces Required (Proposed New)
		with more than 16 seats: 1 parking space for each 100 square feet of gross floor area Restaurant primarily for sale of food and beverages off-premises with 16 seats or less: 1 parking space for each 200 square feet of gross floor area	lounges: 1 space per 100 square feet
	Beverage Services ⁶⁵		1 space per 200 square feet
	Catering Establishment		3 space per 1,000 square feet
	Microbrewery, Distillery, or Winery		1 space per 200 square feet seating/tasting area
	Mobile Food Vending		1 space per vendor
	Restaurant	Restaurant, cocktail lounge or similar use for sale or consumption of food or beverages on the premises with more than 16 seats: 1 parking space for each 100 square feet of gross floor area Restaurant primarily for sale of food and beverages off-premises with 16 seats or less: 1 parking space for each 200 square feet of gross floor area	Restaurants with 16 seats or fewer: 1 space per 250 square feet; All other restaurants: 1 space per 100 square feet
	Restaurant with Drive-Through	Restaurant, cocktail lounge or similar use for sale or consumption of food or beverage on the premises with more than 16 seats: 1 parking space for each 100 square feet of gross floor area. In addition, 4 spaces before the ordering area shall be required for vehicle stacking space Restaurant primarily for sale of food and beverages off-premises with 16 seats or less: 1 parking space for	Restaurants with 16 seats or fewer: 1 space per 250 square feet; All other restaurants: 1 space per 100 square feet; All restaurants with drive-through shall provide 4 vehicle stacking spaces per service window

⁶⁵ New proposed use that was not included in Part 1, Districts and Uses. This use will be included in the consolidated draft table of allowed uses.

Table 5.4 Required Off-Street Parking Spaces			
Use Category	Use Type	Number of Spaces Required (Current)	Number of Spaces Required (Proposed New)
		each 200 square feet of gross floor area. In addition, 4 spaces before the ordering area shall be required for vehicle stacking space	
Office, Business, and Professional Services	Administrative, Professional, or Government Office	Government office: 1 parking space for each 200 square feet of gross floor area 1 parking space for each 250 square feet of gross floor area	1 space per 300 square feet
	Financial Institution	1 parking space for each 200 square feet of gross floor area Drive through: 1 parking space for each 200 square feet of gross floor area, plus 5 vehicles per drive-through station for vehicle stacking space	1 space per 300 square feet; plus 4 stacking spaces per drive-through station
Lodging	Lodging, Fewer than Seven Units	1 parking space for each guest room or guest dwelling Bed and breakfast: 1 parking space for each guest unit in addition to parking requirements for the owner/occupant	<p>Lodging units accessed from interior common areas: 1 space per guestroom with direct access to common hallway space;</p> <p>Lodging units accessed from exterior: 1.5 spaces per lodging unit, plus 1 space per resident caretaker.</p> <p>50% of spaces may be counted to satisfy parking requirements of accessory uses.</p>
	Lodging, Medium-Density	Hotels, motels, timeshares and other similar lodging uses as determined by the Director of Community Development. Total per unit of the following requirements: a. 0.5 spaces per room within each lodging unit, but not less than 1 space per total unit (excluding kitchens, bathrooms, closets or similar rooms as determined by the Director of Community Development). b. 0.25 spaces per total unit if the timeshare facility accommodates on-site sales	

**Table 5.4
Required Off-Street Parking Spaces**

Use Category	Use Type	Number of Spaces Required (Current)	Number of Spaces Required (Proposed New)
		<p>activities (this requirement may be waived by the Director if applicant provides adequate documentation indicating sales customers are also overnight guests at the facility).</p> <p>c. 0.25 spaces per lock-out suite.</p> <p>d. For projects under 60 units, an additional 5 parking spaces shall be provided. For projects with 60 or more units, an additional 10 parking spaces shall be added.</p>	
	Lodging, High-Density		
Personal Services	Personal Services, General	<p>Barber or beauty shop: 1.5 parking spaces for every 2 work stations</p> <p>Cleaners: 1 parking space for each 300 square feet of gross floor area</p> <p>Cleaners (drive through): 1 parking space for each 300 square feet of gross floor area, plus a minimum of 60 feet of stacking area to accommodate at least 3 vehicles at the window</p> <p>Commercial service uses, repair shops, garages, wholesale uses: 1 parking space for each 200 square feet of gross floor area (including display)</p> <p>Health and spa facility, massage therapy, yoga studio: 1 parking space for each 200 square feet of gross floor area</p> <p>On the same property in conjunction with a Lodging or Resort Commercial establishment, 1 parking</p>	1 space per 300 square feet; plus 3 stacking spaces per service window

**Table 5.4
Required Off-Street Parking Spaces**

Use Category	Use Type	Number of Spaces Required (Current)	Number of Spaces Required (Proposed New)
		space for each 400 square feet of gross floor area	
	Laundromat, Self-Service	1 parking space for every 2 washing machines	1 space per 300 square feet
Retail Sales	Auction House		Discretionary, see 5.5.C(5)
	Building Materials and Supply Store		1 space per 300 square feet
	General Retail, Less than 10,000 Square Feet	<p>General retail: 1 parking space for each 250 square feet of gross floor area</p> <p>Convenience markets and liquor stores: 1 parking space for each 200 square feet of gross floor area plus a minimum of 60 feet of stacking area to accommodate at least 3 vehicles at the window</p> <p>Furniture and/or appliance stores: 1 parking space for each 750 square feet of sales display area</p> <p>1 space for each 250 square feet for buildings less than or equal to 10,000 square feet of gross floor area</p>	1 space per 250 square feet; plus 3 stacking spaces per service window
	General Retail, 10,000 Square Feet to 25,000 Square Feet	1 parking space for each 200 square feet of gross floor area for buildings over 10,000 square feet of gross floor area	1 space per 200 square feet; plus 3 stacking spaces per service window
	General Retail, More than 25,000 Square Feet	<p>Planned shopping centers under unified control over 25,000 square feet:</p> <p>a. 1 parking space for each 250 square feet of gross floor area</p> <p>b. Parking spaces for restaurant space that exceeds 15% of the total square footage of the shopping center shall be calculated as required for restaurant</p>	1 space per 250 square feet; plus 3 stacking spaces per service window
	Medical Marijuana Dispensary		1 space per 250 square feet
	Medical Marijuana Dispensary, Off-Site Cultivation Location		Discretionary, see 5.5.C(5)

Table 5.4 Required Off-Street Parking Spaces			
Use Category	Use Type	Number of Spaces Required (Current)	Number of Spaces Required (Proposed New)
	Nursery or Garden Supply Store	5 parking spaces plus 1 additional parking space for each 2,000 square feet of sales or display area	1 space per 300 square feet of retail space
Transportation, Vehicles, and Equipment	Equipment Sales and Rental	Heavy equipment and machinery sales: 1 parking space per 750 square feet of gross floor area	1 space per 750 square feet
	Fleet Services		1 space per 1,000 square feet; plus 1 space per commercial fleet vehicle
	Parking Facility		No requirement
	Transit Terminal or Station	Bus depot: 1 parking space for each 1,000 square feet of waiting room space	1 space per 200 square feet of floor area
	Vehicle Fuel Sales	Convenience markets: 1 parking space for each 200 square feet of gross floor area	1 space per fueling pump; plus 1 stacking space per 2 fueling pumps; plus 1 space per 400 square feet of retail space
	Vehicle Repair, Major		1 space per 500 square feet
	Vehicle Repair, Minor		1 space per 500 square feet
	Vehicle Sales and Leasing	1 parking space for each 1,000 square feet of gross land used for sales and display purposes	1 space per 500 square feet of sales floor area
	Vehicle Service Station	1 stacking space per 2 pumps, plus 2 parking spaces per service bay	1 space per fueling pump; plus 1 stacking space per fueling pump; plus 2 spaces per repair bay
	Vehicle Wash	Parking spaces or reservoir parking equal to 5 times the capacity of the car wash	4 stacking spaces per service lane; plus 1 stacking space per detailing bay
Adult Entertainment Establishments	Adult Entertainment		1 space per 250 square feet
Industrial Uses			
Manufacturing and Processing	Food Processing		1 space per 1,000 square feet processing area; plus 1 space per 100 square feet retail area
	Manufacturing, Artisan		1 space per 1,000 square feet
	Manufacturing, Light	1 parking space per 750 square feet of gross floor area	1 space per 1,000 square feet
Storage and Warehousing	Contractor Office or Equipment Storage Yard		1 space per 1,000 square feet
	Outdoor Storage		1 space per 1,000 square feet

**Table 5.4
Required Off-Street Parking Spaces**

Use Category	Use Type	Number of Spaces Required (Current)	Number of Spaces Required (Proposed New)
	Self-Storage Facility		1 space per 20 storage units; plus 1 space per 300 square feet of office area; plus 1 space per resident caretaker
	Warehousing and Wholesale Facility	Warehouse and distribution industry: 1 parking space for each 2,000 square feet for the first 20,000 square feet; 1 parking space for each 4,000 square feet of floor area of the remaining building area Wholesale: 1 parking space for each 500 square feet of gross floor area	1 space per 2,000 square feet warehouse/wholesaling area; plus 1 space per 500 square feet office area
Public and Semi-Public Utility Uses			
	Flood Control Facility		No requirement
	Public Utility, Major	Public or private utility office: 1 parking space for each 200 square feet of gross floor area	Discretionary, see 5.5.C(5)
	Public Utility, Minor		Discretionary, see 5.5.C(5)
	Water Storage Tank		Discretionary, see 5.5.C(5)
	Wireless Telecommunications Facility		Discretionary, see 5.5.C(5)
Accessory Uses			
	Guest Quarters		Based on number of bedrooms; included in calculation for single-family detached dwelling
	Home Occupation		No requirement
	Outside Sales and Display		No requirement
	Outdoor Storage, Accessory		No requirement
Temporary Uses			
	Christmas Tree Sales		Determined on a case-by-case basis at time of temporary use permit
	Construction Support Activity		
	Filming-Related Activity		
	Model Home		
	Special Event		
	Temporary Housing		

(2) Accessible Parking⁶⁶

The number and design of accessible parking spaces shall be pursuant to the International Building Code (IBC) as adopted in the Sedona City Code and the American Disabilities Act (ADA), as amended.

(3) Bicycle Parking⁶⁷

a. Minimum Required Bicycle Parking

Unless exempted by 5.5.D(3)b, all multifamily and nonresidential development shall provide off-street bicycle parking spaces at a ratio of one bicycle parking space per 20 vehicle parking spaces, with no development providing less than two bicycle parking spaces.

b. Bicycle Parking Reduction⁶⁸

The Director may reduce the number of bicycle parking spaces required due to building site characteristics.

c. Bicycle Parking Location and Design

1. Location⁶⁹

Required off-street bicycle parking spaces shall be provided with bike racks, bike lockers, or similar parking facilities that comply with the following standards:

- i.** Located in a visible, well-lit ground-level area;
- ii.** Conveniently accessible to the primary entrances of a development's principal building(s);
- iii.** Does not interfere with pedestrian traffic; and
- iv.** Is protected from conflicts with vehicular traffic.

2. Multiple Building Developments

For developments with multiple buildings, bicycle parking shall be distributed evenly among principal buildings.

3. Design

- i.** Bicycle parking areas shall not be used for any other purposes.
- ii.** Bicycle parking spaces shall be installed using bicycle racks that are effective for storage and are permanently anchored to a hard surface.

(4) Bus and Large Vehicle Parking⁷⁰

- a.** For parking lots with a capacity of more than 50 parking spaces, applicants shall demonstrate ability to accommodate parking for buses, recreational vehicles, and other large, oversized vehicles.

⁶⁶ Replaces 912.05.J(1)(c). Accessible parking standards were previously located in 912.09.

⁶⁷ New.

⁶⁸ New.

⁶⁹ Replaces 2.5.3 of Article 10.

⁷⁰ Previously 912.08.A and 912.08.C. Did not carry forward ability for the Director to waive the requirement.

- b. If separate oversized parking spaces are provided to accommodate buses and large vehicles, each oversized parking space may be credited as six standard spaces to satisfy the required number of off-street parking spaces.

E. Maximum Off-Street Parking Spaces⁷¹

(1) Applicability

- a. Uses shall not provide off-street parking spaces in an amount more than 125 percent of the minimum parking spaces required in Table 5.4, *Required Off-Street Parking Spaces*, unless:
 1. The applicant submits a parking and loading demand study pursuant to 5.5.C(5), and receives approval from the Director; and
 2. Permeable pavers or other porous materials are used for any parking spaces provided above the 125 percent maximum.
- b. Maximum parking standards shall not apply to single-family or duplex dwelling uses.

Water Quality

Impervious coverage limits help Sedona to reduce stormwater runoff and improve water quality. Reducing the amount of parking is an effective way to reduce impervious coverage.



(2) Calculating Maximum Spaces

For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirement:

- a. On-street parking adjacent to the lot or lots on which the parking is located;
- b. Accessible parking;
- c. Electric vehicle charging stations;
- d. Vanpool and carpool parking;
- e. Required bus and large vehicle spaces;
- f. Fleet vehicle parking; and
- g. Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves.

F. Parking Alternatives, Credits, and Adjustments

(1) Generally

- a. The Director may approve parking alternatives, credits, and adjustments to the off-street parking spaces required by Table 5.4, *Required Off-Street Parking Spaces*, in accordance with the following standards.
- b. Adjustments to required off-street parking spaces for multifamily dwellings shall not exceed 20 percent.

⁷¹ New. Some communities introduce maximum parking standards to optimize the use of developable land and to minimize negative impacts associated with large parking areas.


(2) Shared Parking or Off-Site Parking

The Director may approve shared parking and/or off-site parking for developments and/or uses with different operating hours or different peak business periods, if the shared and/or off-site parking complies with the following:

a. Location

Every shared and/or off-site parking space for nonresidential uses shall be located within 500 feet (measured along a legal pedestrian route) of the property on which the shared parking is provided. The Director may authorize farther distances for shared parking facilities where shuttle services are available.⁷²

Shared Parking
 Shared parking and other parking alternatives promote mixed-use development and encourage alternatives to expansive surface parking areas, leading to improved water quality and better pedestrian circulation.



b. Parking and Loading Demand Study Required

1. Shared and/or off-site parking shall only be approved if the applicant clearly demonstrates the feasibility of shared and/or off-site parking through a parking and loading demand study. Such study shall be prepared pursuant to 5.5.C(5), *Discretionary Requirement Based on Demand Study*.
2. For shared parking, separate uses located on the same or adjacent properties which are not operated simultaneously, a shared parking arrangement may be allowed if it is in accordance with the Institute of Transportation Engineers (ITE) Standards for shared parking (current edition) and the Urban Land Institute publication Shared Parking Second Edition (2005, Mary S. Smith et al.) and approved by the Director.⁷³

c. Parking Agreement Required⁷⁴

1. Written Agreement

The parties involved in the joint use of shared parking facilities and/or the use of off-site parking facilities shall submit a written agreement to the Director with the following:

- i. A legal written and recorded agreement;
- ii. Proof of continuing use and maintenance;

2. Approval

- i. Such agreement shall be approved by the Director prior to issuance of a building permit for any use to be served by the shared and/or off-site parking facility.
- ii. Subsequent revocation of such agreement may render any parking facilities that do not comply with this Code nonconforming.

⁷² Current standard requires the property where off-site parking is located be a maximum of 300 feet from the property it serves. We recommend using a standard that limits the distance of each parking space to the distance to the property via a pedestrian route. Did not carry forward language in 912.03.A prohibiting off-site parking that is separated by an arterial or collector roadway; this is mitigated by the proposed distance requirements via a pedestrian route. The shuttle service alternative is new, proposed to increase administrative flexibility.

⁷³ Previously 912.03.B.

⁷⁴ Replaces 912.03.A. Added clarifying language and the process by which an agreement is approved.

(3) Structured Parking⁷⁵

a. Maximum Parking Waiver

The Director may reduce off-street parking requirements for developments providing structured parking.

b. Height of Parking Structure⁷⁶

The height of a parking structure shall not exceed the height of the principal building it is intended to serve. Where no principal building exists, the maximum height of the parking structure shall be limited to the maximum building height allowed in the zoning district in which the structure is located.

(4) On-Street Parking⁷⁷

a. The Director may give credit for on-street parking spaces located on the street adjacent to the entry of the building in which the use is located. Credit may not be given for parking spaces located in a residential zoning district.⁷⁸

b. Areas within required driveway clearance areas to street corners pursuant to 5.4.E(4)c shall not be counted toward required parking.

c. On-street parking spaces shall be available for general public use at all times. No signage or actions limiting general public use of on-street spaces shall be permitted.

d. Elimination of on-street parking for any reason may result in a requirement for the applicant to provide additional off-street parking to comply with this Code.

(5) Public Parking Facilities in Uptown⁷⁹

The Director may reduce off-street parking requirements when public parking facilities are provided in the Uptown area within 500 feet of the subject use.

(6) Compact Vehicle Parking⁸⁰

a. Up to 10 percent of the total number of required parking spaces may be used for compact vehicle parking, provided that the total number of required off-street parking spaces is provided on site.

b. Compact parking spaces shall be eight feet wide by 18 feet long for 90 degree parking or the equivalent dimensions required for an angle space to maintain the eight foot by 18 foot rectangle.

c. A total of 15 percent compact spaces may be permitted if an additional five percent of the total on-site parking spaces are provided as off-site shared parking, as approved by the Director or City Engineer.

⁷⁵ New.

⁷⁶ This standard may be relocated to the measurements and exceptions section that was included in Part 1, Districts and Uses. Such relocation will be considered in the consolidated draft.

⁷⁷ New. Did not carry forward 912.05.B. prohibiting parking on sidewalks, streets or public rights-of-way.

⁷⁸ This may be revised following further review by City Engineering.

⁷⁹ New. The Uptown area will be mapped (likely through the CFA planning process) and that map will be included in this section.

⁸⁰ Previously 912.05.M.

- d. Compact spaces shall be clearly signed and marked "Compact Only." Signs shall be per the Manual on Uniform Traffic Control Devices (MUTCD) and lettering striping shall be a minimum of 12 inches stating "Compact Only."

(7) Motorcycle Parking⁸¹

- a. Up to 30 percent of the total permitted compact spaces may be motorcycle spaces.
- b. Motorcycle parking space shall be four feet wide by 16 feet long for 90 degree parking or the equivalent dimensions required for an angle space to maintain the four foot by 16 foot rectangle.
- c. Motorcycle spaces shall be clearly signed and marked "Motorcycle Only." Signs shall be per the MUTCD and lettering striping shall be a **minimum height of 12 inches⁸²** stating "Motorcycle Only."

(8) Pedestrian and Transit Access⁸³

Requests to reduce otherwise applicable parking requirements may be granted by the Director after the applicant shows that:

- a. Because of the unique nature of the specific existing or proposed land use or due to an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated; and
- b. The reduced parking supply will still accommodate the vehicular traffic without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

G. Off-Street Parking Layout and Design

(1) Modifications⁸⁴

The requirements of this Section 5.5 may be modified by the Director or City Engineer in order to retain existing trees or native vegetation within the parking area, if in the opinion of the Director or City Engineer, a potential traffic safety concern is not present.

(2) Use of Parking and Loading Areas

- a. Except for single-family and duplex dwellings, no required off-street parking or loading space shall be used for any purpose other than the parking of vehicles, unless otherwise allowed by this Code. Off-street parking spaces provided in excess of the number required may be used for any legal purpose within the respective zoning district. If a required off-street parking space is converted to another use or can no longer be used for off-street parking, it shall be deemed a violation of this Code.
- b. Parking shall be prohibited in aisle ways, fire lanes or similar areas not officially designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means as required by the Director.⁸⁵

⁸¹ Previously 912.05.N.

⁸² This standard is too large for a motorcycle parking space. Engineering staff currently working on tracking down a specific detail for these signs and will be incorporated in the consolidated draft.

⁸³ Previously 912.03.E.

⁸⁴ Previously 912.05.L.

⁸⁵ Previously 912.05.G.

- c. Required parking spaces and areas shall not be used for the sale, display or repair of motor vehicles or other goods and services unless authorized by a temporary use permit issued in accordance with **Section --**.⁸⁶
- d. Parking lots shall not be used for overnight occupancy and parking of recreational vehicles, campers, trailers, buses, vans, motor homes, moving vans, refrigerator trucks or similar vehicles, except as authorized by the Director.⁸⁷

(3) Location of Parking Areas⁸⁸

- a. For single-family and duplex dwellings in all districts, off-street parking areas shall be located in a garage or on a driveway.
- b. For all other uses in all residential and mixed-use zoning districts, off-street parking areas shall not be located between the front building façade and the adjacent street frontage.
- c. When residential uses are located to the rear of a proposed commercial or office development on a corner site, parking and service areas may be located to the front or side of the building provided that they are adequately screened, so that the building acts as a buffer between the parking areas and residential uses.⁸⁹
- d. Required off-street parking, loading, and vehicle stacking spaces shall be located on the same lot as the principal use, except as otherwise provided in this subsection or as allowed in 5.5.F, *Parking Alternatives*.

(4) Parking Area Dimensional Standards⁹⁰

All parking and maneuvering areas shall be constructed according to the dimensional standards set forth in this subsection.⁹¹

- a. If the applicant can provide different acceptable standards based on the Institute of Transportation Engineers (ITE) Standards (current edition), or other professionally recognized sources, the Director may approve alternative standards pursuant to the Administrative Adjustment process outlined in **Section --**. However, any alternative standards must also meet the intent and purpose of this Code.⁹²
- b. The length of a parking stall may be reduced to 16 feet allowing the front of vehicles to overhang the required parking space by two feet; provided that:
 - 1. The curb is no more than four inches in height; and
 - 2. The front of the parking space is located adjacent to a landscaped area or sidewalk that is at least six feet in width.

⁸⁶ Previously 912.02.D.

⁸⁷ Previously 912.02.E.

⁸⁸ New.

⁸⁹ From Article 10 related to corner site development.

⁹⁰ These specific parking design standards (as illustrated in the graphics and tables below) will likely be relocated to the Engineering Standards Manual.

⁹¹ Replaces 912.05.A.

⁹² Previously 912.05.A.

Figure 5: Conventional Parking Design

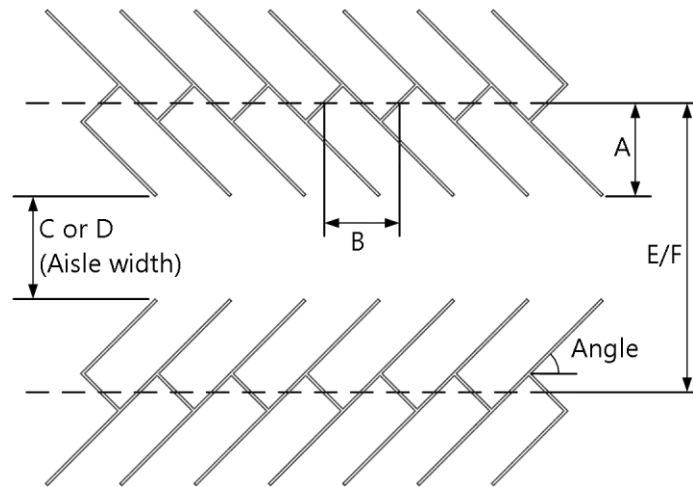


Table 5.5
Parking Dimensions in Feet – Conventional Parking Design

Angle	Parking Space		One-Way Aisle	2-Way Aisle	1-Way Bay	2-Way Bay
	A	B	C	D	E	F
0° ⁹³	8.0	24.0				
30°	16.8	18.0	12.0	20.0	45.6	51.6
45°	19.1	12.7	13.0	20.0	51.2	58.2
60°	20.1	10.4	18.0	22.0	58.2	62.2
90°	18.0 ¹	9.0	26.0	26.0	N/A	62.0
compact (90°) ⁹⁴	18.0	8.0	26.0	26.0	N/A	62.0
Motorcycle (90°) ⁹⁵	16.0	4.0	26.0	26.0	N/A	58.0
Bus and Large Vehicle (90°) ⁹⁶	12.0	40.0				

⁹³ Previously 912.05.J(1)(b).

⁹⁴ Previously 912.05.M. We applied the same dimensional standards for 90 degree parking to compact stalls.

⁹⁵ Previously 912.05.J(1)(d). We applied the same dimensional standards for 90 degree parking to motorcycle parking, except for the 2-way bay width, which reflects a shorter motorcycle stall length (16 feet instead of 18 feet).

⁹⁶ Previously 912.08.B.

Figure 6: Interlocked Spaces Parking Design

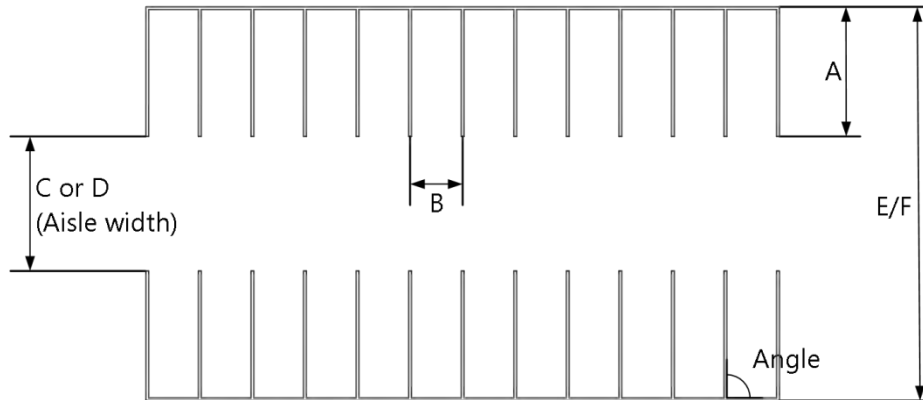


Table 5.6
Parking Dimensions in Feet – Interlocked Parking Design

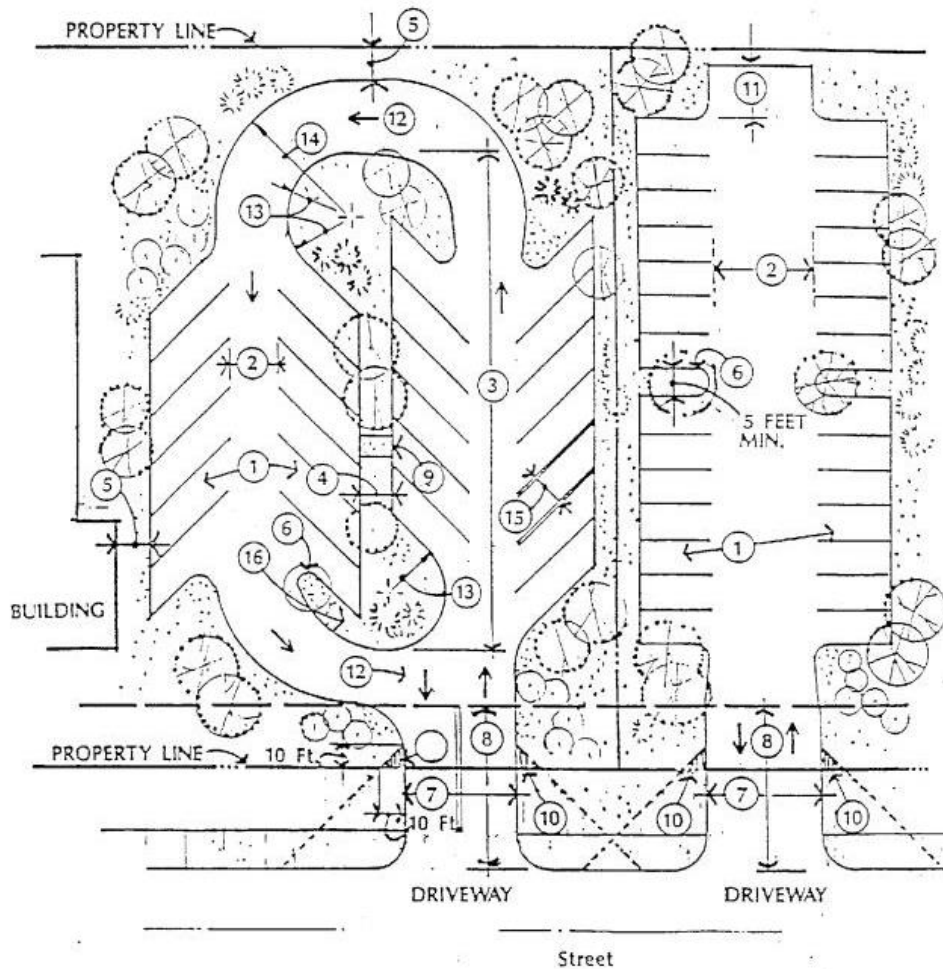
Angle	Parking Space		One-Way Aisle	2-Way Aisle	1-Way Bay	2-Way Bay
	A	B	C	D	E	F
30°	12.9	18.0	12.0	20.0	37.8	43.8
45°	15.9	12.7	13.0	20.0	44.8	51.8
60°	17.0	10.4	18.0	22.0	53.7	57.7

(5) General Parking Standards⁹⁷

The following standards illustrated in Figure 7: *Minimum Requirements for Parking*, shall apply to all parking areas in the city unless otherwise exempted by this Code. Letters referenced in the illustration correspond to the list-level for the following standards:

⁹⁷ Figure 6 will be updated and keyed to the standards that follow it. The current graphic is keyed to the standards in Section 912.05J.

Figure 7: Minimum Requirements for Parking



Replace graphic

- a. Aisle widths shall comply with the minimum widths listed in conventional and interlocked parking design standards and general parking standards. When stall sizes utilized are greater than minimum size, the City Engineer may, at his discretion, increase the required aisle width.
- b. Length of aisle or island separating adjacent parking spaces shall have a maximum length of 300 feet.
- c. Curbs shall be installed at a minimum of three feet from the face of walls, fences, buildings and other structures adjacent to the exterior boundaries of the property. These areas shall be landscaped except for required pedestrian walkways.⁹⁸
- d. The curb radius for landscape islands shall be a two foot minimum.

⁹⁸ Changed "should" to "shall."

- e. Individual ingress/egress access drives shall be in accordance with the provisions set forth in 5.4, *Access, Connectivity, and Circulation*, and constructed to the specifications of the City Engineer.
- f. A minimum stacking distance of 40 feet shall be provided at all ingress/egress access drives intersecting with a street. Other distances may be approved by the Director if warranted by lot size and configuration.
- g. Walkway openings four feet in width shall be provided in islands separating adjacent parking spaces at seven space intervals.
- h. A 12 foot deep backup-turnaround shall be required on all dead-end parking lanes.
- i. Traffic circulation on one-way angle parking shall be designed for counter-clockwise traffic flow and directional arrows shall be painted on the pavement to help assure the correct flow.
- j. No inside turning radius at the curb shall be less than 15 feet.
- k. No outside turning radius at the curb shall be less than 35 feet.
- l. Parking stalls shall be striped according to the specifications of the City Engineer, with the center of the stripe as the point of measurement.⁹⁹
- m. Ends of island parking nodes where angled parking is provided shall be a minimum of 10 feet average width.
- n. The inside radius to a parking stall on a curve approach shall not be less than 15 feet.

(6) Surface Materials¹⁰⁰

- a. All required parking areas, aisles, turn-arounds and driveways shall be paved with colored¹⁰¹ concrete, asphalt or other approved surface, constructed to standards on file in the office of the City Engineer.
- b. Permanent surfacing shall be installed prior to receiving a certificate of occupancy.
- c. Parking areas may be surfaced with a dust-free permeable material, with approval by the City Engineer.
- d. Bumpers, wheelstops, stall markings and/or other vehicular control devices shall be provided to the specifications of the City Engineer.¹⁰²

(7) Minimizing Vehicular and Pedestrian Conflicts

- a. Traffic control signs and/or striping shall be provided within all parking areas as necessary to minimize vehicular and pedestrian conflicts.¹⁰³
- b. If vehicular and pedestrian conflicts are apparent, the Director may require an alternative design of parking areas to resolve potential conflicts.¹⁰⁴

⁹⁹ Did not carry forward double-stripe requirement for parking stalls.

¹⁰⁰ Replaces 912.05.I.

¹⁰¹ **DISCUSSION:** Should the city require certain colors for concrete parking areas? Doing so could result in more asphalt parking areas because the cost of dying the concrete may be prohibitive.

¹⁰² Revised from Director to City Engineer.

¹⁰³ Previously 912.05.H.

¹⁰⁴ Previously 912.05.K. Reworded for grammatical consistency and clarity.

(8) Covered Parking¹⁰⁵

Covered parking is encouraged to provide relief from the elements, particularly summer heat. Such structures should be architecturally compatible with the remainder of the development.

(9) Pollution Control¹⁰⁶

Oil separator devices and documentation of proper maintenance shall be required for parking areas, except when paving with permeable surface has been established, in which case the requirements may be waived by the City Engineer.

(10) Surfacing in Floodplains¹⁰⁷

Parking lots developed in designated floodplain areas shall be improved in a manner acceptable to the City Engineer. Parking spaces shall be clearly defined.

(11) Parking Area Grading¹⁰⁸

Parking lot grades shall be in accordance with the specifications made available by the City Engineer.

(12) Parking Area Landscaping¹⁰⁹

All parking lot landscaping shall be provided in accordance with **Section --**.

(13) Parking Area Lighting

All parking lot lighting shall be provided in accordance with **Section --**.

H. Loading and Stacking Areas¹¹⁰**(1) Number and Size of Loading Berths Required¹¹¹**

- a. The Director may approve a variation from the required loading space requirements if warranted by the building use.
- b. The minimum turning radius for truck traffic areas shall be 40 feet.

¹⁰⁵ Previously 2.4.6 from Article 10.

¹⁰⁶ Previously 912.02.G.

¹⁰⁷ Previously 912.02.H, revised from Director to City Engineer.

¹⁰⁸ Previously 912.02.I.

¹⁰⁹ Previously 912.06.

¹¹⁰ Some or all of these standards may be relocated to the Engineering Standards Manual.

¹¹¹ Previously 912.07.B.

**Table 5.7
Required Off-Street Loading Berths**

Gross Floor Area	Number of Loading Berths	Size of Each Loading Berth
Less than 10,000 square feet ¹¹²	None	N/A
10,000 to 29,999 square feet ¹¹³	1	10 feet x 25 feet ¹¹⁴
30,000 to 100,000 square feet ¹¹⁵	2	12 feet x 50 feet
More than 100,000 square feet	2, plus 1 additional loading berth for every 100,000 square feet beyond the first 100,000 square feet	14 feet wide x 50 feet long x 14 feet high

(2) Location of Loading Areas¹¹⁶

- a. Required off-street loading spaces shall not be permitted in any front yard or in any required street side yard.
- b. Off-street loading spaces may occupy all or any part of a required rear yard where visibility from public streets and windows of neighboring buildings will be minimized.
- c. Loading areas shall not interfere with parking lot maneuvering areas.
- d. City streets or rights-of-way shall not be utilized for loading and unloading purposes.

(3) Vehicle Stacking Areas¹¹⁷

Where traffic flow is controlled by an entry gate, guard house or drive-through service facility, an adequate stacking lane, approved by the Director, shall be provided in a manner that does not interfere with maneuvering into parking spaces or traffic flow of aisles, streets, bike paths or sidewalks.

I. Parking and Loading Area Maintenance

- (1)** All required parking improvements, including but not limited to, parking spaces, aisles, driveways, and curb and gutter shall be maintained in good repair as long as the buildings and uses remain.¹¹⁸
- (2)** The minimum required number of parking spaces shall be maintained and not reduced in number, unless there is an approved change of use or amendment to these regulations which allows for such reduction.

¹¹² New. Some communities exempt buildings with less than 25,000 square feet from required loading areas. It is more common that businesses are served more frequently and by smaller vehicles than in the past.

¹¹³ Modified from less than 30,000 square feet to reflect the new 10,000 square foot threshold.

¹¹⁴ Modified from 12 feet wide x 50 feet long x 14 feet high. Loading for smaller facilities is typically via smaller more frequent deliveries.

¹¹⁵ Modified from 30,000 to 50,000 square feet to 30,000 square feet to 100,000 square feet.

¹¹⁶ Previously 912.07.C.

¹¹⁷ New.

¹¹⁸ Replaces 912.02.B.

5.6. Landscaping, Buffering, and Screening

Commentary:

This section consolidates related material from Articles 9 and 10 and updates existing standards. As with other parts of the development standards, we have converted any guidelines that are carried forward from Article 10 into standards. “Should” has become “shall” for any text that is carried forward. We also have introduced several standards that offer increased flexibility for small lots, redevelopment, and infill projects. This section also introduces a new procedure allowing the Director to approve alternative landscape plans in some circumstances that would otherwise not comply with the requirements of this section.

This section also introduces new standards derived from principles identified in the International Wildland-Urban Interface Code (WUI Code) and “Firewise” practices. To minimize the risk of wildfire damage to property and the loss of life, these new standards establish appropriate plant spacing and maintenance standards for areas close to buildings.

A. Purpose¹¹⁹

The City recognizes landscaping, buffering, and screening as important components that contribute to Sedona’s sense of place by:

- (1) Blending the built and natural environments to ensure the natural landscape remains the dominant feature of the city;
- (2) Preserving the natural landscape and ensuring the use of native plants to retain the unique character of Sedona’s landscape;
- (3) Conserving water resources by using sustainable design and maintenance techniques and native and/or adapted plant species that are low water-use and regionally appropriate;
- (4) Realizing the environmental benefits of landscaping such as: storm water retention, recharging groundwater, retaining soil moisture, preventing erosion, and mitigating air quality, water pollution, dust, noise, heat, and glare;
- (5) Improving the appearance of development to protect and enhance public and private investments and property values;
- (6) Establishing an attractive streetscape that contributes to the character and appearance of the city;
- (7) Reducing the risk of wildfire, which may include practicing Firewise principles, and/or application of the Wildland-Urban Interface Code; and
- (8) Providing screening to minimize the visual impacts of some types of facilities, structures, and equipment.

B. Applicability¹²⁰

Unless otherwise exempted by this LDC, the standards of this Section 5.6 shall apply when:

¹¹⁹ Replaces 910.01. Revised to reflect staff recommendations.

¹²⁰ Replaces 910.03. The current LDC requires all public, quasi-public, office, commercial, duplex, multifamily, conditional uses, conditional rezonings, and mobile home parks to comply with landscaping standards. We recommend limiting the applicability of this section to developments subject to the standards in this subsection.

(1) New Development

- a. A new primary structure is constructed;
- b. An existing primary structure is relocated on the lot or parcel;

(2) Expansions and Enlargements¹²¹

- a. The gross floor area of an existing structure is expanded or enlarged by 25 percent or more; or
- b. There is a change of use of the existing building that requires an increase of off-street parking by 25 percent or more; or
- c. Any expansion or enlargement of a structure or land use that requires a Conditional Use Permit, as determined by the Director.¹²²

(3) Self-Initiated Improvements¹²³

Major parking area improvements are made including, reconfiguring, reconstructing, or other similar projects. Resurfacing, re-striping, or similar projects are not considered major improvements.

(4) Exemptions in the OS District¹²⁴

Property in the Open Space (OS) zoning district shall be exempt from Section 5.6.C, *Minimum Landscaping Required*; Section 5.6.D, *Minimum Rear and Side Lot Buffers*; Section 5.6.B(7), *Alternative Landscaping*; and Section 5.6.G, *Landscape Area Use and Maintenance*, **Error! Reference source not found.** but all other standards shall apply.

(5) Overlapping Requirements¹²⁵

- a. In the event one or more landscaping standards in this section conflict one with another, the Director shall determine which standard shall prevail.
- b. In the event two or more landscaping standards overlap, the same landscape treatment may be counted toward meeting the requirements of both standards.

(6) Landscape Plan Required¹²⁶

- a. A landscape plan with designed landscaped areas shall be submitted with all development applications where landscaping, buffering, or screening is required pursuant to Section 5.6.B, unless the relevant decision-making body determines that compliance with the provisions of this Section 5.6 can be demonstrated without the use of a landscape plan.
- b. A landscape plan may be combined with other required application materials if compliance with this Section 5.6 can be demonstrated in the combined materials.
- c. The landscape plan shall show existing trees drawn to scale and proposed trees at maturity.

¹²¹ Carried forward from 910.03.B. New standard in (c) would give the Director the authority to require projects requiring a Conditional Use Permit to comply with this Section.

¹²² New.

¹²³ New.

¹²⁴ Previously 910.03.B. Did not carry forward exemption for single-family residential uses as new standards for single-family residential are proposed in this section.

¹²⁵ New.

¹²⁶ Standards in 910.04, *Landscape Plan Submittal and Review*, will be relocated and revised as part of Part 3, *Administration and Procedures*.

(7) Alternative Landscaping¹²⁷

a. Alternatives Authorized

A reduction in the count, configuration, or location of required landscaping materials may be allowed when alternatives are justified by site or development conditions and illustrate how compliance with the standard(s) from which a deviation is sought can be achieved to the maximum extent practicable. Conditions justifying approval of an alternative landscape plan include:

1. Natural conditions, such as watercourses, natural rock formations, or topography;
2. The likelihood that required landscaping material would not achieve the intent of the ordinance at maturity due to topography, placement, or other existing site conditions;
3. Unique lot size or configuration;
4. Infill development or redevelopment on small lots;
5. The presence of existing utility or other easements;
6. The potential for interference with public safety;
7. Preservation of natural vegetation; or
8. Other situations where strict adherence to the buffer or landscaping standards in this LDC are determined impractical by the Director.

b. Alternative Landscape Plan Approval Criteria¹²⁸

The Director may approve alternative landscape plans that do not meet the specific requirements stated in this Section 5.6, when the Director determines that the alternatives meet all of the following criteria:

1. Are consistent with the purposes of this Section 5.6;
2. Do not include invasive vegetation included in an adopted city, county, or state list of prohibited or invasive species;¹²⁹
3. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development; and
4. Provide equal or superior visual appearance of the property when viewed from a public right of way.

¹²⁷ New.

¹²⁸ Replaces 910.05.O. Added specific qualifying criteria for when alternative landscaping may be considered.

¹²⁹ City staff is preparing a list of plant species that are allowed and prohibited in Sedona, including invasive species.

C. Minimum Landscaping Required¹³⁰

(1) Site Area Landscaping¹³¹

Any part of a site not used for buildings, parking, driveways, walkways, utilities, or approved storage areas shall be retained in a natural state, reclaimed to its natural state, or landscaped pursuant to the standards in this Section 5.6.

(2) Street Frontage Landscaping

a. Frontage Landscaping¹³²

Except in Single-Family Residential and Open Spaces zoning districts, a landscape area shall be established along all streets between the public right-of-way and any buildings, parking lots, loading areas, storage areas, screening walls or fences, or other improvements in association with any use, in accordance with the following:

1. Any area within a required front and street side yard that is not occupied by improvements associated with the primary use shall be landscaped;¹³³
2. The required landscape area shall be planted at a minimum rate of one tree and three shrubs per 400 square feet, except for areas regulated by Section 5.6.F, *Wildfire Mitigation Standards*;¹³⁴
3. The Director may approve variations to the required landscaping area and plant density requirements pursuant to 5.6.B(7).¹³⁵

b. Parking Lot Screening Adjacent to a Street Frontage¹³⁶

Off-street parking areas in multi-family residential, mixed-use, and commercial development projects shall be screened from all frontages facing a public or private right-of-way, exclusive of driveways, according to the following standards:

1. A landscape buffer a minimum of five feet in width planted at a minimum rate of one tree and three shrubs per 400 square feet; or¹³⁷
2. A landscaped earthen berm a minimum of three feet in height with a slope no greater than 3:1; or¹³⁸

¹³⁰ Did not carry forward 910.05.N requiring building perimeter landscaping.

¹³¹ Previously 910.05.A. and 910.08. Replaces 910.06.B which requires all areas of commercial and multifamily developments exclusive of vehicular use area or building footprints to be landscaped. Did not carry forward 910.05.I requiring undeveloped landscape area in multi-family districts to be landscaped.

¹³² Replaces 910.05.G and 910.05.H. and 910.05.L.

¹³³ Current standard requires the OP, CN, C-1, and C-2 zoning districts to provide a minimum 10 foot landscape area, the remaining required front setback area can then be used for parking or other site improvements. The largest front setback found in the new zoning district line-up is 15 feet. Section 910.05.L requires that all non-developed areas between the street frontage and either the building or vehicular use area must be landscaped.

¹³⁴ Previously 910.05.L(1). Replaced current ratio (200 square feet) with 400 square feet per staff's request. Reduced plant density will minimize fire risk.

¹³⁵ Replaces 910.05.L(3).

¹³⁶ Replaces 910.08.A and 910.05.M(1) and 910.05.L. We recommend providing the applicant with several options for parking lot screening. The current LDC has conflicting standards. Section 910.05.M(1) requires a 4-foot landscape buffer. Section 910.08 allows for a combination of a berm, landscape buffer, or a decorative wall. Section 910.05.L requires a landscape berm or decorative wall. We also added an opaque continuous evergreen hedge as an additional screening option.

¹³⁷ Reduced plant density requirement from two trees and five shrubs per four parking spaces to one tree and 3 shrubs.

¹³⁸ We recommend limiting the slope of a landscaped berm to 3:1 rather than the current standard of 2:1. This would allow for easier maintenance of the area and result in less water waste.

3. An opaque decorative wall a minimum of three feet in height with openings six to eight feet wide to allow passage of bicycles and pedestrians from the street into the parking area; or
4. Any combination of the above screening treatments.

c. Landscaping in a Public Right-of-Way¹³⁹

1. Prior to the installation of landscaping within the public right-of-way, an encroachment permit from the appropriate public authority owning or controlling such right-of-way shall be submitted with the landscape plan.
2. Maintenance, including weed control, of landscaping installed within the public right-of-way shall be the responsibility of the installer/owner or lessee/contractor.

(3) Parking Lot Landscaping

Landscaping is required to reduce the visual impacts created by parking areas in multi-family residential, mixed-use, and commercial development projects.¹⁴⁰

a. Parking Lot Screening Adjacent to a Residential Zoning District¹⁴¹

Off-street parking areas in mixed-use, commercial, and industrial development projects that are located adjacent to properties with single-family residential or duplex dwelling uses shall be screened according to the following standards:

1. A landscape buffer a minimum of 10 feet in width, measured inward from the property line on all sides of the property abutting the single-family or duplex dwelling use, planted at a minimum rate of two evergreen trees and three shrubs per 250 square feet; or¹⁴²
2. An solid wall or fence no less than six feet in height; or
3. The Director may approve alternative screening methods if the intent of this Section is met.

b. Parking Lot Landscape Islands

The interior area of parking lots shall be landscaped according to the following standards:

1. **Number of Landscape Islands Required¹⁴³**
 - i. A minimum of one landscape island is required for every seven linear parking spaces.

¹³⁹ Previously 910.05.J. Reworded for clarity and grammatical consistency. Did not carry forward standard allowing landscaping in the right-of-way to be credited toward minimum landscape requirements.

¹⁴⁰ New.

¹⁴¹ New.

¹⁴² Staff proposed the same general planting densities be applied for all buffer zones (one tree and three shrubs per 400 square feet); however we have concerns this would not be sufficient landscaping to provide an adequate buffer. Requires further discussion. The proposed standard carries forward the current planting density requirement; however, rather than requiring two evergreen trees and three shrubs per 25 lineal feet, we have used the "per square foot" methodology (10 foot wide buffer x 25 lineal feet = 250 square feet).

¹⁴³ Previously 910.5.M(2). The "Alternative Landscaping" subsection above will allow the Director to make deviations from the standards. Did not carry forward provision allowing the Director to allow landscape islands for every nine consecutive parking spaces.

- b. Areas with sidewalks, walkways, multi-use paths, vehicle access, or other improvements allowing access from one property to another are exempt from buffering requirements.¹⁵⁰
- c. Rear and side lot buffers are not required along any portion of the lot line covered by an access easement (e.g., vehicular connections, pedestrian walkways, etc.). In these cases, an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot lines, as applicable.¹⁵¹

(3) Buffer Options¹⁵²

Required side and rear buffers shall conform to one or a combination of the following options:¹⁵³

- a. A landscape buffer planted at a minimum rate of two evergreen trees and three shrubs per 250 square feet with spacing designed to minimize sound, light, and noise impacts on adjacent properties; or¹⁵⁴
- b. A solid wall or fence no less than six feet in height, the side of the fence or wall facing the residential development shall be at least as finished in appearance as the side facing the non-residential use; or
- c. The Director may approve alternative screening methods if the intent of this Section is met.

E. General Landscaping Standards

(1) Landscape Materials¹⁵⁵

a. Native Plant Species

A minimum of 50 percent of the plant species on a development site shall be native species identified in the *[Design Manual Reference]*.

b. Adaptive Plant Species

Adaptive plant species identified in the *[Design Manual Reference]* shall be used for the balance of plant species on a development site that are not native species required in Section 5.6.E(1)a.

c. Non-Native and Non-Adaptive Plant Species

The Director may approve the use of plant species that are not identified in *[Design Manual Reference]*, after the applicant demonstrates such plant species have low water usage, are

¹⁵⁰ New.

¹⁵¹ New.

¹⁵² Replaces 907.02.A, 907.02.B, and 907.02.C. The current standards require a masonry wall, solid wood fence or other suitable screening and/or screen landscaping six feet in height established between these uses and the single-family district, as determined by the Director. The proposed buffer options provide more detail related to the minimum number of plants required and wall/fencing quality.

¹⁵³ New.

¹⁵⁴ Staff proposed general planting densities for all buffer zones (one tree and three shrubs per 400 square feet); however we have concerns this would not be sufficient landscaping to provide an adequate buffer. Requires further discussion. The proposed standard carries forward the current planting density requirement; however, rather than requiring two evergreen trees and three shrubs per 25 lineal feet, we have used the "per square foot" methodology (assuming a 10 foot wide buffer x 25 lineal feet = 250 square feet).

¹⁵⁵ Replaces 4.2.2 and 910.05.C. Current standards encourage up to 50 percent of plant material to be native, we recommend stronger language requiring 100 percent of required landscaping to be native or adaptive plant species identified in the *[Design Review Manual]*.

drought tolerant, and freeze resistant. These plant species shall not be substituted for the required native plant species required in Section 5.6.E(1)a.¹⁵⁶

d. Artificial Plant Materials

Artificial trees, shrubs, or plants are prohibited.¹⁵⁷

e. Ground Cover

Loose ground covers shall be contained by a curb, depressed construction, or other suitable alternative to contain the materials within the landscape area.¹⁵⁸

(2) Landscape Variety¹⁵⁹

Vegetation shown on the landscape plan shall meet the following standards:

- a. For development sites 5,000 square feet or larger, a minimum of five different plant species shall be used in the overall development site landscape plan; and¹⁶⁰
- b. No one plant species shall comprise more than 50 percent of the quantity of required landscape materials; and

(3) Minimum Plant Specifications¹⁶¹

All vegetation installed to satisfy the requirements of this section shall meet the following minimum size requirements at the time of planting:

Plant Type	Minimum size
Evergreen trees	8 feet tall ¹⁶²
Deciduous trees	2-inch caliper ¹⁶³
Shrubs	5-gallon ¹⁶⁴

¹⁵⁶ Replaces 910.05.C. Modified language allowing the Director to approve alternative plant species not listed in the **Design Review Manual**. Plant species authorized by the Director would not be credited toward the percentage of native plant species required.

¹⁵⁷ Replaces 910.05.B and 910.06. Section 910.06 prohibits any artificial plant material and Section 910.05.B on prohibits artificial plant material from counting toward minimum landscaping requirements. Proposed standard does not allow artificial trees, shrubs, or plants.

¹⁵⁸ Previously 910.05.M(3)

¹⁵⁹ Previously 910.05.D. Reworded for clarity and grammatical consistency. Did not carry forward 910.05.D(2) requiring 50 percent of all required trees and shrubs to be evergreen species and the associated native requirements for those species. Firewise principles discourage the use of evergreen species due to their burning properties.

¹⁶⁰ New. The 5,000 square foot threshold is proposed to be consistent with other small lot standards.

¹⁶¹ Did not carry forward 910.06.A(3) regarding ground cover sizing. Staff is researching the potential for increasing the minimum plant size required at the time of planting. Further discussion required.

¹⁶² Previously 910.05.D(4). Added clarifying language that “evergreen” trees shall meet this height requirement.

¹⁶³ Replaces 910.06.A(1). Added clarifying language that standard applies to “deciduous species.” Did not carry forward height requirement, or branch spread requirement. Increased the minimum trunk caliper from 1 ½ inch to 2 inches. Removed language allowing the Director to make modifications to plant sizing requirements. The current standard in section 909.F(3) requires two inch caliper trees.

¹⁶⁴ Previously 910.05.D(5) and 910.06.A(2). Shrub sizing is typically measured in “gallons” rather than height. We propose changing the minimum shrub size required from two feet in height to 5 gallon.

(4) Protecting Visibility Triangles¹⁶⁵

Landscaping shall meet all required visibility triangle standards in Section 5.4.F.¹⁶⁶

(5) Protection from Vehicles

All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located two feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff.¹⁶⁷

(6) Coordinated Development

Where development is coordinated on two or more abutting sites, or where multiple parking areas are located on a single lot, or on planned development areas controlled by Site Plans, landscaping requirements shall be based on the entire development site, unless otherwise approved by the decision-making body.¹⁶⁸

(7) Existing Vegetation Credit and Bonus¹⁶⁹

- a. If existing native and/or adaptive species of vegetation identified in the [Design Manual Reference] meet the location requirements and intent of landscaping, buffering, or screening required in this Section 5.6, the preservation of that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 5.6.¹⁷⁰
- b. All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation or pursuant to the standards in 5.6.H(3).
- c. Preserved vegetation may be credited only one time toward any one buffer, screen, or other landscape requirement.
- d. Shrubs and other vegetation that meet the minimum size requirements in 5.6.E(3) shall be credited on a one-to-one basis.
- e. Trees shall be credited according to the following criteria in the quantities shown in Table 5.9.

Table 5.9 Credits for Preserving Trees	
Diameter at Breast Height (inches)	Number of Trees Credited
25 inches or greater	6
13 to 24.5 inches	4
8 to 12.5 inches	3

¹⁶⁵ Previously 910.09.

¹⁶⁶ Replaces 910.09 and 910.05.L(4).

¹⁶⁷ Replaces 910.05.M(3).

¹⁶⁸ New.

¹⁶⁹ Replaces 909.F. Simplified standards. The new table allows tree credits based on DBH size.

¹⁷⁰ Replaces 910.05.E. and 910.05.K. Added clarifying language explaining which circumstances allow for existing vegetation to be credited toward minimum landscape requirements.

Diameter at Breast Height (inches)	Number of Trees Credited
4 to 7.5 inches	2
2 to 3.5 inches	1

- f. If preserved trees are removed, the applicant is responsible for providing the number of trees that were credited by the removed tree.

(8) Planting near Utilities¹⁷¹

- a. Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.
- b. Trees shall not be planted within 10 feet of the centerline of a sewer or water line.
- c. Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facility’s maintenance and repair.
- d. To avoid conflicts, new trees planted near Arizona Public Service (APS) overhead facilities shall be no taller than 25 feet in height at maturity.
- e. All screening and vegetation surrounding ground-mounted transformers and utility pads shall provide 10 feet of clearance in front of access doors, and two feet on all other sides to ensure the safety of the work crews and public during maintenance and repair.¹⁷²

(9) Stormwater Management Features¹⁷³

- a. Required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation.
- b. Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided the area includes vegetation required by this Section 5.6.

(10) Water Conservation

Lawn or turf area shall not exceed 10 percent of the overall landscape area of a project site, except within the 500-year floodplain of Oak Creek as designated by FEMA. The Director may allow greater areas of lawn or turf if it can be demonstrated that the grass species and irrigation methods will not demand high water usage.¹⁷⁴

¹⁷¹ New standards. There are several references in Article 10 regarding best practices and recommendations for planting near and under utilities.

¹⁷² Distance requirements taken from <https://www.aps.com/en/globalservices/safety/Pages/vegetation-and-electrical-equipment.aspx>.

¹⁷³ New.

¹⁷⁴ Previously 4.3.1.G of Article 10. Current standards recommend limiting the use of turf grass/sod to 10 percent of the project site area. As proposed, all development would be limited to 10 percent turf area. The Director could approve larger areas of turf

F. Wildfire Mitigation Standards¹⁷⁵

(1) Purpose

These standards establish minimum regulations for reducing the risk of loss of life or property from wildfire by:

- a. Establishing a natural or man-made area, where vegetation capable of carrying a fire has been sufficiently treated, modified, or removed to slow the rate of spread and reduce the intensity of a fire;
- b. Provide a safe area for fire suppression operations; and
- c. Slow or prevent a fire from traveling - in either direction - between a structure and vegetation.

(2) Primary Defensible Space

A 10 foot primary defensible space area shall be established on all sides of each building according to the following standards:

- a. Placement or storage of combustible materials or vegetation is not permitted;
- b. Vegetation located in non-flammable planter-boxes or other non-flammable containers a minimum of 18 inches above grade are permitted; and
- c. Noncombustible groundcovers and hardscape materials are permitted, such as gravel, marble chips, concrete, and/or soil.

(3) Secondary Defensible Space

A 30 foot secondary defensible space within the lot or parcel shall be established on all sides of each building according to the following standards:

- a. The 30 foot secondary defensible space shall be increased by one foot for each one foot where the ground slopes more than 15 percent down from the building;
- b. A minimum separation of 10 feet shall be established between the edges of tree canopies, measured at maturity;
- c. Vegetation and tree canopies, measured at maturity, shall maintain a minimum clearance of 10 feet from any building;
- d. Branches within six feet of the ground shall be removed from trees taller than 20 feet in height;
- e. Low hanging branches no more than one-third of the tree's height shall be removed from trees less than 20 feet in height;
- f. All potential fire hazards including insect infested, diseased, and dead trees and limbs shall be removed;
- g. The planting of deciduous tree species is preferred over evergreen tree species;

grass/sod in the Oak Creek floodplain area if the applicant demonstrates that the grass species used and/or sprinkler head design will minimize water consumption.

¹⁷⁵ New.

- h. Clustering of shrubs and vegetation is encouraged. Where three or more plants are clustered, a minimum spacing of 10 feet between clusters shall be established; and
- i. Planting vegetation in continuous rows or lines leading to the building is discouraged.

G. Landscape Area Use and Maintenance

(1) Landscape Area Use

Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is not allowed on any required landscape or buffer area.¹⁷⁶

(2) Landscape Installation¹⁷⁷

Prior to the issuance of a Certificate of Occupancy, the applicant shall:

- a. Satisfactorily pass a site inspection by a City Official that verifies the development site complies with the standards in this Section 5.6; or
- b. Provide surety acceptable to the City and equal to 125 percent of the total cost of landscaping improvements in accordance with a written estimate, prepared by a landscape architect or other landscape designer, based on the approved landscaping plan. A signed conditional Certificate of Occupancy agreement with the City shall accompany the surety and estimate.

(3) Landscape Irrigation¹⁷⁸

All required landscaped areas shall be provided with a permanent and adequate means of underground irrigation. This watering system shall be designed to EPA WaterSense standards and shall water landscaped areas efficiently by:

- a. Incorporating water conservation methods to avoid overspray and overflow onto adjacent parking areas and access drives, sidewalks, buildings and public streets;
- b. Using irrigation controllers with soil moisture sensors that determine when watering is required;
- c. Effectively watering all landscaping through the use of different irrigation zones with seasonable adjustment ability and settings that deliver the minimum amount of water needed for specific plants to thrive;
- d. Grouping plants with similar water needs together;
- e. Installing systems equipped with an automatic shutoff for rainy periods;
- f. Designing systems with a target shut-off date after landscaping is established; and
- g. Posting an instruction guide for the irrigation system that includes the maintenance plan, inspection schedule, and minimum watering requirements.

¹⁷⁶ New.

¹⁷⁷ Previously 910.10. Did not carry forward 910.10.A and 910.10.B related to landscaping installation and issuance of a Certificate of Occupancy.

¹⁷⁸ Previously 910.11 and 910.05.F.

(4) Landscape Maintenance¹⁷⁹

It shall be the responsibility of the owner, lessee, heirs, assigns, agent, homeowners association or other liable entity of the property to permanently maintain all approved landscaping in accordance with the approved landscape plan.

- a. The National Fire Protection Association's (NFPA) "Firewise" principles shall be considered in the maintenance of landscaping.¹⁸⁰
- b. Required maintenance shall include regular watering, pruning, mowing, fertilizing, clearing of debris and weeds, removal and replacement of dead plants and repair and replacement of irrigation systems and architectural features.
- c. Any required plant materials not surviving shall be replaced with plants of the same size, variety, and quality as those removed within 30 days of their demise or in the next planting period. This requirement may be waived by the Director if the remaining landscaping on site satisfies the minimum landscaping requirements.
- d. Failure to maintain approved landscaping shall constitute a violation of this LDC.
- e. Maintenance of landscaping within the public right-of-way shall be included, in accordance with the terms of encroachment permits authorizing such landscaping.
- f. All plants shall be allowed to grow in natural patterns. Over-pruning or pruning plants into unnatural shapes is prohibited.
- g. Vegetation shall be selected, placed, and maintained, so that at maturity it does not interfere with utility lines, buildings, traffic sight lines, vehicular parking, pedestrian circulation, and property rights of adjacent owners, and would not significantly damage or create upheaval of sidewalks and pavement.¹⁸¹

H. Tree Preservation and Protection**(1) Plan Required¹⁸²**

- a. No existing trees on any lot or parcel shall be removed and no person shall strip, excavate, grade, or otherwise remove top soil from a site without a site development plan, a tree removal plan, a grading plan, or a landscape plan.
- b. The city may retain the services of a qualified arborist as deemed necessary to assist in the review process. The cost of the arborist's review shall be paid by the applicant requesting the tree removal.

(2) Tree Removal Plan Requirements¹⁸³

No existing trees shall be removed from any lot or parcel except those that meet one or more of the following criteria:

¹⁷⁹ Previously 910.12.

¹⁸⁰ New.

¹⁸¹ Previously 910.06.B.

¹⁸² Previously 910.07 and 909. The current standard requires submittal of a site development plan, a tree removal plan, grading plan, and a landscape plan. These plan submittal requirements will likely be replaced with the site plan submittal requirements when they are drafted in Part 3, *Administration and Procedures*.

¹⁸³ Previously 909.A.

- a. The tree is located in an area where structures or improvements will be placed and non-removal would unreasonably restrict the economically beneficial use of the lot or parcel; or
- b. The tree is dead, diseased, injured, in danger of falling upon existing or proposed structures, abuts or overhangs a building so as to create a potential fire hazard, interferes with the growth of other trees or existing utilities, creates unsafe vision clearance or conflicts with other ordinances or regulations; or
- c. The tree is identified on an adopted city, county, or state list of trees that are invasive species, exotic, noxious, or discouraged tree species for the Sedona area: or¹⁸⁴
- d. The tree's placement is in violation of the defensible space requirements in Section 5.6.F, *Wildfire Mitigation Standards*.

(3) Tree Protection During Construction Activities¹⁸⁵

Trees not specifically authorized for removal from a property shall be protected during construction activities to prevent root damage, soil compaction, and trunk damage. The following standards shall apply:

a. Generally

- 1. All trees which are to be saved within the construction envelope shall be fenced during construction to avoid compaction of the root system, and low branches from being broken.
- 2. Protective fencing and barriers shall be no smaller than one foot past the diameter of the dripline of the tree to be saved and shall be a minimum of three feet in height.

b. Exemptions

Trees within five feet of a structure's walls or trees that overhang a driveway or patio are exempt from this requirement; provided:

- 1. That six or more inches of gravel is placed over that portion of the dripline to reduce compaction damage; and
- 2. It can be demonstrated that construction activities would be unduly hindered by the fencing requirement.

c. Alternative Protection Procedures

Other recognized procedures for tree preservation may be approved by the Director.

(4) Tree Replacement Required¹⁸⁶

- a. If any existing trees are removed that do not meet the criteria in Section 5.6.H(2): *Tree Removal Plan Requirements*, new or transplanted trees shall be planted on the property in the same quantity as those removed and shall meet the minimum plant size requirements in 5.6.E(3).

¹⁸⁴ New. City staff is preparing a list of plant species that are allowed and prohibited in Sedona.

¹⁸⁵ Previously 909 and 910.07.C.

¹⁸⁶ Did not carry forward the distance standard of 30 feet from structure's walls (909.E). This standard has been replaced by the minimum planting requirements along building facades. Did not carry forward the requirement of a transplant report from a licensed tree transplant company (910.07.E).

- b. This requirement may be waived by the Director if the remaining trees on-site satisfy the minimum tree planting requirements.

(5) Disposal of Removed Trees¹⁸⁷

Trees that are cut down shall be removed from the lot or parcel within two weeks, chipped on site, or cut and stored for firewood on the property in a manner that does not encourage the propagation of insects or risk of wildfire.

I. Screening

(1) Roof-Mounted Mechanical Equipment¹⁸⁸

- a. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design.
- b. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from ground-level.
- c. The color of roof-mounted equipment and vents shall be in compliance with exterior color standards in 5.7.I and compatible with the roof or adjacent wall color, screened, or integrated into the design of the structure.
- d. Facilities for the operation of active or passive solar energy systems and other alternate energy systems shall be exempt from the screening requirements when it can be clearly demonstrated that required screening will clearly restrict their efficient operation.¹⁸⁹

(2) Ground-Mounted Mechanical Equipment¹⁹⁰

- a. Outdoor ground-mounted mechanical equipment (e.g., subpanels, air conditioners, heating, cooling and ventilating equipment, kitchen hoods and vents, swimming pool equipment, pumps and heaters, propane tanks), and all other mechanical equipment shall be located where it is not visible from public open space, public trails, public streets, or from adjacent properties to the maximum extent practicable.
- b. In cases when ground-mounted mechanical equipment is visible from a public open space, public trail, public street, or adjacent property, the equipment shall be screened from view by a solid wall or fence or a vegetative screen that satisfy the following criteria:
 - 1. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened and shall be compatible with the architecture and landscaping of the development; or
 - 2. The vegetative screen shall be planted along the full length of the equipment to be screened and shall be of a height equal to or greater than the height of the equipment to be screened at the time of planting.

¹⁸⁷ Previously 909.

¹⁸⁸ New unless otherwise noted.

¹⁸⁹ Previously 907.01.A.

¹⁹⁰ Replaces 907.01.A and 907.01.B. Current standard requires equipment to be painted to be compatible with the surrounding wall color, screened from surrounding properties and streets, or enclosed within a building. We propose replacing those standards with more specific screening options.

- c. Screening of ground-mounted solar energy equipment is not required when it can be clearly demonstrated that required screening would reduce the efficiency or effectiveness of the solar energy equipment.

(3) Loading, Service, and Refuse Areas¹⁹¹

- a. Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from public open space, public trails, public streets, or from adjacent properties, to the maximum extent practicable.
- b. In cases when loading, service, and refuse areas are visible from a public open space, public trail, public street, or adjacent property, the loading, service, and refuse areas shall be screened from view by a solid wall or fence a minimum of eight feet in height that incorporates at least one of the primary materials and colors of the nearest wall of the primary building (but excluding unfinished CMU block) or a vegetative screen planted along the full length of the area to be screened and a minimum of eight feet in height at the time of planting.

(4) Outdoor Storage Areas

- a. Outdoor storage areas that are adjacent to a residential zoning district, a lot containing a residential use in a Mixed-Use zoning district, public open space, public trail, or public street, shall be screened from view by a vegetative screen or by a solid wall or fence.
- b. The walls or vegetative screen shall be a minimum of six feet in height, but in any event the walls or vegetative screen shall be higher than the screened outdoor storage and 100 percent opaque.
- c. The fence or wall design shall incorporate at least one of the primary materials and colors of the nearest wall of the primary building (but excluding unfinished CMU block).

J. Fences and Walls

(1) Purpose¹⁹²

These standards regulate walls, fences, retaining walls, and vertical combinations of those items in order to:

- a. Enhance the visual appearance the built environment in the City;
- b. Establish an attractive streetscape;
- c. Ensure visual compatibility with public spaces; and
- d. Promote street and neighborhood character.

(2) Applicability¹⁹³

The provisions of this section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any state or federal agency.

¹⁹¹ New.

¹⁹² New.

¹⁹³ Previously 903.07.H.

(3) Height and Location¹⁹⁴

a. Front Yard

Walls and fences within a required front yard shall not exceed three feet in height, except properties in the RS-70 and RS-35 zoning districts may install a fence that is a minimum 50 percent transparent up to six feet in height within a required front yard.¹⁹⁵

b. Side and Rear Yards¹⁹⁶

Walls and fences along the interior side or rear lot lines shall not exceed six feet in height provided, that the wall or fence does not extend into any required front yard.

c. Corner Lots

Walls and fences located between a primary structure and a public or private street shall not exceed six feet in height.

(4) Alternative Fence Height Standards¹⁹⁷

a. Walls and Fences up to Eight Feet in Height

Walls and fences up to eight feet in height may be allowed if:

1. They are temporary fences on construction sites erected for protection purposes during the period of construction only; or
2. They enclose loading, service, or refuse areas outside the front setback area; or
3. They enclose outdoor storage areas in non-residential zoning districts outside the front setback area.

b. Conditional Use Permit Required

1. Fences and walls exceeding six feet in height, as permitted in 5.6.J(2), or exceeding eight feet in height as permitted in 5.6.J(4)a, shall require conditional use approval.
2. Fencing and walls exceeding permitted height requirements that are associated with recreational activities, public works facilities, or other uses as determined by the Director shall require conditional use approval.¹⁹⁸

(5) Fencing in Drainage Ways

Fences and walls shall not impede or divert the flow of water in drainage ways.¹⁹⁹

(6) Visibility Triangles

The visibility triangle requirements of Section 5.4.F shall be maintained.²⁰⁰

¹⁹⁴ Did not carry forward 903.07.E allowing half of the fence height to be added if the addition is non-opaque.

¹⁹⁵ Previously 903.07.B and 903.07.C. Did not carry forward standard allowing a six-foot high wall or fence in the front yard area in the RS-6, RS-10a, RS-10b, RS-12, RMH-6, RMH-10, or RMH-12 zoning districts.

¹⁹⁶ Previously 903.07.D.

¹⁹⁷ New.

¹⁹⁸ New.

¹⁹⁹ Previously 2.10.

²⁰⁰ Previously 903.07.C(4) and 903.07.F.

(7) Materials and Design

a. Compatible Design²⁰¹

1. Walls and fences shall be designed as an integral part of a new development project and shall be architecturally compatible with principal buildings in terms of materials, colors, and design.
2. Walls and fences shall be designed to be compatible with the total surrounding landscape and architectural character of the building.

b. Materials and Texture

1. Prohibited Finish Materials²⁰²

The following materials are prohibited as fence materials:

- i. Chain link or open wire fences, except as provided in 5.6.J(7)b.2;²⁰³
- ii. Razor wire;
- iii. Highly reflective corrugated metal; or
- iv. Nontextured or unfinished concrete or block (CMU) walls.

2. Chain-Link Fencing in Single-Family Residential Zoning Districts²⁰⁴

Vinyl-coated or painted chain-link fencing is permitted for fencing located in interior side yards and rear yards in the RS-70, RS-35, RS-18, RS-10, RS-6, and RMH zoning districts.

c. Articulation and Alignment²⁰⁵

Portions of walls or fences that face any public street right-of-way, public open space, or public trail shall incorporate the following features to break up the massing:

1. If the wall or fence exceeds 20 feet in length, a landscape area a minimum of three feet in width shall be provided and planted with a minimum of four shrubs for each 20 linear feet of wall; and
2. If the wall exceeds 40 feet in length, architectural features such as columns, vertical pilasters, changes in wall alignment, or terracing of walls shall be provided and planted with a minimum of four shrubs for each 20 linear feet of wall.

²⁰¹ Previously 2.5.3 and 2.10 of Article 10. Strengthened language by replacing “should” with “shall.”

²⁰² Previously 2.5.3 and 2.10 of Article 10, and 903.07.C(3). Replaced word “unacceptable” with “prohibited.” Did not carry forward standard in 903.07.D allowing chain-link fencing in the C-3 zoning district (now IN zoning district) or painting standards for chain-link fencing.

²⁰³ Did not carry forward exception for landscape screened service and security areas, redwood slat inserts.

²⁰⁴ New.

²⁰⁵ Replaces 903.07.C.(1) and 903.07.C(2) and 903.07.G. Added language clarifying when requirements apply. Currently only required for walls and fences in the RS-6, RS-10a, RS-10b, RS-12, RMH-6, RMH-10 and RMH-12 zoning districts. We propose these standards apply to all properties.

(8) Retaining Walls

a. Maximum Height²⁰⁶

The height of retaining walls supporting either cut or fill conditions shall not exceed 16 feet in height measured vertically from the lowest point at natural grade to the highest point of the wall.

b. Terracing Required

Retaining walls greater than eight feet in height shall be terraced to minimize visual impacts on residents, neighboring properties, and the public realm by:

1. Limiting terracing to three tiers,²⁰⁷
2. Providing a minimum terrace width of five feet between any two retaining walls with a maximum slope of 3:1 and planted with a minimum of four shrubs per 100 square feet of terrace area; and/or
3. The Director may approve reduced terrace depths and alternative landscaping treatments where site constraints limit the amount of space available to accommodate the minimum width and planting densities.²⁰⁸

c. Recessions and/or Projections Required

1. Retaining walls that exceed three feet in height and are over 40 feet in length shall incorporate recessions and/or projections that have a minimum wall plane change of two feet.
2. A direction change of more than 30 degrees in plan shall also constitute a recession or projection.

d. Fence or Wall On Top of Retaining Wall

If a freestanding wall or fence is required or proposed on top of a retaining wall that is six feet or more in height, then the following shall apply:²⁰⁹

1. A solid freestanding wall or fence shall be no more than three feet six inches in height.
2. If greater height is required as permitted in 5.6.J(4), then the freestanding wall or fence shall be moved back from the top of the retaining wall a minimum of five feet to create a planter area between the walls.²¹⁰
 - i. A minimum of four shrubs for each 20 linear feet of planting area shall be planted.
 - ii. The Director may authorize the substitution of one-gallon vines or cascading plants (such as rosemary) for shrubs at a 3:1 ratio, such as three vines or cascading plants for one shrub.

²⁰⁶ Previously 903.07.I and 903.05.A and 903.05.B.

²⁰⁷ New.

²⁰⁸ Reworded for clarity and consistency. Included language requiring a minimum of four shrubs to be planted for each 100 square feet of terrace area. Updated maximum overall height from 14 feet to 16 feet.

²⁰⁹ Previously 903.07.J

²¹⁰ Changed standard from three feet to five feet to allow sufficient space for landscaping.

- iii. The Director may waive or reduce the width of the planter area if the proposed fence is made of wrought iron or similar materials and landscaped in such a manner that its potential visual impact is reduced.

5.7. Site and Building Design

Commentary

Guidelines versus Standards. This section consolidates related material from Articles 9 and 10. We have converted any guidelines that are carried forward into standards. “Should” has become “shall” for any text that is carried forward.

Design Review Manual. Many current provisions, especially in Article 10 (the Design Review Manual), talk generally about the principles of good design and the rationale behind various provisions, but are not regulatory in nature. They do not easily translate into standards. Per the Assessment Report, we recommend removing much of that material from the Code. It should not go in the Code itself, but rather should live in a separate document that can be heavily illustrated and that can discuss the principles of good design in general terms, with examples. We placed a significant amount of this material (mostly from the current Article 10) into a separate bin file that we can discuss further with staff.

Photographs and Other Graphics. There are dozens of photos and drawings in the current Articles 9 and 10 of widely varying quality. We began preparing this draft by reviewing all the existing graphics and attempting to integrate them into the draft. However, it became clear that the graphics were distracting and made it harder to focus on the actual proposed new text. Thus, we removed all graphics in this draft.

Moving forward, we recommend that we first come to agreement with the city on the general organization and content of this significantly reorganized and updated text. Then, we can begin to reintroduce existing graphics that should be reused, any graphics that should be updated or replaced, and also entirely new graphics that should be created. We note at the start that staff has requested new graphics that help illustrate how various different standards should be considered together (whereas all the current graphics focus on various standards in isolation).

Residential versus Nonresidential. Many codes have separate sets of standards for residential and nonresidential development, but this is not a distinction that is emphasized in the current Sedona Code. We thus have combined the two development types together in this Section 5.7. However, it is worth discussion as to whether any tailored standards should be considered for specific development types (e.g., specific standards for townhome residential, or for vertical mixed-use buildings).

A. Purpose²¹¹

The intent of this Section 5.7 is to establish site and building design standards that foster high-quality, attractive, and sustainable development that is compatible with the Sedona Community Plan principles and policies. The standards are further intended to:

- (1) Protect and enhance the character and quality of Sedona’s neighborhoods;
- (2) Protect and enhance the long-term market value of property within Sedona;
- (3) Enhance the human and pedestrian scale of new developments and ensure compatibility between residential neighborhoods and adjacent nonresidential uses;
- (4) Mitigate negative visual impacts arising from the scale, bulk, and mass of large buildings and centers;
- (5) Promote building designs and construction practices that are sustainable and adaptable to multiple uses for extended building lifecycles;
- (6) Minimize negative impacts of on-site activities to adjacent uses; and
- (7) Balance the community’s economic and aesthetic concerns.

²¹¹ Suggested new purpose statement. It consolidates ideas from several scattered and more limited statements in the current articles 9 and 10.

B. Applicability

Commentary

While the new site and building standards clearly apply to new construction, an important policy decision for Sedona is how many of the standards should apply to redevelopment projects. This is not addressed directly in the current Code, especially the Design Review Manual. This draft proposes a sliding scale approach for additions to existing structures to determine which parts of the section must apply. It is a starting point for discussion and could be further tailored. In determining which new standards should apply to redevelopment, the community should strike a balance between upgrading properties and overall community appearance, while at the same time not setting standards so high as to discourage redevelopment.

(1) General Applicability

The requirements of this Section 5.7 shall apply to all development subject to this Code under Section ---, *Jurisdiction and Applicability*, except as provided in subsection (2) below.

(2) Uptown Area²¹²

The standards in this Section 5.7 shall apply to properties in the Uptown area unless more specific standards are specified in the Main Street Manual in Article 19 or in adopted CFA plans.

(3) Existing Structures

A modification to a structure existing as of the effective date of this Code shall require compliance with all or portions of the site and building design standards in this Section 5.7 to the maximum extent practicable, based on the following scaled implementation approach.

a. Exterior Renovation

Any exterior renovation of a building shall comply with the site and building design standards of this Section 5.7 for that renovation. If the renovation is proposed for only a portion of a building, the Director may waive compliance with the site and building design standards if that renovation would be inconsistent with the overall design of the existing structure.

b. External Additions

Any external additions to an existing structure as calculated based on the gross floor area of that structure (and not gross floor area of all structures per lot), shall comply with the following:

1. Residential Additions– Less than 50 Percent of Existing Structure

If the addition to a residential structure is less than 50 percent of the gross floor area of the entire structure, then the site shall comply with the following standards:

- i.** Section 5.7.F, *Building Form*;
- ii.** Section 5.7.G, *Architectural Style and Character*;
- iii.** Section 5.7.H, *Building Materials*; and
- iv.** Section 5.7.I, *Building Color*.

²¹² New statement authorizing uptown-specific design standards to take precedent over general building and design standards. The Uptown area will have to be mapped prior to adoption of these standards.

2. Residential Additions– 50 Percent or More of Existing Structure

If the addition to a residential structure is 50 percent or more of the gross floor area of the entire structure, then the site shall comply with all standards in this Section 5.7.

3. Nonresidential or Mixed-Use Additions– Less than 25 Percent of Existing Structure

If the addition to a nonresidential or mixed-use structure is less than 25 percent of the gross floor area of the entire structure, then the site shall comply with the following standards:

- i. Section 5.7.E, *Building Placement and Orientation*;
- ii. Section 5.7.F, *Building Form*;
- iii. Section 5.7.G, *Architectural Style and Character*;
- iv. Section 5.7.H, *Building Materials*; and
- v. Section 5.7.I, *Building Color*.

4. Nonresidential or Mixed-Use Additions – 25 Percent or More of Existing Structure

If the addition to a nonresidential or mixed-use structure is 25 percent or more of the gross floor area of the entire structure, then the site shall comply with all standards in this Section 5.7.

c. External Damage

Structures damaged to the extent of 50 percent or more of their assessed value shall have all reconstruction or new construction fully comply with the site and building design standards of this Section 5.7. Structures damaged by an act of God shall comply with the reconstruction requirements in Section ---.²¹³

d. Timeframe for Expansions

Any application to expand buildings or structures following the effective date of this Code shall remain on record with the city. Any subsequent application to expand structures shall be cumulative to any previous request. The total square footage of expansions shall be used by the Director to determine the necessary level of compliance with this article.

e. Removal of Square Footage

For purposes of determining the percentage of square footage added during a redevelopment project, square footage removed from a building shall not be counted toward the gross square footage prior to the addition.

(4) Planned Developments²¹⁴

- a. Development within any new Planned Development established after the effective date of this Code shall be subject to this Section 5.7, unless alternative nonresidential/mixed-use site and building design standards are adopted as part of the PD approval that, in the determination of the Director, are at least equal to the standards set forth in this Section 5.7.

²¹³ To be addressed in the Nonconformities section in Part 3, based on current standards in 1204.02.B.

²¹⁴ DISCUSSION: Consider relocating this provision to the general applicability section at the beginning of Article 5 and thus making all new PUDs subject to the entire article, not just this section.

- b. Development of a residential structure within an existing Planned Development established prior to the effective date of this Code is exempt from this Section 5.7.

C. Administration

(1) Coordination with Site Plan Review Process²¹⁵

Review for compliance with the standards in this Section 5.7 shall occur at the time of site plan review. Where site plan review is not required, review for compliance with these standards shall occur prior to issuance of a building permit.

(2) Site Analysis²¹⁶

a. Applicability²¹⁷

All projects that require [*Major Site Plan Review*] shall prepare and submit a site analysis pursuant to this subsection 5.7.C(2). The site analysis shall examine a site's physical properties, amenities, unique attribute, character, and neighboring environment.

b. Intent of Site Analysis

All development proposals shall demonstrate a diligent effort to retain significant existing natural features characteristic of the site and surrounding area. All development proposals will be reviewed with respect to their response to the physical characteristics of the site and the contextual influences of the surrounding area.

c. Onsite Physical Attributes to Include in Site Analysis

Key physical attributes of the development site that shall be identified in the site analysis include:

1. Topography, including existing landforms, significant rock outcrops, and areas of slope over 25 percent;
2. Existing vegetation and trees, especially areas that have been minimally disturbed;
3. Soil properties and depth to bedrock;
4. Existing watercourses, floodway and floodplain areas, and drainage patterns;
5. Climatic factors, such as wind, sun angles, solar exposure and shade pattern;
6. Important site features that are either potential amenities or hazards; and
7. Prominent views from points surrounding the site as well as from the site.²¹⁸

d. Context Features to Address in Site Analysis

Key contextual influences within 300 feet of the subject property²¹⁹ that shall be identified, analyzed, and considered as part of the review of the site analysis include:

²¹⁵ New, to reference the new site plan procedure.

²¹⁶ Based on Article 10, Section 2.0. Converted from guidelines to a requirement. Outdated graphics removed.

²¹⁷ New. Since this is being transitioned from guidelines into a mandatory submittal, there should be a clearly identified threshold for those projects required to comply. The simplest threshold would be any project requiring Major Site Plan Review (the thresholds for which will be discussed during the drafting of Part 3).

²¹⁸ Future CFA plans that include specific view protections will be incorporated into the site analysis process.

²¹⁹ Added the 300-foot context distance based on current public hearing noticing requirements for consistency.

1. Land use and site organization in relation to building form, character, and scale of existing and proposed development;
 2. Sensitivity and nature of adjoining land uses;
 3. Location of property boundaries and setbacks;
 4. Location of adjacent roads, driveways, off-street vehicular connections, pedestrian ways, access points, and easements;
 5. Existing structures and other built improvements;
 6. Prehistoric and historic sites, structures, and routes, such as those included in the City's Historic Resources Survey; and
 7. Other features of the site and/or surrounding area that may be impacted by or may impact the proposed development.
- e. Additional Submittal Requirements for Infill Development²²⁰**
- In addition to applicable general submittal requirements for all site plans, site plan submittal requirements for infill development shall include:
1. Front and side elevations that include the façade of the proposed structure and the height and generalized massing of neighboring homes. These elevations are intended to help demonstrate compatibility of the proposed structure in terms of height, scale, and massing, as required by these standards. Variations in topography between the subject site and neighboring sites shall be depicted on the elevations. Photographs of neighboring homes may be used in lieu of elevations to demonstrate compatibility provided they are integrated on a single sheet with scaled elevations of the proposed structure;
 2. A scaled diagram of all lots and building footprints along the block face that illustrates:
 - i. Existing setbacks from the property line for all buildings along the block face;
 - ii. Proposed setbacks for the subject property; and
 - iii. Existing and proposed lot coverage for the subject property.
 - iv. Aerial photography available through a public source may be used to satisfy this requirement. The diagram submitted shall be to scale and the applicant shall demonstrate that the aerial photo is recent and is consistent with on-the-ground conditions at the time of development. This may be demonstrated through date-stamped photographs of existing structures along the block face.
 3. A general description or sample of exterior siding materials for all proposed development, including color samples; and
 4. Photos of adjacent structures.

²²⁰ New. These are listed for discussion purposes during the drafting process; however, they could be removed to an Administrative Manual prior to Code adoption. This language is more specific and builds on the "contextual influences" identified in the preceding subsection. This replaces similar language in the Design Review Manual: "Drawings, models and other graphic communication presented to the City of Sedona for Development Review should show neighboring buildings and site features. The level of detail should be sufficient to enable the evaluation of the relationship of the proposed project to neighboring buildings."

D. Site Design²²¹

(1) Intent²²²

Site design standards address a development's relationship to its surrounding natural features and development patterns. They also address the relationship between key elements within the site. The standards of this Section should be considered at the outset, and throughout, the design process. The standards of this subsection are intended to:

- a. Ensure development relates to the physical characteristics of the site;
- b. Ensure building scale, orientation, and design relates to the surrounding uses and streets, and creates a cohesive visual identity and an attractive street scene;
- c. Ensure site design for efficient pedestrian, bicycle, transit, and vehicular circulation patterns, and create a high-quality pedestrian environment;
- d. Promote design environments built to human scale;
- e. Ensure delivery, trash, and loading facilities are located so as not to impede regular vehicular and pedestrian circulation and access routes; and
- f. Ensure safe and efficient access between buildings and parking areas.

(2) Responsiveness to Natural Site Conditions and Context

Site design shall respond to the following standards:

a. General

1. Development shall be avoided on odd-shaped lots, at prominent intersections, on sites with unusual topography, and in areas with prominent views identified by a CFA plan to the maximum extent practicable.
2. Building envelopes and areas of disturbance shall be selected on the basis of natural landforms, native vegetation and native mature trees, underlying geology, floodways and floodplains, drainageways, and required setbacks.
3. Structures and access shall be designed and located to fit into the topographic contours of the site, minimize disturbance of sensitive areas, and preserve geologic and natural vegetative features. Natural vegetation, significant rock outcroppings, and existing landforms shall be retained to the maximum extent practicable. Flexibility and creativity are encouraged in designing development around existing features.
4. Site design shall maximize the use of disturbed land for roads, parking areas, or structures.

Sedona Community Plan says...

Encourage clustering of residential units to direct development away from more environmentally sensitive portions of a site. (p.54)

²²¹ This section is based mostly on the site planning and design section from the Design Review Manual, Section 2.0.

²²² Suggested new purpose statement. It consolidates ideas from several scattered and more limited statements in the current articles 9 and 10.

b. Retaining Walls

Where retaining walls are required, they should be faced with natural rock and/or constructed to blend with adjacent surroundings. If retaining walls are constructed of block and finished with stucco, they shall be painted a dark earth-tone color. The use of dry stack rock walls, where structurally appropriate, is strongly encouraged. *(graphic removed)*

c. Trees and Vegetation

Trees and vegetation shall be maintained to provide slope stability and prevent visual scarring wherever possible. Revegetation with native plant materials is encouraged following development. A revegetation landscape plan is required for disturbed site areas.

(3) Protection from Potential Hazards

All proposed development shall be designed to protect the public from the potential hazards of drainage, debris flow, fire, and erosion. Projects shall be designed with existing features in order to minimize disturbance to, and therefore mitigation of, surficial hillside geology.

(4) Relationship to the Public Realm and Adjacent Developments²²³

Development shall respect local development patterns and site features to the maximum extent practicable when such development patterns contribute to a unified visual appearance. Outdoor spaces and buildings shall be designed to create attractive and functional spaces that complement those on adjacent sites. Site designs shall respond to local contextual influences and to the design and layout of adjoining developments. Elements that shall be coordinated between adjacent sites to the maximum extent practicable include:

- a. Shared driveways for accessing adjoining streets;
- b. Linkages of internal vehicular circulation systems;
- c. Linkages of interior pedestrian systems;
- d. Linkages/continuation of open space systems;
- e. Perimeter open space and landscape buffer zones;
- f. Areas and access for refuse collection;
- g. Drainage and detention facilities; and
- h. Linkages of any other networks and/or functional areas where a coordinated site design approach will benefit the cohesiveness of a larger area, such as shared utility easements. *(graphic removed)*

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.



(5) Development Adjacent to Historic Resources²²⁴

When new development is immediately adjacent to a historic resource such as those included in the City's Historic Resources Survey, the new development shall be compatible with the historic resource to the maximum extent practicable. The approving authority may require stricter standards than otherwise set forth in this Code to mitigate any impact to the historic resource.

²²³ Based on broad suggested guidelines in Art 10.

²²⁴ This is intended to replace the existing "Sensitivity to Historical Sites, Structures and Roadways."

(6) Utilities²²⁵

- a. All water, sewer, telephone, cable television, electric lines (12 KV or less), and other utilities shall be underground unless an administrative determination is made that physical barriers render undergrounding utilities infeasible.²²⁶ Transformers, pedestals, fire hydrants, and other appurtenances normally associated with “underground” utility installations are permitted on the surface of the ground.
- b. Temporary emergency facilities may be erected and maintained above the surface of the ground for a period of four months. Other temporary aboveground utilities expected to be utilized for a longer period of time may be erected and maintained only after obtaining a temporary use permit for the use being served in accordance with the provisions of [SLDC 407].
- c. Wherever possible, underground utilities shall be located within or immediately adjacent to the disturbed areas of a lot or parcel (such as driveways and roadways). In any event, all areas disturbed by the installation of the underground utilities shall be revegetated and/or landscaped.
- d. Apparatus needed for the operation of active or passive solar energy systems or other alternate energy systems, including, but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping, may be permitted by the Director for any use subject to the specifications set forth by the Director.

E. Building Placement and Orientation²²⁷

(1) Intent²²⁸

The intent of these standards is to ensure that buildings are orientated to emphasize public spaces, with entryways clearly visible from key locations, because the location and orientation of individual buildings within the network of streets, pedestrian connections, and open spaces on a site largely establishes the character of a development.

(2) Building Locations (Multi-Building Developments)

Within developments that have three or more buildings, buildings shall be arranged and grouped using one or more of the following techniques: (*consider graphic*)

- a. Frame the corner of an adjacent street intersection or entry point to the development;
- b. Frame and enclose parking areas on at least two sides;
- c. Frame and enclose outdoor dining and/or outdoor gathering spaces between buildings; or
- d. On sites of five acres or more, frame and enclose a “main street” pedestrian and/or

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)

²²⁵ Article 9, Section 908

²²⁶ We did not carry forward the current exception for developing lots in areas of the city that are currently served by above-ground utilities.

²²⁷ This section includes a combination of existing guidelines rewritten as standards, as well as entirely new standards that are intended to implement the substance of the broad ideas in Article 10.

²²⁸ New.

vehicle access corridor within the development.

(3) Contextual Front Setbacks²²⁹

- a. The front setback for infill development may be established as a range based on the locations of the primary structures on abutting lots in the same zoning district located on the same street frontage as, and on each side of, the subject lot (i.e., two abutting lots set the range), as approved by the Director.
- b. For mixed-use and nonresidential buildings, development of the principal structure shall be set back no further from the primary street than the furthest front façade of the principal structure on either of the two abutting lots, and shall be located no closer to the primary street than the closest front façade.

(4) Building Entries²³⁰

a. Generally

- 1. The primary entrances to a building shall be clearly identified.
- 2. Buildings shall be oriented so that the principal building entrance faces the principal street or the street providing main access to the site.
- 3. Where there are multiple buildings on a development parcel, at least one building shall be oriented with an entrance facing the principal street or the street providing main access to the site.

b. Corner Lots

- 1. For buildings with multiple primary entries, such entries shall be designed for both façades along the street edge.
- 2. For buildings with a single primary entry, such entry shall be prominent and shall be designed to face the corner.
- 3. The primary entry shall not be oriented to an interior court.

(5) Building Separation (Commercial and Public/Semi-Public Buildings)²³¹

The minimum building separation between adjacent commercial and public/semi-public buildings in multi-building developments shall increase from a minimum of 10 feet to 20 feet, in proportion to the length of the walls adjacent to each other as depicted in Table 5.10 as follows: *(graphic removed)*

²²⁹ New. This is intended partly to replace the existing guidelines that deal with “relationship to existing developments.”

²³⁰ New standards. Replaces Article 10 guidelines, including those for corner sites.

²³¹ From current Article 9. Did not carry forward statement about adequate view corridors. Did not carry forward requirements for offset buildings as they relate to property line or the 10-degree building orientation difference from other buildings.

Table 5.10
Building Separations for Multi-Building Developments

	Minimum Building Separation				
If adjacent building length (A) is:	20 feet	21 – 30 feet	31 – 40 feet	41 – 50 feet	51 feet and over
Then minimum building separation (B) shall be:	10 feet	12.5 feet	15 feet	17.5 feet	20 feet

F. Building Form²³²

(1) Intent²³³

Developments shall be designed so that they are in proportion to elements within the project site, adjacent and neighboring properties, and the area within which they are located. In order to maximize the integration of the built environment with the natural environment, and to minimize the distractions of the built environment, all new development proposals should incorporate means of reducing the apparent size and bulk of buildings.

(2) Building Massing²³⁴

a. Single-Family Residential²³⁵

1. All single-family residential buildings and structures shall be composed of multiple visual building masses based on the following requirements:
 - i. All single-family residential buildings or structures over 1,000 square feet but under 2,000 square feet in gross floor area shall be composed of at least two visual building masses of differing heights and at least two visual building masses of differing planes.
 - ii. All single-family residential buildings or structures 2,000 square feet or greater in gross floor area shall be composed of at least three visual building masses of differing heights and at least three visual building masses of differing planes.
2. Such visual building masses shall vary in height vertically by a minimum of two feet from any adjacent mass or masses. To be classified as a visual building mass, the mass shall be 100 square feet minimum and have a minimum depth of six feet. An upper story that is recessed by a minimum depth of six feet shall qualify as a visual building mass. Depth and width dimensions shall be measured perpendicular to each other. *(graphics removed)*

²³² Based generally on Article 10, Section 3.0. There is more potential for consolidation and simplification in this section, but first we want to solicit additional initial feedback on this draft.

²³³ New.

²³⁴ This is one of the few areas in the current design standards that tailors regulations to different development types. As noted in the commentary to the section, many codes use development categories to distinguish between a wide range of standards. If these standards are maintained, we should consider summarizing these standards in a table.

²³⁵ 903.01.B, revised to clarify that both different heights and planes are required, and that a recessed upper story would count as a visual building mass.

b. Multifamily Residential²³⁶

1. All multifamily residential buildings or structures 2,500 square feet or greater in gross floor area shall be composed of at least three visual building masses of differing heights and planes.
2. Such visual building masses shall vary in height vertically by a minimum of two feet from any adjacent mass or masses. To be classified as a visual building mass, the mass shall be 100 square feet minimum and have a minimum depth of six feet. An upper story that is recessed by a minimum depth of six feet shall qualify as a visual building mass. Depth and width dimensions shall be measured perpendicular to each other.
3. The structures permitted in subsection [903.02(A)(4)(d)]²³⁷ shall not be considered as a separate visual building mass for the purpose of meeting the requirements of this subsection. *(graphics removed)*

c. Commercial and Public/Semi-Public²³⁸

All commercial and public/semi-public buildings or structures 2,500 square feet or greater in gross floor area shall be composed of at least three visual building masses of differing heights and planes.

1. Such visual building masses shall vary in height vertically by a minimum of three feet from any adjacent mass or masses.
2. In plan view, the largest single building mass shall contain no more than 60 percent of the total building footprint, and the largest two building masses together shall contain no more than 80 percent of the total building footprint.
3. In plan view, each mass shall be offset from adjacent masses with a minimum depth of six feet and 100 square feet of area. An upper story that is recessed by a minimum depth of six feet shall qualify as a visual building mass. Depth and width dimensions shall be measured perpendicular to each other.
4. The structures permitted in subsection [903.03(A)(4)(d)] shall not be considered as a separate visual building mass for the purpose of meeting the requirements of this subsection. *(graphics removed)*

(3) Building Proportions and Scale

a. Vertical Elements

Taller buildings or portions of a building shall be located internally to a site or structure so that buildings step down in height as they reach the edges of the site or structure.

²³⁶ 903.02.B

²³⁷ Reference to elevators, penthouses, mechanical equipment, etc. that was included in the measurements and exceptions with Part 1. This reference will be updated to those exceptions with the consolidated draft. This note applies to several subsequent highlighted references throughout this section.

²³⁸ 903.03.B. Did not carry forward standard stating "each of the largest three masses shall have a footprint of at least 150 square feet."

b. Height Transitions

1. A new building with a height that exceeds that of an adjacent existing residential building by 10 feet or more shall provide a transition using at least two of the following techniques:²³⁹
 - i. “Stepping down” building height and mass along the shared property line to meet the height of the existing neighboring building along a minimum of 50 percent of the new building’s length. The “stepped-down” portion of the new building shall be a minimum of 10 feet in width and depth. This option is available only where the existing building is located along the property line adjacent to the new building;
 - ii. Increasing the side yard setback a minimum of five feet beyond that which is required and providing a landscape buffer along the shared property line;
 - iii. Providing variations in the side building wall and/or roof form so that new structures have a comparable scale as neighboring buildings along the shared property line;
 - iv. Utilizing a roof pitch and overhang similar to that of the neighboring structures; and
 - v. Utilizing dormers and sloping roofs to accommodate upper stories.
2. In the Uptown area²⁴⁰, where one building abuts another, the new development shall incorporate a minimum of three design elements to show elements of “continuous connection” to neighboring buildings. Elements shall include, but are not limited to, common parapet heights, covered walkway fascias, similar building materials, and similar building forms. *(graphic removed)*

(4) Building Articulation²⁴¹

a. Horizontal Articulation²⁴²

1. Buildings shall be designed to reduce apparent mass by dividing facades into a series of smaller components. Each building elevation, regardless of exterior wall plane setback or the location of interior, shall incorporate one or more of the following elements for every 30 feet of elevation:
 - i. Menu of Articulation Elements
 - a. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of 24 inches in depth and that has the effect of casting shadows;
 - b. Glazed windows and doors, if used to comply with this standard shall comprise not less than 30 percent of the elevation of which they are a part;

²³⁹ This is a proposed new standard to take the place of the existing “Sensitivity to Adjacent Buildings.”

²⁴⁰ Requires future mapping prior to adoption of these standards.

²⁴¹ Further distinctions between building massing and building articulation may be provided in the consolidated draft.

²⁴² New. The current Code addresses this issue in at least two ways: 1) any building greater than 50 feet in width must be broken into smaller areas, but does not specify acceptable techniques; (“Continuous Building Wall Surfaces” in Article 10); and 2) no unrelieved building plane of 800 sq ft or more (commercial and public/semi-public only) (Article 9).

- c. Change in texture and/or masonry pattern;
- d. Change in building, parapet, or roofline height. If used to comply with this standard, the minimum change in roofline shall be two feet; and/or
- e. Awnings, canopies, or marquees extending at least four feet beyond the building face.

ii. Number of Articulation Elements Required

The number of articulation elements required per each 30 feet of building façade shall be determined by building type, as set forth below:

- 1. Single-family or duplex residential: At least one articulation element required
 - 2. Multi-family: At least two articulation elements required
 - 3. Nonresidential: At least three articulation elements required
2. The Director shall have the authority to waive this requirement when the building is not visible from adjacent properties or the public right-of-way.

b. Vertical Articulation²⁴³

Buildings shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements separating these components.

1. Base²⁴⁴

The building base shall establish a strong connection to the ground and site through the use of any of the following design techniques: *(graphic removed)*

- i. Incorporation of low planters and walls;
- ii. Use of base architectural veneer banding or a wainscot, and treatments defined by different materials, textures, or colors. Base colors should typically be darker than upper level colors; and/or
- iii. Carefully integrated covered walkways, trellises, or architectural awnings that provide deep shadow at ground level. This has the added advantage of achieving a more articulated building mass.

2. Upper Story

The upper-story of all buildings greater than one story shall have a reduced floor area of at least 10 percent of the ground floor.²⁴⁵

c. Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings)²⁴⁶

- 1. No exterior wall of a building or structure shall have an unrelieved building plane that exceeds 800 square feet in area.

²⁴³ From Article 10.

²⁴⁴ Did not carry forward standard for base planting of trees and shrubs to provide large vegetative masses, which is at odds with wildfire mitigation standards. The enhanced articulation standards proposed will result in improved building design in the absence of the base planting requirements.

²⁴⁵ New. Replaces current design standards that simply suggest a reduced floor area and building mass to provide opportunities for roof terraces and outdoor spaces as scenic vista points.

²⁴⁶ This is the existing standard from Article 9. These standards may be eliminated (in the consolidated draft) because of the proposed new horizontal articulation standards.

2. An unrelieved building plane that exceeds 800 square feet may be approved by the Director or Commission if the wall is located on an interior side or rear property line adjacent to an existing building, or if the wall is being used for a mural or artwork.²⁴⁷
3. A break or separation between unrelieved building planes is defined as an interruption of the building wall plane with either a recess or an offset measuring at least 6 feet in depth and at least one-fourth of the total wall length. The offset angle determining the “break” shall be between 45 degrees and 90 degrees to the wall.

d. Varied Facades

1. The spacing of elements in facades shall be varied rather than repetitive, with a high priority placed on the three-dimensional interplay of light and shadow.
2. The proportion of solid area to window area shall be noted in the site plan.²⁴⁸
3. “Storefront” type glass walls shall not extend in a continuous unbroken facade longer than 20 feet.
4. Topographical changes shall be reflected by vertical offsets in the facades of buildings.

e. Roofline Variation

The roofline silhouette of buildings shall be varied in order to reduce the visual impact of line and form contrast with the natural environment. To reduce the visual impact of roof mass, no roofline along any building elevation shall exceed 30 feet in length without a visual variation that incorporates:

1. Projections, recessions, dormers that alter the vertical or horizontal plane of the roof by at least two feet;
2. Change in roof height of at least two feet; or
3. Distinct parapet designs and cornice treatments. *(graphic removed)*

(5) Building Length (Multifamily Residential and Lodging Uses)²⁴⁹

- a. If a multifamily residential or lodging building is proposed in excess of 22 feet in height by, for example, application of [subsection 903.02(A)(4)(d) or (e)] and alternate standards as defined in [SLDC 905]²⁵⁰, the maximum length of the building or structure shall be no more than 150 feet measured from one end of the building along its longest elevation to the opposite end inclusive of elevator shafts, interior and exterior stairs, balconies and covered patios and covered walkways.
- b. Any multifamily residential or lodging building that exceeds 150 feet in length regardless of its height shall be limited in height such that 25 percent or more of the building footprint shall be limited to no more than 16 feet in height. The portion of the building subject to this regulation shall be unbroken and not separated into smaller areas, and shall be visible from both sides of the elevation longer than 150 feet in length.

²⁴⁷ Added authority to grant exception for artwork and murals.

²⁴⁸ **DISCUSSION:** Should there be a minimum transparency requirement in Sedona? For example, a minimum of 20-25% windows?

²⁴⁹ 903.02.C, added requirement to lodging uses. The use-specific standards included with Part 1 of the LDC update will be revised in the consolidated draft to cross-reference these lodging standards.

²⁵⁰ The highlighted sections refer to exceptions to height and massing requirements that were addressed in the “measurements and exceptions” section in Part 1. These cross-references will be updated with the consolidated draft.

- c. The maximum length of any multifamily residential or lodging building, regardless of its height, shall be 200 feet measured from one end of the building along its longest elevation to the opposite end inclusive of elevator shafts, interior and exterior stairs, balconies and covered patios, and covered walkways.

G. Architectural Style and Character²⁵¹

(1) Intent²⁵²

Building design directly impacts the character and function of new development. The standards of this subsection are intended to:

- a. Ensure that building design is sensitive to and compatible with the desert climate and Sedona landscape;
- b. Ensure that multi-building or phased developments use compatible schemes of materials, colors, and architectural vocabulary to ensure consistency;
- c. Ensure building materials are durable and have low-maintenance requirements in the desert environment; and
- d. Encourage sustainable development by limiting the amount of resources necessary to construct and operate buildings and by designing buildings to be adaptable for multiple uses.

(2) Architectural Character and Style

a. Building Design as Signage²⁵³

Building elevations and/or elements used to comply with these standards shall not function as signs. The incorporation of certain design elements that are unique or symbolic of a particular business shall be unobtrusive and secondary to the overall architectural design.

b. Unified Design²⁵⁴

- 1. If a building or center has a primary architectural theme, that theme should be used around the entire building. This can include, but is not limited to, the use of tile accents, stucco designs, awnings, cornice treatments, stepped parapets, trellises or arbors with live plant material, textured materials such as stone or brick, planters, or colored panels.
- 2. The architectural design within a multi-building development (including freestanding outparcel structures) shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings.
- 3. All buildings in a single development, whether developed at a single time or in phases, shall share at least four architectural features in order to create continuity within the overall development. These features include, but are not limited to, the following:
 - i. Overhangs,

²⁵¹ From Article 10. We did not carry forward “visual patterns,” which deals with the nature of light and shadow and would be more easily addressed in the design review manual.

²⁵² New.

²⁵³ New, this is a suggested new standard that gets at the issue of corporate identity mentioned above.

²⁵⁴ New, proposed to replace the current: “Buildings on Separate Pads.”

- ii. Canopies or porticos,
- iii. Recesses or projections,
- iv. Arcades,
- v. Raised corniced parapets over the entrance,
- vi. Roof style and materials,
- vii. Arches,
- viii. Outdoor patios,
- ix. Tower elements (at strategic locations),
- x. Display windows,
- xi. Integral planters that incorporate landscaped areas or seating areas,
- xii. Water features, and
- xiii. Public art or sculptures.

c. Comprehensive Building Design²⁵⁵

1. All building facades facing public streets shall be designed with a similar level of design detail, patterning, and finish. Blank walls void of architectural detailing shall not be permitted. Exceptions may be granted for those areas that the applicant can demonstrate are not visible from adjacent development or public rights-of-way.
2. Accessory structures shall be designed and finished to complement principal structure through the use of the same colors, materials, textures, shape, and architectural style.

H. Building Materials²⁵⁶

(1) Exterior Materials Generally

With respect to all materials that are visible from beyond the property line on which the structure is located, the following apply:

- a. Mirrored or reflective surfaces or any treatments that change transparent or semi-transparent windows into mirrored surfaces are prohibited. Tinted glass is acceptable.
- b. Metallic surfaces shall be treated to reduce reflections.

(2) Materials Compatible with Context Area

Building materials shall be similar to those in predominant use on the street or in the district of the new project. Where the project is adjacent to or on the site of a historic structure, the use of compatible materials is strongly encouraged.

²⁵⁵ Replaces “Coherent Building Design.” Did not carry forward specific false-front standards for the Uptown western storefront motif. The Uptown area will be controlled separately by the Main Street and Character Districts Design Manual and/or future CFA plans.

²⁵⁶ Based on Article 9, Section 906, as well as related materials from Article 10. Removed the “Encouraged Materials and Methods of Use: Walls,” and “Encouraged Materials and Methods of Use for Roofs,” “Indigenous Materials,” “Materials Compatible with Context Area,” “Building Highlights,” and “List of Encouraged Surface Materials” which will be relocated to the design manual.

(3) Building Highlights

Stone or decorative block veneers may be used to highlight significant building features such as chimneys, columns or entrances, as well as distinctive building masses. *(graphic removed)*

(4) Prohibited Exterior Finishes²⁵⁷

- a. Unless allowed under paragraph b below, the following materials are prohibited as exterior finishes:
 - 1. Cedar or other wood shakes,
 - 2. Faux rock – simulated cement or similar rock products, i.e. “cultured stones”,
 - 3. Highly reflective, shiny, or mirror-like materials,
 - 4. Exposed unfinished foundation walls,
 - 5. Exposed plywood or particleboard,
 - 6. Glass curtain walls,
 - 7. White, black, brightly colored, or reflective roofs,
 - 8. Unplastered exposed standard CMU’s,
 - 9. White exterior surfaces on skylights,
 - 10. Shiny acrylic or similar paint finishes on stucco.
- b. The use of a building material otherwise prohibited by this subsection may be allowed by the Director on a case-by-case basis if the Director finds that:
 - 1. The use of the proposed material complies with the intent of this Code and other applicable City codes; and
 - 2. The proposed material is compatible in terms of general appearance, quality and durability, architectural style, design, color, and texture; and
 - 3. The material aids in the prevention of fires or provides some other community benefit.

I. Building Color²⁵⁸

(1) Purpose²⁵⁹

The color contrast of structures with the natural dark green of the vegetation, and rust reds of the red rocks and soils, is a concern with respect to reducing visual impacts of the built environment and trying to blend it with the natural environment. The purpose of this subsection is to ensure that structures, walls, garage doors, roofs, fences, or other large exposed surface areas blend with the surrounding natural environment without calling undue attention to the development.

²⁵⁷ Changed from “discouraged” to prohibited.

²⁵⁸ From Section 904 and from Article 10, Section 3.5.

²⁵⁹ Revised from current 904.01.A to read as a purpose statement.

(2) Specific Requirements

a. Hue²⁶⁰

1. Exterior building materials and colors shall match or enhance the tone of the surrounding landscape to the maximum extent practicable.
2. Exceptions may be allowed by the Director on a case-by-case basis for railings and other building appurtenances.²⁶¹

b. Value

1. Materials and colors used shall not exceed the following light reflectance values (LRV) and Munsell values:²⁶²

Table 5.11 Maximum Light Reflectance (LRV) and Munsell Values		
	Maximum LRV	Maximum Munsell Value
Building Size		
Less than 5,000 square feet	38 percent	7
Between 5,000 square feet and 20,000 square feet	28 percent	6
Greater than 20,000 square feet	20 percent	5

Notes:

2. Gutters, downspouts, railings, posts and poles, doors, window and door trim, and other similar trim may contrast the surface they adjoin. Light reflectance value (LRV) over 38 percent and stronger chroma may be allowed by the Director, except that unpainted shiny metallic surfaces are prohibited.

c. Chroma

The use of very weak (Munsell 1) to medium weak (Munsell 4) chroma (neutral colors and earth tones) is required to the maximum extent practicable. Stronger chromas may be approved by the Director at the following levels:²⁶³

Table 5.12 Maximum Chroma by LRV	
	Maximum Chroma

²⁶⁰ From 3.5.2, rewritten as a requirement “to the maximum extent practicable” instead of the current “encouraged.”

²⁶¹ Added administrative authority to approve alternative colors and materials on minor supporting building elements required by building code, public safety, and/or other minor appurtenances.

²⁶² This table is new. The LDC Analysis suggested establishing darker colors as the minimum standard rather than only applying those darker color requirements as the incentive for additional height (as drafted in Part 1 of the LDC update). The current baseline for single-family is 30 percent, and then 38 percent for all other uses.

²⁶³ DISCUSSION: Is more reconciliation needed on the maximum LRV values here? The first table shows 7 as a maximum, while the second shows 6 as a maximum. Revised to be a requirement (instead of strongly recommended). Added the statement that the Director may approve stronger chromas.

LRV percentage	
20 percent or lower	6
Between 21 and 28 percent	4
Greater than 28 percent	2

Notes:

(3) Evaluation of Color²⁶⁴

The applicant shall submit with any development application a color sample with an assigned LRV and chroma value for every color used on the subject buildings or structures. Materials without assigned LRV and/or chroma values may be accepted by the Director if such materials can be adequately compared to the Munsell templates available in the office of the Director.

(4) Alternate Standards

Alternate standards may be approved pursuant to Section ---,²⁶⁵

²⁶⁴ New, based on a recommendation in the LDC Analysis.

²⁶⁵ Cross reference will be provided back to the measurements and exceptions section that was provided in Part 1 of the LDC Update, which offers additional height incentive for lower LRV values and smaller unrelieved building planes.

5.8. Exterior Lighting²⁶⁶

Commentary

This section is based on the standards from the current LDC Article 9, Section 911 and Article 10, Section 2.7. This section was substantially reorganized for clarity, and reflects recent staff research on “dark sky”-compliant lighting standards. Updating the dark sky ordinance is noted as a priority in the Sedona Community Plan, as discussed in the LDC Analysis and Annotated Outline.

This section begins with the purpose and applicability of the exterior lighting standards, followed by the procedures for evaluating compliance with the lighting standards, then standards that apply to exterior lighting broadly, ending with lighting standards that apply to specific geographic areas and/or land uses.

The lighting classes (Class 1 through Class 3) are carried forward in this draft. Standards that were carried forward from Article 10 are footnoted as to whether or not they were currently a guideline (“should”) or a mandate (“shall”). Any remaining guidelines in Article 10 that are not carried forward were relocated to the design standards bin for inclusion in a separate design standards manual.

A. Purpose²⁶⁷

The purpose of this Section 5.8 is to protect and promote the public health, safety, and welfare by permitting reasonable uses of exterior lighting for nighttime safety, utility, security, and enjoyment while minimizing light pollution and the adverse impact of exterior lighting on stargazing, wildlife habitat, and human health.

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Support community efforts to be dark sky compliant. (p.78)

B. Applicability²⁶⁸

(1) New Lighting

New lighting shall meet the requirements of this Code with regard to shielding and lamp type; the total outdoor light output after the new lighting is installed shall not exceed that on the site before the new lighting was installed, or that is permitted by this Code, whichever is larger.

(2) Additions or Modifications

- a. If the total cumulative increase in floor area is greater than 50 percent for single-family residential or greater than 25 percent for all other uses, or if the total cumulative cost of any exterior modification, alteration, or repair is greater than 25 percent of the valuation of the building as determined by the Director, then all exterior lighting fixtures shall comply with this Code.
- b. Cumulative modification or replacement of outdoor lighting constituting 25 percent or more of the permitted lumens for the parcel, no matter the actual amount of lighting already on the site, shall require all exterior lighting fixtures to comply with this Code.

²⁶⁶ Currently “Outdoor Lighting” Section 911.

²⁶⁷ Replaces the current 911.01. Did not carry forward the introductory purpose language from Article 10, Section 2.7.

²⁶⁸ From 911.04. Did not carry forward 911.04.D, resumption of use after abandonment, which will be addressed in the nonconformities section with the administration and procedures in a subsequent draft. Did not carry forward 911.04.B, minor additions, which do not require compliance and are adequately addressed by the new lighting and additions or modifications paragraphs.

(3) Exemptions

a. Emergency Lighting²⁶⁹

Lighting used only under emergency conditions shall not be subject to this Section 5.8.

b. Seasonal Lighting²⁷⁰

Temporary seasonal lighting between Thanksgiving and January 15 shall not be subject to this Section 5.8, provided such lighting does not create glare to motorists or result in light trespass onto adjacent properties. This exemption shall not apply to permanent exposed string lighting typically used for patio ambiance lighting.

c. Lighting Required by FAA or FCC²⁷¹

Lighting required by the Federal Aviation Administration or the Federal Communications Commission shall not be subject to this Section 5.8.

d. Special Events²⁷²

Special events that have been issued a temporary use permit pursuant to **Section ---²⁷³** shall be allowed temporary lighting for the duration of the event, provided such lighting does not create glare to motorists or result in light trespass onto adjacent properties.

e. Street Lighting²⁷⁴

With the exception of shielding requirements, this Code does not apply to street lighting within city and state rights-of-way.

f. Underwater Lighting²⁷⁵

Underwater lighting used for the illumination of swimming pools and decorative water fountains shall not be subject to this Section 5.8, though they must conform to all other provisions of this Code.

g. Lighting Required by Building Code²⁷⁶

Any lighting that is required by the building code for life safety purposes such as stairway lighting, walkways, and building entrances, shall not be prohibited by this Section 5.8 but shall be subject to the lighting standards.

C. Administration

(1) Lighting Classes Established²⁷⁷

a. Class 1 Lighting

Lighting used for outdoor sales or eating areas, assembly or repair areas, signage, recreational facilities, and other similar applications where color rendition is important to preserve the effectiveness of the activity.

²⁶⁹ From 911.09.C, simplified.

²⁷⁰ From 911.05.D.2, revised to prevent light trespass and to clarify that permanent string lighting is not exempt.

²⁷¹ New.

²⁷² New.

²⁷³ Cross-reference to be provided to procedures for temporary use permits, once drafted.

²⁷⁴ From 911.04.E.

²⁷⁵ From 911.09.D. Did not carry forward 911.09.A or B, which will be addressed in the nonconformities section with the administration and procedures in a subsequent draft.

²⁷⁶ New standard to allow lighting that is required by code, but to ensure they are shielded appropriately.

²⁷⁷ New section carries forward (with minimal revisions) the definitions from "outdoor lighting" definition in current Article 2.

b. Class 2 Lighting

Lighting used for illumination of walkways, roadways, equipment yards, parking lots, and outdoor security where general illumination for safety or security of the grounds is the primary purpose.

c. Class 3 Lighting

Lighting used for decorative effects such as architectural illumination, flag and monument lighting, and illumination of landscaping elements.

d. Multi-Class Lighting

Lighting used for more than one purpose such that the use falls within more than one class as defined for Class 1, 2, or 3 lighting. Multi-class lighting must conform to the standards that apply to the most restrictive included class.²⁷⁸

(2) Evaluation of Compliance²⁷⁹

a. Lighting Plan Submittal Required

1. Whenever a person is required to obtain a permit for exterior lighting or signage or any development plan or zoning or subdivision application approved by the city, the applicant shall, as part of the application process, submit sufficient information to enable the Director to determine whether proposed lighting complies with this Code. All applications may be subject to review and action by the Planning and Zoning Commission at the discretion of the Director.
2. The lighting plan shall include information as determined by the Director.²⁸⁰

b. Plan Approval

If the Director determines that any proposed lighting does not comply with this Code, the associated permit shall not be issued or the application approved unless an alternative is approved pursuant to subsection 5.8.C(2)c, below.

c. Discretionary Approval of Lighting Alternatives²⁸¹

The Director may approve alternative lighting designs, materials, or methods of installation or operation not specifically prescribed by this Code provided the proposed alternative:

1. Results in approximate equivalence to the applicable specific requirement of this Code; and
2. Complies with the intent of this Code.

²⁷⁸ The second sentence was carried forward from 911.05.H (which addresses shielding and timing) to broaden the standard.

²⁷⁹ Based on current 911.07, reorganized and revised for clarity.

²⁸⁰ This standard replaces the "applications" section 911.07.B. Cities often include application submittal requirements in a separate administrative manual or simply maintain appropriate forms and requirements on the website. An approach for Sedona will be discussed in further detail with the Administration and Procedures in Part 3 of the LDC update.

²⁸¹ From 911.08, simplified.

D. General Lighting Standards

(1) Warm Lighting Requirements and Alternatives²⁸²

- a.** All Class 2 lighting shall be either low-pressure sodium (LPS) lamps, narrow spectrum amber LEDs, or warm lighting alternatives not to exceed 3,000 Kelvin.
- b.** For Class 1 lighting, a development may be eligible for an additional 10 percent increase in the total lumens allowed pursuant to Table 5.13 if the primary lighting source complies with paragraph a above.
- c.** Lighting alternatives may be allowed with approval by the Director pursuant to subsection 5.8.C(2)c.²⁸³

(2) Prohibited Lighting Types

a. Unshielded Lights

Unshielded lights or any other light that produces glare and light trespass in excess of that allowed in Table 5.13.²⁸⁴

b. Prohibited Fixtures

- 1.** Mercury vapor light bulbs and fixtures.²⁸⁵
- 2.** Lamps emitting a color temperature in excess of 4,000 Kelvin.²⁸⁶
- 3.** Searchlights, floodlights, laser source lights, strobe or flashing lights, illusion lights, or any similar high intensity light.²⁸⁷

c. Outdoor String Lighting (Ambience Lighting)

Permanent exposed string lighting, except as ambience lighting for outdoor dining/bar areas, interior courtyards, and/or event venues, subject to compliance with all other provisions of this Code and only with approval by the Director on a case-by-case basis. In reviewing proposals for such lighting, the Director shall consider lighting types, locations, and time of use. Permanent outdoor string lighting shall not flash, blink, fade, or strobe and shall be included in the total lumen count for the property.²⁸⁸

(3) Shielding and Light Trespass

- a.** All light fixtures are required to be fully shielded, unless approved by the Director pursuant to subsection 5.8.C(2)c.²⁸⁹
- b.** Partially shielded light fixtures are limited to a maximum of 5,500 lumens per acre and shall not exceed 2,000 lumens per lamp.

²⁸² Based on 911.05.A, revised for clarity and to offer other warm lighting alternatives on a case-by-case basis.

²⁸³ New.

²⁸⁴ New.

²⁸⁵ From 911.05.K. Did not carry forward "in use for outdoor lighting on the effective date of the ordinance codified in this Code shall not be used after July 1, 2006."

²⁸⁶ From Article 10, Section 2.7.1 - color, revised from "strongly discouraged" to prohibited.

²⁸⁷ From 911.05.L. Did not carry forward "except in emergencies by police and fire personnel at their discretion. Spot lights are permitted and must be directed downward 45 degrees from any neighboring property." Emergency lighting is exempt from the lighting regulations earlier in this Section.

²⁸⁸ New standards. Permanent exposed string lighting currently prohibited in 911.05.I.2.

²⁸⁹ From 911.05.C, revised for clarity.

- c. All light fixtures shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Lighting shall not be aimed onto adjacent properties.
- d. Light trespass onto adjacent public rights-of-way may be allowed subject to approval of the Director pursuant to subsection 5.8.C(2)c.²⁹⁰

(4) Lighting Output Levels²⁹¹

Lighting levels shall not exceed the following maximum outputs:

Table 5.13 Maximum Lighting Output Levels		
Use Type	Total Site Output	Partially Shielded
Single-family residential ²⁹²	10,000 lumens per parcel	4,000 lumens per parcel (counts toward total site output)
Multifamily residential	100,000 lumens per acre	5,500 lumens per net acre (counts toward total site output)
Mixed-use and nonresidential	100,000 lumens per acre	5,500 lumens per net acre (counts toward total site output)

Notes:

(5) Lighting Controls

a. Motion Sensors

1. Motion sensors may be used where the sensor is triggered by activity within the property lines and not triggered by activity outside the property lines.
2. Motion sensing fixtures shall be fully shielded and properly adjusted, according to the manufacturer’s instructions, to turn off when detected motion ceases.²⁹³

b. Lighting Time Limitations²⁹⁴

1. Except for security lighting, flagpole lighting, and landscape lighting, Class 1 and Class 3 lighting shall be extinguished during nonbusiness hours.²⁹⁵
2. Landscape lighting shall be extinguished by close of business or 10:00 p.m., whichever is later.²⁹⁶
3. Multi-class lighting shall conform to the time limitations of the strictest class.

²⁹⁰ From 911.05.B, revised to allow some spillover onto public roads with approval of the Director, which could prevent the city from having to install additional street lighting in some cases.

²⁹¹ Table is new – based on standards from 911.05.D and E.

²⁹² Output maximums are new for single-family residential. The suggested maximums are based on Flagstaff, AZ.

²⁹³ From second half of 911.05.B.

²⁹⁴ From 911.05.G. Merged Class 1 and Class 3 requirement. Did not carry forward standard for Class 2 lighting, since it is a guideline and not a requirement.

²⁹⁵ Did not carry forward “only continue in operation until 11:00 p.m. or for as long as the area is in active use but once off remain.”

²⁹⁶ From Article 10, Section 2.7.1, revised from “should” to “shall,” and revised to 10 pm instead of 11 pm.

E. Supplemental Class 3 Lighting Standards²⁹⁷

(1) Uplighting²⁹⁸

- a. Subject to the approval of the Director, uplighting or ground-mounted lighting may be allowed to accent unique features of a building and/or surrounding landscaping such as exceptional architectural features, specimen trees with dense year-round foliage, or large native shrub masses). Uplighting or ground-mounted lighting shall be designed and installed to minimize glare with special consideration to vehicular and pedestrian traffic.
- b. All lighting that is directed upward shall be located so that the angle of the lamp does not exceed 45 degrees measured from a horizontal plane to a line projected through the center of the lamp, and fixtures shall be fully shielded to contain and direct the light onto the featured to be illuminated. (*consider graphic*)

(2) Minimum Spill²⁹⁹

All Class 3 lighting shall be selected, designed, installed, and aimed so that there is a minimum amount of spill beyond the area intended to be lighted.

F. Parking Area Lighting

(1) Generally³⁰⁰

- a. Parking lots shall be considered Class 2 lighting.
- b. All parking lot lighting shall use full cut-off fixtures.³⁰¹
- c. Parking lot poles shall not exceed 12 feet in height.

(2) Structured Parking³⁰²

Interior lighting within parking structures shall not count toward the total lumens allowed.

G. Pedestrian-Scale Lighting³⁰³

Low-level pedestrian lighting may be used along walkways pursuant to the following:

- (1) Shall direct light downward;
- (2) Shall use shatterproof lamp coverings;
- (3) Shall not cause the site to exceed the maximum lumen output pursuant to Table 5.13,³⁰⁴
- (4) Shall not be located to present hazards for pedestrians or vehicles; and
- (5) Post or bollard-type lights shall be painted dark colors such as black, dark gray, dark brown, or dark earth tone.

²⁹⁷ From 911.05.I, reorganized and revised as noted.

²⁹⁸ From 911.05.I.5, revised for clarity.

²⁹⁹ From 911.05.I.1.

³⁰⁰ 911.05.F, revised for clarity.

³⁰¹ New.

³⁰² New, based on staff suggestion.

³⁰³ From Article 10, Section 2.7.3, site lighting fixtures.

³⁰⁴ New.

H. Exterior Building Lighting³⁰⁵

- (1) Soffit mounted light fixtures shall be recessed into the soffit or otherwise fully shielded.
 - (2) Architectural lighting shall only be used to highlight special features.³⁰⁶
 - (3) Lighting of expansive wall planes or lighting resulting in hot spots on wall or roof planes shall be prohibited.³⁰⁷
 - (4) Lighting above entryways or along building perimeters shall use fully-shielded fixtures such as wall packs and downward lighting sconces.
-

I. Sign Illumination³⁰⁸

See **Article 11 SLDC**, *Sign Regulations*. Sign illumination is addressed in Section **1107.05**.

J. Supplemental Lighting Standards for Specific Uses

(1) Recreational Facilities³⁰⁹

- a. Lighting for outdoor athletic fields, courts, or tracks shall be considered Class 1.
- b. If the proposed lumens exceed the per acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA) and shall require approval by the Director pursuant to subsection 5.8.C(2)c.³¹⁰
- c. Recreation facility illumination design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code.
- d. Lighting for recreational facilities shall be extinguished by 10:00 p.m.³¹¹
- e. Fully shielded lighting shall be required for fields designed for sports activity.

(2) Outdoor Display Lots³¹²

Light for outdoor display lots shall be considered Class 1, and shall conform to the lumens per acre limits established by Table 5.13 except as follows:

- a. All such lighting shall be fully shielded; partially shielded fixtures shall be prohibited.³¹³
- b. If the proposed lumens exceed the per acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA) and shall require approval by the Director pursuant to subsection 5.8.C(2)c.³¹⁴

³⁰⁵ From Article 10, Section 2.7.4, exterior wall and building lighting.

³⁰⁶ Currently "should."

³⁰⁷ Currently "should be avoided."

³⁰⁸ Sign lighting addressed in the sign regulations which are being updated by separate project. Upon adoption, an appropriate cross-reference will be provided here.

³⁰⁹ From 911.06.A. Did not carry forward standards for professional sports facilities.

³¹⁰ Added new reference to require Director approval using the alternatives procedure.

³¹¹ Clarifies 911.06.A.5.

³¹² From 911.06.B.

³¹³ Revised for clarity.

³¹⁴ Added new reference to require Director approval using the alternatives procedure.

- c. Outdoor display lot illumination design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code.
- d. Outdoor display lot lighting shall conform to the hours of operation as established under Class 1 lighting standards pursuant to subsection 5.8.D(5)b.³¹⁵

(3) Service Station Canopies

- a. Lighting for service station canopies shall be considered Class 2 lighting.
- b. All luminaries shall be flush with the lower surface of canopies and use flat glass or plastic covers.
- c. All lighting mounted under the canopy shall be included in the total lumen allowance for the site pursuant to Table 5.13.³¹⁶
- d. All site lighting not directly associated with the special uses as permitted shall conform to all lighting standards described in this Code.

K. Installation and Maintenance

(1) Certification of Installation³¹⁷

- a. For all projects where the total initial output of the proposed lighting equals or exceeds 100,000 lamp lumens, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer before the Certificate of Occupancy is issued. Until this certification is submitted, approval for use of a Certificate of Occupancy shall not be issued for the project.
- b. For all projects subject to a development application,³¹⁸ the developer shall verify in writing to the city that all outdoor lighting was installed in accordance with the approved plans.

(2) Lamp or Fixture Substitution³¹⁹

Any proposed change to the type of light source after a permit has been issued shall require submitting a change request to the Director for approval prior to substitution.

(3) Underground Electrical Service Required³²⁰

New electrical service required for exterior lighting shall be located underground.

³¹⁵ Did not carry forward "any lighting on after the time limitations shall be considered Class 2 lighting and shall conform to all restrictions of this Code applicable to this class." That is misleading in that there are no time limitations to Class 2 lighting.

³¹⁶ Did not carry forward "The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed 40 lumens per square foot of canopy." Also did not carry forward provision stating that only 50 percent of the output under a canopy shall be included in the per acre cap.

³¹⁷ From 911.07.E. and 911.05.M.

³¹⁸ Revised from "where an engineer or architect is required."

³¹⁹ From 911.07.D.

³²⁰ New standard.

5.9. Public Art³²¹

Commentary:

This section carries forward the public art regulations from the Sedona Public Art Ordinance in Article 18, with changes for organization and clarity. In this draft we also proposed expanding the applicability of the requirement to include multifamily residential and mixed-use buildings. Thresholds for when public art is required for those uses are provided for initial discussion.

A. Purpose³²²

Public art is a priority amenity for the City of Sedona. The purpose of this Section 5.9 is to ensure that public art is provided for development and/or redevelopment of multifamily, mixed-use, and nonresidential properties.

B. Applicability³²³

(1) Generally

Public art shall be installed pursuant to this Section 5.9 prior to the issuance of a Certificate of Occupancy for the following:

- a. Development of any new mixed-use and/or nonresidential building, except for industrial uses, with 5,000 square feet of gross floor area or more;³²⁴
- b. Expansion of any mixed-use and/or nonresidential building, except for industrial uses, resulting in 2,500 square feet of gross floor area or more;
- c. Development of any new multifamily residential building of 20 dwelling units or more; and
- d. Expansion of any existing multifamily residential building by 10 dwelling units or more.

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)

(2) Exemptions³²⁵

This section shall not apply to:

- a. Federal, state, county, or city projects or structures; or
- b. Residential uses other than multifamily.

³²¹ From Article 18. Did not carry forward Section 1801, Title.

³²² New.

³²³ Based on Section 1802, revised for clarity. Broadened the applicability of the public art requirement to include multifamily residential buildings.

³²⁴ Currently "commercial, professional office, lodging, or timeshare construction." Expanded to all mixed-use and nonresidential uses.

³²⁵ Revised to exclude the exemption for all residential uses. **DISCUSSION:** Should multifamily projects be exempt from this requirement if they are contributing to the local housing needs? Could exempt condominiums but not apartments? Could tie the exemption to density (e.g., over 12 units per acre are exempt)?

C. Public Art Requirement

(1) Minimum Investment

Applications subject to this Section 5.9 shall provide a minimum investment in an amount stated on file with the Community Development Department for public artwork.³²⁶

(2) Public Art Installation or Cash Contribution

a. Generally

The minimum art investment shall take the form of either an on-site installation of developer-selected exterior artwork, or, at the developer's discretion, an equivalent cash contribution to the City of Sedona Art in Public Places Fund may be made to be used for public art in the City of Sedona. A combination of the above options is also acceptable.

b. On-Site Artwork

The following on-site artworks are acceptable under this Section 5.9:

1. Building features and enhancements that are unique and produced by a professional artist;
2. Landscape art enhancements such as enhanced walkways, bridges, unique water, or unique art features;
3. Murals or mosaics covering walls or walkways;
4. Professional artist sculptures that can be freestanding, wall-supported, or suspended and made of durable materials suitable to the site;
5. Other suitable artworks accepted by the Director.

c. Eligible Costs

Costs that are eligible towards the minimum investment required by this Section 5.9 include:

1. Professional artist compensation;
2. Fabrication and installation of the artwork;
3. Site preparation;
4. Structures enabling the artist to display the artwork;
5. Documentation of the artwork;
6. Acknowledgment plaque identifying the artist and the artwork.

d. Ineligible On-Site Artworks and Costs

On-site artworks and costs not eligible for purposes of compliance with this Section 5.9 include:

1. Business logos;

³²⁶ Revised the current \$0.48 per square foot requirement to allow for a determination to be filed administratively. Council can review this amount along with other fees required and adjust them without having to frequently update the code.

2. Directional elements such as super graphics (large scale painted or applied decorative art typically in geometric form on walls, floors, and/or ceilings), signage, or color coding;
3. Mass produced art objects, such as fountains, statuary, playground equipment;
4. Art reproductions;
5. Landscaping or hardscape elements normally associated with the artwork;
6. Services or utilities necessary or desirable to operate or maintain artworks.

(3) Location of Public Art

Art selected by an owner or developer to be integrated on the site of the project shall be located on an exterior of the structure or the building site that is visible to the public for at least 40 hours per week.

D. Evaluation of Public Artwork Plans

- (1) The applicant shall submit a public artwork plan associated with the application for development and/or redevelopment or expansion demonstrating compliance with this Section 5.9.³²⁷
 - (2) All proposed artwork shall meet the applicable requirements of all other City of Sedona ordinances, this Code, and City Code.
 - (3) The Director may consult with the Arts and Culture Coordinator, or other city staff or outside professional artist(s), and shall approve or deny the public artwork plan and inform the applicant in writing. The developer has the right to appeal the decision of the Director to the City Council within 15 days after the Director's decision.³²⁸
-

E. Installation and Maintenance

- (1) Prior to issuance of a Certificate of Occupancy, the approved artwork shall be installed in accordance with approved plans, unless the Director agrees to an extension of time of up to 6 months. If an extension of time is granted, then prior to the issuance of the Certificate of Occupancy, a cash deposit or an irrevocable letter of credit in an amount guaranteeing the complete installation of the artwork within 6 months of the issuance of the Certificate of Occupancy shall be deposited by the owner or developer with the city. Failure to completely install the artwork approved by the Director within the 6 months of the issuance of the Certificate of Occupancy shall result in forfeiture of the deposit or letter of credit and the money deposited shall be credited to the Art in Public Places Fund.
- (2) The owner of the development shall be responsible for the proper upkeep and maintenance of the artwork within the proposed development.
- (3) In the event that any artwork placed on the development as a result of this Section 5.9 is removed or destroyed, the owner or developer shall, within 180 days of the removal or destruction:

³²⁷ New.

³²⁸ From Section 1803.E, revised for clarity. Did not carry forward Section 1802.D, which was similar but inconsistent with this provision by referring to "major projects, as determined by the Director..." When the procedures are developed in Part 3 of the LDC Update, the general standards for appeals of administrative decisions will be established.

- a.** Replace it with artwork that meets the requirements of this Section 5.9 and is equal to the removed/destroyed artwork's fair market value immediately prior to its removal or destruction; or
- b.** Make a cash payment to the City of Sedona Art in Public Places Fund in an amount equal to the square foot gross floor area of the development multiplied by the minimum investment requirement set forth above that is applicable at the time of the removal or destruction of the artwork.

Article 6: Signs

[Recently adopted revisions will be incorporated into Consolidated Draft]

Article 7: Subdivision

Commentary

This article includes standards from Sections 700, 702, 706, and 707 of Article 7, *Subdivision Regulations and Land Division*. This article includes the standards for designing new subdivisions of land and the associated required public improvements. Content from the current Article 7 related to subdivision procedures will be included in Part 3 of the LDC Update, *Administration and Procedures*. Content that is more technical is proposed to be included in an Engineering Standards Manual.

As recommended in the LDC Analysis, we introduced specific flag lot standards as well as optional cluster subdivision standards. Further commentary on cluster subdivisions is in Section 7.3.J.

7.1. Purpose³²⁹

This article establishes the minimum standards for the design and improvement of land subdivision and land splits to:

- (1) Facilitate the orderly growth and harmonious development of the city and to protect and promote public health, safety, and welfare.
- (2) Provide lots and parcels of sufficient size and appropriate design for the purposes for which they are to be used;
- (3) Protect the natural environment and scenic beauty of Sedona and to minimize the construction of building pads in areas with an average slope of greater than 15 percent;
- (4) Promote the use of good design, landscape architecture, and civil engineering to preserve and enhance natural topographic features, watercourses, drainage ways, floodplains, slopes, ridgelines, rock outcrops, native vegetation, and trees;
- (5) Provide safe ingress and egress for vehicular and pedestrian traffic and to encourage the placement of roads and driveways so that they follow natural topography wherever possible, and minimize cutting and grading;
- (6) Ensure safe and efficient traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, adjoining streets, and public facilities;
- (7) Provide adequate water supply, sewage disposal, storm drainage and other utilities and facilities;
- (8) Provide for adequate sites for schools, recreation areas, access to public lands (trailheads), and other public purposes;
- (9) Protect or enhance real property values;
- (10) Facilitate the transfer of lands having accurate legal descriptions and to establish and assure the rights, duties and responsibilities of subdividers and developers with respect to land development;
- (11) Ensure that the costs of providing the necessary rights-of-way, street improvements, utilities and public areas and facilities for new developments are borne fairly and equitably; and

³²⁹ Previously 700. Reworded for clarity and grammatical consistency. Statements with similar objectives were consolidated. The objectives were re-ordered to address general objectives first, followed by more specific objectives.

- (12) Encourage the clustering of dwellings and other structures to preserve open space, preserve the natural terrain, minimize adverse visual impacts, minimize public infrastructure costs, and prevent public safety hazards;
- (13) Provide a common ground of understanding and an equitable working relationship between public and private interests, so that both independent and mutual objectives can be achieved in the subdivision of land.

7.2. Applicability³³⁰

A. General

This article shall apply to all divisions of land into two or more parcels, buildings sites, tracts, or lots located wholly or partially within the city.³³¹

B. Conflict with Other Standards

In the event of a conflict between this article and other provisions of this Code, the Sedona City Code, or the Engineering Standards Manual, the more restrictive provisions shall prevail.³³²

C. Existing Subdivision Agreements and Covenants³³³

- (1) Subdivisions filed and recorded on a final plat prior to the effective date of this Code shall not be regulated by this article unless proposed for any re-subdivision meeting the minimum applicability standards established in 7.2 of this article.
- (2) This article is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of private agreements or restrictive covenants running with the land. Where this article imposes a greater restriction than that imposed by existing provisions of law, contract, or deed, the provisions of this article shall control.

7.3. Subdivision Standards³³⁴

A. General

- (1) Every subdivision shall comply with all other ordinances and regulations of the city and the Arizona Revised Statutes.³³⁵

³³⁰ Previously 702. Did not carry forward language referencing A.R.S. Title 9, language basing the applicability of these standards to the environmental sensitivity of the property, or the legal status of parcels. A.R.S. Title 9, Section 9-463 distinguishes between land splits and subdivisions, with land splits including divisions of a parcel into two or three parcels, and subdivisions including 4 or more parcels. The procedures, when developed in Part 3 of the LDC Update, may use these distinctions to allow for expedited procedures for minor subdivisions (or land splits).

³³¹ Taken from the first sentence of 706.01, reworded for clarity and added specific language regarding the splitting of land into two or more parcels, building sites, tracts, or lots.

³³² Added engineering standards manual to the list. Modified language so the more restrictive requirement would prevail rather than the language in this Article.

³³³ New.

³³⁴ Some of these standards that would also apply to redevelopment, not just subdivision, may be relocated into Article 5.

³³⁵ Removed language referencing the Community Plan.

- (2) Public infrastructure shall be constructed in accordance with City of Sedona Engineering Standards Manual or, in the absence of such detail, shall be constructed in accordance with the Maricopa Association of Governments Standard Drawings and Specifications (MAG specs). If no standard or specification can be found, then the standard or specification used shall be subject to approval by the City Engineer.

B. Minimal Standards³³⁶

The standards in this article are minimum standards. The city may impose more restrictive standards when it finds that they are necessary to conform the design of a proposed subdivision to sound engineering or design standards or other standards in this Code.

C. Lot Planning³³⁷

The design and layout of lots shall be dependent upon topography, natural vegetation, soil conditions, drainage, heavy street traffic, or other conditions. The following standards shall apply:

(1) General

- a. Lot width, area, and building setbacks shall comply with the minimum requirements of this Code and shall be appropriate for the location and character of development proposed and for the type and extent of street and utility improvements being installed.³³⁸ Modifications may be granted pursuant to 7.3.C(4) of this Section.
- b. Side lot lines shall be at right angles or radial to street lines, except where other terrain makes such design impractical.
- c. Double frontage lots are discouraged in new subdivisions.
- d. Flag lots and other irregularly shaped lots are discouraged in new and existing subdivisions.³³⁹
- e. Corner lots may be required to be wider than interior lots to provide for setback requirements.
- f. No lot shall be divided by a city, county, school district, or other taxing agency boundary.
- g. The construction envelope on a lot shall be determined by the yard (setback) requirements for the lot and the location of natural and/or topographic features such as drainage ways, rock outcrops, native vegetation, and trees.

(2) Drainage

Lots shall be designed and located to provide positive drainage away from all buildings and shall comply with the standards in Section 0.³⁴⁰

³³⁶ New.

³³⁷ Did not carry forward 706.07B requiring a minimum setback of 50 feet for lots or parcels abutting an arterial highway. Did not carry forward 706.07D establishing a maximum depth-to-width ratio of single-family lots as 3 to 1.

³³⁸ Removed language referring to lot depth and frontage as there are no longer minimum lot depth or frontage requirements in the LDC.

³³⁹ Replaces "Residential lots extending through the block and having frontage on two parallel streets shall be discouraged."

³⁴⁰ New.

(3) Access

- a. Every residential lot shall abut a public or private street. Access to residential lots shall be from local streets except as specifically authorized by the Director and the City Engineer; and³⁴¹
- b. At least two points of vehicular access into the proposed subdivision shall be provided, where feasible, unless it can be shown to the satisfaction of the City Engineer that legal, topographical, and/or engineering constraints preclude such access.

(4) Flag Lots³⁴²

- a. Notwithstanding any other provision of this Code, the width of the flagpole portion of a flag-shaped lot shall be no less than:
 - 1. Thirty feet when both public water and sewer systems are to serve such a residential lot.
 - 2. Forty feet when both public water and sewer systems are to serve such a commercial or industrial lot.
 - 3. Twenty-four feet when only a public water or a public sewer system is to serve such a lot.
 - 4. Twenty-four feet when the lot will not be served by a public water or public sewer system.
- b. The length of the flag pole portion of the lot shall not exceed 300 feet and shall comply with all other standards and measurements of this Code and other regulating agencies.
- c. Flag lots where the length of the flag pole portion exceeds 130 feet shall provide a permanent turn-a-round approved by the City Engineer and the Sedona Fire District.

(5) Modification of Construction Envelope

The Director may, upon application by the property owner, modify the construction envelope for an individual lot as shown on the final plat provided that:

- a. The revised construction envelope is equally as sensitive to the natural conditions as the original construction envelope;
- b. The area of the construction envelope is not enlarged; and
- c. The construction envelope meets the setback requirements for the respective zoning district.

D. Sensitive Lands³⁴³**(1) Generally**

Development of lands that are subject to periodic inundation, subsidence of the earth's surface, high water table, or have difficult topography, unstable soils, or other natural or manmade

³⁴¹ Currently requires Planning Commission approval.

³⁴² New.

³⁴³ These sensitive area standards may be relocated to the building and site design standards in Article 5 (Section 5.7.D), since many of these standards would apply to all new development and not just subdivisions.

hazards to life or property shall be avoided to the maximum extent practicable, unless it can be substantiated that:

- a. The proposed lot configurations and sizes, grading and drainage techniques or other special development approaches are reasonable and necessary to protect the public health, safety, or general welfare on any lands to be subdivided that are impacted by these characteristics.
- b. The sensitive lands are protected through a cluster subdivision, pursuant to Section J(2).³⁴⁴
- c. The Council may approve subdivision of such land upon receipt of evidence from the City Engineer, the County Flood Control Districts, State and County Health Authorities, and other area Emergency Services Authorities that the construction of specific improvements can be expected to render the land suitable. Construction upon such land shall be prohibited until specified improvements have been planned and construction guaranteed.

Sedona Community Plan says...
 Encourage clustering of residential units to direct development away from more environmentally sensitive portions of a site. (p.54)

(2) Steep Slope and Ridgeline Development

- a. Lot lines and streets shall be located on or near the crest of ridges to preclude prominent line of sight building construction. Building pads shall not be located on or near the crest of ridge lines; and³⁴⁵
- b. Building pads located near the crest of ridge lines shall be set back from the ridge edge so that they would not be silhouetted and existing trees shall be preserved to screen proposed structures.³⁴⁶

(3) Hillside Development Area³⁴⁷

Because of the unique and peculiar problems inherent in the development of hillsides, special standards and conditions for Hillside Development Areas (an area with average slopes exceeding 15 percent) shall be considered.

- a. Where pedestrian trails or pathways are proposed, sidewalks may be replaced by trails or pathways.
- b. Each private access way serving more than one lot shall have a minimum paved surface of 16 feet in width or as may be required by the Engineering Standards Manual. Where needed, as determined by the Director and/or the City Engineer, additional easements for drainage or utilities shall be provided.

³⁴⁴ New.

³⁴⁵ Removed language at beginning of sentence, "where feasible," thus making this a requirement.

³⁴⁶ Did not carry forward language regarding buildings on top of the ridge line, as they would be prohibited per the previous requirement.

³⁴⁷ Content not included in this draft from Section 706.08 is proposed to be relocated to an engineering standards manual. Did not carry forward 706.08.A(3)(h) regarding "panhandle lots" or other lots with a width-to-depth ratio greater than one to three. Need to reconcile terminology here with the site grading language in the "Site and Building Design" section.

E. Block Layout

(1) Block Length

Residential blocks shall not be less than 300 feet nor more than 660 feet in length. The city may approve a longer block length when necessary to accommodate natural features such as steep slopes, environmentally sensitive lands, and pedestrian linkages.

(2) Block Arrangement³⁴⁸

Blocks shall have sufficient width to provide for two tiers of lots of depth meeting the minimum requirements of this Code, except where lots back onto a collector or greater street, natural feature, or subdivision boundary, or where lots face an approved cul-de-sac.

F. Street Design³⁴⁹

All public and private streets shall comply with the Engineering Standards Manual and the Sedona City Code, and shall comply with the following standards:

(1) Conformance with Adopted Plans³⁵⁰

Whenever a tract to be subdivided is located within an area for which a CFA or Specific Area Plan has been approved by the City Council, the street arrangement shall conform substantially to this plan.

(2) Coordination of Streets³⁵¹

- a.** All new collector and local streets shall connect with surrounding streets at safe and convenient locations as required by the Director to allow convenient movement of traffic and reasonable access for emergency vehicles.³⁵²
- b.** When connections to surrounding streets are proposed or required by the city, public right-of-way shall be dedicated and streets developed to existing paved rights-of-way.³⁵³
- c.** Where there is no paved street between the subdivision and an existing paved street, an interim street, improved in accordance with local street standards, shall be constructed by the applicant for developments with densities in excess of one residential unit per two acres of land.
- d.** Whenever possible, proposed intersections along one side of a street shall coincide with existing or proposed intersections on the opposite side of such street. Where a centerline offset (jog) occurs at an intersection, the distance between centerlines of the intersecting streets shall be not less than required by the Engineering Standards Manual.³⁵⁴
- e.** The street pattern shall not cause adjacent property to be landlocked nor prevent access to public land.³⁵⁵

³⁴⁸ New.

³⁴⁹ Section 706.04 is proposed to be moved to an engineering standards manual.

³⁵⁰ Previously 706.03.C. Did not carry forward 706.03.A referencing the City Streets and Highways Plan.

³⁵¹ Did not carry forward 706.03.E discouraging local streets being used for through traffic.

³⁵² Previously 706.03.B, reworded for clarity and consistency.

³⁵³ New.

³⁵⁴ New.

³⁵⁵ Previously 706.03.B, reworded for clarity and consistency.

(3) Street Intersections³⁵⁶

- a. Streets shall be arranged in relation to existing topography to produce streets of reasonable gradient to facilitate adequate drainage and to produce desirable lots of maximum utility.
- b. Where a subdivision abuts or contains the right-of-way of a drainage way, a limited access highway or an irrigation ditch or abuts a commercial or industrial land use, the Director may require the location of a street approximately parallel to and on each side of this right-of-way at a distance suitable for appropriate use of the intervening land. This distance shall be determined with due regard for approach grades, drainage, bridges or future grade separations.

(4) Street Design Standards³⁵⁷

- a. Streets shall be related appropriately to the expected use of the property. Streets shall be designed as set forth in the Engineering Standards Manual.³⁵⁸
- b. Other suitable designs and materials may be approved for the construction of streets, curbs and sidewalks when in the opinion of the Planning and Zoning Commission, such methods would be more environmentally desirable or more in keeping with the design of the development or neighborhood.³⁵⁹
- c. Turnarounds shall be provided at the ends of cul-de-sacs and at elbows on one-way streets. Turnarounds shall meet the minimum requirements of the Sedona Fire District.³⁶⁰

G. Street Naming & Traffic Control Signs**(1) Continuation of Existing Names³⁶¹**

- a. The subdivider shall indicate the street name for public streets on the preliminary plat by projecting existing north-south and east-west street names that fall in alignment. Where no current streets are in alignment, the subdivider may propose a name subject to final approval by the City Engineer and City Council.
- b. New street names shall not duplicate or be similar to those already in existence in the Verde Valley area.

(2) Street Signage³⁶²

- a. All streets in a subdivision shall be named and identified by signs installed at every street intersection.
- b. These signs shall be standard street signs as indicated in the current edition of The Uniform Manual of Traffic Control Devices.

³⁵⁶ Standards taken from current 706.03 unless otherwise noted. Standards have been reworded for clarity and consistency. Did not carry forward 706.03.J regarding boundary streets.

³⁵⁷ Eliminated clear-view requirements at intersections, this is addressed in *Access, Circulation, and Mobility*.

³⁵⁸ New.

³⁵⁹ New.

³⁶⁰ We propose moving specific cul-de-sac dimensional requirements to the Design Manual.

³⁶¹ Replaces 706.05

³⁶² Previously 707.07.E.

- c. All traffic control signs, as well as street name signs, required in a subdivision shall be provided and installed by the city at the expense of the subdivider in conformance with the current edition of The Uniform Manual of Traffic Control Devices.

H. Easement Planning³⁶³

- (1) Easements for utilities shall be provided as necessary to ensure the provision of services to each lot. The developer will provide to the Director written documentation of approval by the utilities with respect to easements.
- (2) Land within a public street or land within a utility easement for major power transmission (tower) lines or pipelines, or land within an access and/or ingress/egress easement, shall not be considered part of the minimum required lot area except where lots exceed one-half acre in area. This shall not be applicable to land involved in utility easements for distribution or service purposes.³⁶⁴
- (3) Drainage easements shall be provided to the satisfaction of the City Engineer and the County Flood Control District. Drainage easements shall be provided as required by the Engineering Standards Manual. Such easements shall not necessarily prohibit construction over drainage ways so long as required flows are maintained.
- (4) Buildings above drainage easements shall be constructed such that the supporting foundation bridges the drainage easement and allows for removal and replacement of the drainage facility.
- (5) Easements necessary to ensure nonmotorized access to adjacent public lands shall be provided to the satisfaction of the Director and the Forest Service.
- (6) Trails and/or walkways for may be required where essential for circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities. Such trails and/or walkways may be used for utility purposes.

I. Reservation of Land for Public Use³⁶⁵

Land areas within a subdivision may be reserved for parks, recreational facilities, and other public facilities including open space, drainage facilities, stormwater facilities, and wastewater facilities, provided that the reservations are in accordance with adopted specific plans and other goals, objectives and standards adopted by the City Council to ensure that city-identified amenities and community benefits are provided.³⁶⁶

J. Alternatives to Subdivision Standards³⁶⁷

(1) Alternatives Generally

Alternatives to the standards in this article shall be subject to approval by the City Engineer and Director prior to approval of the subdivision application pursuant to **Section ---**.

³⁶³ From 706.06.

³⁶⁴ This standard will also be referenced in the Zoning Districts article in the consolidated draft.

³⁶⁵ Previously 706.02. Did not carry forward paragraphs B through F from 706.02 specifying details on the parameters of the public lands agreements.

³⁶⁶ Removed reference to the Sedona Community Plan and the Trails and Urban Pathways Plan.

³⁶⁷ Previously last sentence in 706.01.

(2) Cluster Subdivision

Commentary:

This proposed tool is new to Sedona. The LDC Analysis and Annotated Outline recommended drafting a new alternative subdivision option to allow flexibility in lot design and layout if sensitive lands and/or open areas are protected. This draft proposes application of the cluster subdivision tool in residential and mixed-use districts. Further discussion is required on whether or not cluster subdivisions should be limited to specific zoning districts as proposed, and whether or not the tool should be required in some cases (e.g., in high-hazard areas).

a. Purpose

This section provides optional standards for cluster subdivision development to protect sensitive lands and common open space areas, and to implement the Sedona Community Plan and/or adopted CFA or Specific Area plans. A cluster subdivision is a residential or mixed-use subdivision in which some or all of the lots are allowed to be smaller (in area and width) than otherwise required for the underlying zoning district, in exchange for permanent protection of sensitive lands and/or common open space.

Sedona Community Plan says...

Encourage clustering of residential units to direct development away from more environmentally sensitive portions of a site. (p.54)

b. Applicability

1. The cluster subdivision option is available in the RS-70, RS-35, RS-18, RS-10, RS-6, RMH, RM-1, RM-2, RM-3, M1, M2, or M3 districts.
2. The minimum parcel size for a cluster subdivision shall be at least three acres.
3. All other standards in the LDC shall apply to cluster subdivisions unless modified by the cluster subdivision standards in this Section 7.3.J(2).

c. Cluster Subdivision Standards

The standards for cluster subdivision lots are established in Table 7.1 below. The measurements and exceptions in Section 2.23 shall also apply to cluster subdivision lots unless otherwise stated in Table 7.1.

**Table 7.1
Cluster Subdivision Standards**

Type of Standard	Requirement
Project Site Standards	
Density, maximum	Per underlying zoning district ^[1]
Parcel size, minimum	3 acres
Block length, maximum	600 feet
Individual Lot Standards (minimum)	
Lot size	3,000 square feet ³⁶⁸
Lot width	25 feet
Setbacks (minimum)^[2]	

³⁶⁸ **DISCUSSION:** Should even smaller lots (e.g., 2,500 sf) be considered for cluster subdivisions? The smallest lot size in a base zoning district is 5,000 square feet (in the M3 district).

**Table 7.1
Cluster Subdivision Standards**

Type of Standard	Requirement
Front	5 feet
Side	3 feet
Rear	10 feet

Notes:

[1] Maximum density calculated by taking the gross land area within the cluster subdivision boundary divided by the minimum lot size of the underlying zoning district.

[2] Building envelopes shall be established on the final plat with any cluster subdivision.

d. Identification and Maintenance of Protected Lands

1. Protected lands shall be identified on the final plat for a cluster subdivision, with a notation that indicates that those lands shall not be used for future development.
2. Protected lands shall be marked in the field with appropriate permanent signage markers in order to distinguish these areas from private property.
3. Protected lands shall be permanently maintained and preserved as:
 - i. Open space lots with deed restrictions; or
 - ii. Land dedicated to the city; or
 - iii. Protected through a conservation easement.
4. For any land not dedicated to the city, the developer shall provide a permanent mechanism acceptable to the City Attorney for the primary purpose of conservation, preservation, and management of protected lands.
5. There shall be no further subdivision of land in an area approved for cluster subdivision; however, dedication of easements for public utilities may be permitted.

e. Use of Protected Lands

1. Protected lands shall be left in an undisturbed natural state or landscaped pursuant to Section 5.6, *Landscaping, Buffering, and Screening*.
2. The reserved protected lands shall be used for low-intensity recreation, agriculture, buffers, critical wildlife habitat, or other passive park or open space purposes.
3. The use of protected lands may be further limited or controlled at the time of final approval where necessary to protect adjacent properties.

f. Review and Approval of Cluster Subdivisions

The procedures for review and approval of cluster subdivisions are in Section ---.³⁶⁹

³⁶⁹ Procedures will be developed with Part 3 of the LDC Update. There may be few changes from the regular subdivision process, apart from requiring detailed descriptions of the proposed lot configurations and the protected lands on the preliminary plan.

7.4. Improvement Standards³⁷⁰

A. Purpose³⁷¹

This section establishes the minimum acceptable standards for improvement of streets and utilities. All improvements in streets or easements which are required as a condition to plat approval shall be the responsibility of the subdivider.

B. Required Improvements for Subdivisions³⁷²

(1) Streets

- a. Where there are existing streets adjacent to the subdivision, subdivision streets shall be improved in accordance with this Code and the Engineering Standards Manual and to the intercepting paving line of such existing streets or to a matching line determined by the City Engineer. Transition paving shall be installed as required by the City Engineer.
- b. No subdivision shall be approved or recorded until provisions have been made to ensure an access road, approved by the City Engineer. Forest Service roads are not considered adequate access.

(2) Curbs

- a. Vertical curbs shall be installed along arterial and collector streets and on streets along school, park, or commercial property. Rolled curb may be allowed on streets in residential areas with 2,000 ADT or less. In certain cases the City Engineer may require vertical curb.
- b. Where rolled curb is allowed, five feet of vertical curb shall be provided on both sides of a sidewalk ramp.

(3) Monuments³⁷³

- a. Permanent monuments shall be installed as specified by the City Engineer at all corners, angle points and points of curve, at all street intersections and all corners and at angle points and points of curve of all conservation easements.
- b. After all improvements have been installed, a registered land surveyor shall check the location of monuments and certify their accuracy.

(4) Utilities

- a. New utilities shall be installed underground, except for those excepted by Section 5.7.D(6).
- b. When overhead utility lines exist within the property being platted, including boundary easements, these utility lines and new installations within the platted area shall be placed underground.

³⁷⁰ Content from Sections 707.02, 707.03, 707.05, 707.06, 707.07, 707.08, 707.09, and 707.10 not included in this draft will be moved to Part 3, *Administration and Procedures*.

³⁷¹ Previously 701.01, modified to add the Director and a cross-reference to the subdivision approval procedures (once drafted in Part 3 of the LDC Update).

³⁷² Previously 707.04. Some of this information (the design specifics, not the minimum requirements) may be relocated to the Engineering Standards Manual following further discussion.

³⁷³ Did not carry forward 707.04.D, *Lot Corners*, as these standards overlap with the *Monuments* standards.

- c. When overhead utility lines exist on the periphery of the property being platted, they and any additions or replacements needed to increase capacity or improve service reliability may remain overhead; provided, that any service drops into the platted area from said peripheral overhead lines shall be underground.
- d. Underground utilities may be extended and easements shall be required to the boundaries of the plat to provide service connections to abutting unsubdivided land.³⁷⁴

(5) Water Supply

Each lot shall be supplied with safe, potable water with systems that are stubbed out to the property line. Water supply shall be provided in sufficient volume and designed to the standards of ADEQ and the current applicable city codes.

(6) Storm Drainage

- a. Proper and adequate provisions shall be made for disposal of stormwater entering, as well as that originating in, the development. This shall apply to grading of private properties, private access ways and to public streets.
- b. Existing major watercourses shall be maintained.
- c. The type, extent, location and capacity of drainage facilities for a subdivision shall be as required by the City Engineer in accordance with the approved hydrology report.
- d. Increases in on-site storm water runoff due to development shall be addressed in the hydrologic/hydraulic analysis and shall meet the criteria set forth in the Yavapai County Drainage Criteria Manual.³⁷⁵ This document is on file with the City Engineer.
- e. When drainage is required to cross at intersecting streets, concrete curb returns and cross-gutters may be required.

(7) Sanitary Sewage Disposal

Sanitary sewage disposal shall be provided in accordance with state, county and city health requirements.

(8) Fire Protection

Fire protection facilities shall meet the criteria of the International Fire Code as adopted by the Sedona Fire District and shall be subject to the review and approval of the Fire Marshal.

(9) Landscaping

All landscaping, including walls, fences and watering systems, related to the approved subdivision shall be in accordance with approved plans.

³⁷⁴ Relocated from current 707.03.F.

³⁷⁵ Updated to remove the reference to "1998 and revisions through 2005."

Article 8: Administration and Procedures

[TO BE DRAFTED IN PART 3]

Article 9: Rules of Construction and Definitions

Commentary:

This article includes general rules of construction and defined terms related to the development standards. The definitions from the districts and uses in Part 1 of the LDC Update are not included in this draft. Additional definitions will be developed in Part 3 of the LDC Update. 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.

9.1. Rules of Construction³⁷⁶

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 Saturday, Sunday, or holiday observed by the city, the deadline or required date of action shall be the next day that is not a Saturday, Sunday, or holiday 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.

³⁷⁶ New section to clearly indicate meaning of the general terms used throughout the Code.

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.

9.2. Definitions of Use Categories and Specific Use Types

[See Part 1 of the LDC Update]

9.3. Terms of Measurement

[See Part 1 of the LDC Update]

9.4. Other Defined Terms

Access or Access Way

The place, means, or way by which pedestrians and vehicles shall have safe, adequate and usable ingress/egress to a property or use as required by this Code.

Architectural Feature

Any prominent or characteristic part of a building, including steps, eaves, cornices, awnings, chimneys, wing walls, windows, columns, marquee, facade or fascia.

Block

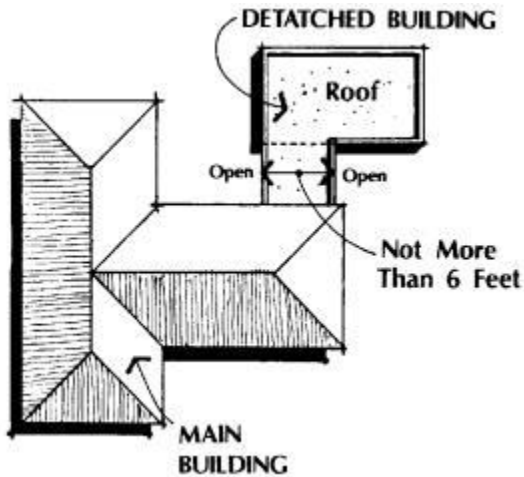
A piece or parcel of land or a group of lots entirely surrounded by public rights-of-way, streams, public lands, parks, and jurisdictional boundaries or any combination thereof.

Building, Attached

A building that has at least part of a wall in common with another building or that is connected to another building by a roof that exceeds six feet opposite open ends.

Building, Detached

A building that is separated from another building or buildings on the same lot, or that is connected only with a roof not more than six feet wide with opposite open ends.

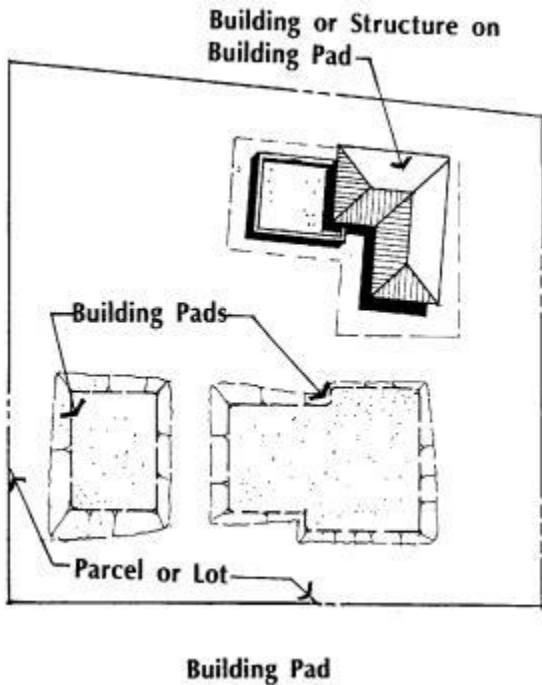


Building Frontage

The side of a building that contains the main entrance for pedestrian ingress/egress. If more than one main entrance exists, the one that more nearly faces or is oriented to the street of highest classification, as set forth in the Sedona Community Plan, shall be considered the building frontage. If all streets are of the same classification, the side of the building with the smallest linear dimension containing a main entrance shall be considered the building frontage.

Building Pad

One or more specified areas of a lot or parcel prepared and graded for the erection of structures, or on which structures already exist.



Building Site

A legally created parcel or contiguous parcels of land in single or joint ownership which provide the area and the open space required by this Code, exclusive of all vehicular and pedestrian rights-of-way and all

other easements that prohibit the surface use of the property by the owner. Private easements providing access to four or fewer parcels shall not be deducted from the building site area.

Chroma³⁷⁷

The strength, intensity, or brightness of a color. Strong chroma red is like the red in the United States flag, while a weak chroma red is like the darkest of the red rocks in Sedona. Weak chroma of any color is grayish or neutral, sometimes referred to as earth tones. The following degrees of chroma strength apply: very strong (Munsell 12), strong (Munsell 10), medium strong (Munsell 8), medium (Munsell 6), medium weak (Munsell 4), weak (Munsell 2), and very weak (Munsell 1).

City Engineer³⁷⁸

The City Engineer and Director of Public Works.

Class 1 Lighting

Lighting used for outdoor sales or eating areas, assembly or repair areas, signage, recreational facilities, and other similar applications where color rendition is important to preserve the effectiveness of the activity.

Class 2 Lighting

Lighting used for illumination of walkways, roadways, equipment yards, parking lots, and outdoor security where general illumination for safety or security of the grounds is the primary purpose.

Class 3 Lighting

Lighting used for decorative effects such as architectural illumination, flag and monument lighting, and illumination of landscaping elements.

Cluster Subdivision³⁷⁹

A subdivision technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

CMU³⁸⁰

Concrete masonry unit.

Compaction

The densification to acceptable standards of a fill by mechanical means.

Construction

Any site preparation, assembly, erection, repair, alteration or similar action (excluding demolition) for or of public or private rights-of-way, sites, structures, utilities or other improvements.

Construction Envelope

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

Contiguous³⁸¹

Having a property line, zoning boundary, or wall in common.

³⁷⁷ From Article 10, Section 3.5.1.

³⁷⁸ Replaced "head of the City of Sedona Public Works/Engineering Department" with "Director of Public Works."

³⁷⁹ Renamed from "cluster housing" or "cluster development."

³⁸⁰ New.

³⁸¹ Replaces current definition "in actual contact with."

Cut

The removal of earth material by excavation. "Cut" may also mean the grade resulting from the removal of earth material.

Dedication

An offer of real property by its owner(s) and its acceptance by the city for any general or public use.

Development

The making of any material change in the use or appearance of any structure or land, the creation of a subdivision or the creation of two or three parcels pursuant to a minor land division over which the city has regulatory authority. "Development" includes such activities as the construction, reconstruction or alteration of the size or material change in the external appearance of a structure or land; trenching or grading; demolition of a structure or removal of vegetation; deposit of fill; or the alteration of a floodplain, bank or watercourse.

Development Project³⁸²

Any development resulting from the approval of a building permit, minor land division, preliminary or final plat, rezoning application, or conditional use permit.

Direct Illumination

Illumination resulting from light emitted directly from a lamp, luminary, or reflector and is not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

Display Lot or Area³⁸³

Outdoor areas where active nighttime sales activity occurs and where accurate color perception of merchandise by customers is required. To qualify as a display lot, one of the following specific uses shall occur: vehicle sales and leasing, equipment sales and rental, building materials and supply store, nursery or garden supply store, or assembly uses. Uses not on this list may be approved as display lot uses by the Director.

Drainage Way

See "watercourse."

Driveway

A private access road, the use of which is limited to persons residing, employed or otherwise using or visiting the parcel in which it is located.

Easement

The portion of a lot or lots reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement may be for use under, on or above said lot or lots.

Erosion

The wearing away of the ground surface as a result of the movement of wind, water or ice.

Exception (subdivisions)

Any parcel of land within the boundaries of the subdivision to be designated on the final plat as "not a part of this subdivision."

³⁸² May be updated following drafting of the procedures in Part 3 of the LDC Update.

³⁸³ Revised for consistency with table of allowed uses as proposed in Part 1 of the LDC Update.

Existing Lot³⁸⁴

Lots or parcels zoned or legally used and legally created and existing on the effective date of the ordinance codified in this Code, including developed and nondeveloped lots or parcels.

Façade³⁸⁵

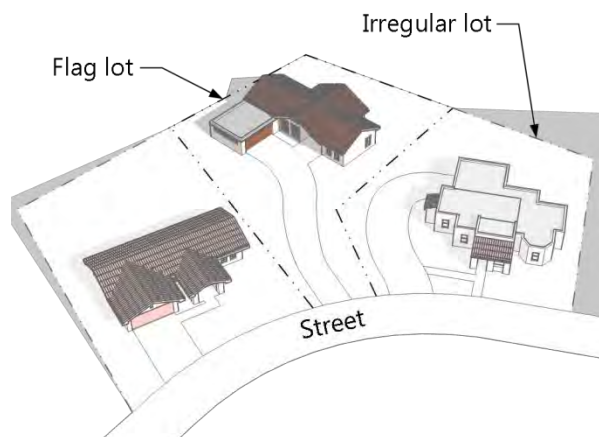
The exterior wall on the front, side, or rear elevation of the building regardless of whether the building side faces a street.

Fill

A deposit of earth material placed by artificial means.

Flag lot

An interior lot not having full frontage to a public or private street but including a portion or strip providing access. For the purposes of determining setbacks the rear yard shall be opposite to the portion of the lot or strip providing access and all other yards shall be determined to be interior side yards.



Floodplain

The total area required to pass the base flood through a natural watercourse, wash, canyon, ravine, arroyo or other potential flood hazard area.

Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot in height (as defined by FEMA).

Frontage

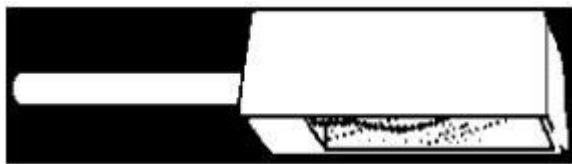
The width of a lot or parcel abutting a public right-of-way measured at the front property line.

Fully Shielded Light Fixture

A light fixture that is shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

³⁸⁴ Substantially simplified to remove references to the types of uses on such lots.

³⁸⁵ New.



Example of Fully Shielded Light Fixture

Glare

The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility; blinding light. The magnitude of glare depends on such factors as the size, position, brightness of the source, and on the brightness level to which the eyes are adapted.

Grade, Existing

The grade prior to grading.

Grading

Excavating, filling or combination of such operations.

Grading, Regular

Grading less than 1,000 cubic yards for single-family residentially zoned parcels, or grading less than 250 cubic yards for multifamily and commercial zoned parcels.

Ground Cover, Nonvegetative

Rocks and small stones, cinders, granite, bark and natural red earth, not including pavement and concrete.

Hillside Development Area

Any subdivision, portion of a subdivision, or any metes and bounds property within the city, located in terrain having an average slope exceeding 15 percent.

Horizontal Articulation³⁸⁶

Breaking down a building façade into horizontal modules, sub-parts, or major elements that are distinguished by changes in materials, texture, plane, or other architectural elements.

Hue³⁸⁷

The basic name or family of a color, such as red, orange, yellow, green, blue, or purple.

Installed Light Fixture

A light fixture attached or fixed in place, whether or not connected to a power source, of any outdoor light fixture.

Land Division

The division of improved or unimproved land into two or three tracts or parcels for sale or lease with no new streets. "Land division" includes "land splits" as defined by Arizona Revised Statutes (as the division of improved or unimproved land of 2-1/2 acres or less for the purpose of sale or lease), and any division of a parcel of improved or unimproved land which is greater than 2-1/2 acres in size.

Land Surveyor

A person registered in the State of Arizona in the field of land surveying.

³⁸⁶ New.

³⁸⁷ From Article 10, Section 3.5.1.

Landscape Architect

A professional individual registered in the State of Arizona to practice in the field of landscape architecture.

Light Pollution

Any adverse effect of manmade light.

Light Reflectance Value³⁸⁸

An expression (by percentage) of the lightness or darkness of a color equivalent to varying scale of grays. On a grayscale, an LRV value of 100 percent is equivalent to pure white (Munsell 10), and an LRV value of zero percent is equivalent to pure black (Munsell 0).

Light Trespass

Light spill falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.

Lumen

A unit used to measure the actual amount of visible light which is produced by a lamp as specified by the manufacturer.

Luminary

The complete lighting assembly, less the support assembly.

Maximum Extent Feasible

As determined by the Director, no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent feasible."

Maximum Extent Practicable

As determined by the Director, under the circumstances, reasonable efforts have been undertaken to comply with the regulation, the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.

Motion Sensing Security Lighting

Any fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected inside the area or perimeter, and switching the lamp off when the detected motion ceases.

Motor Vehicle

Any and all self-propelled vehicles as defined in the Motor Vehicle Ordinance of the State of Arizona, including all on-highway motor vehicles subject to registration under that Code (excluding motorcycles), all off-highway type motor vehicles subject to identification under that Code, all enclosed motor vehicles with 3 wheels or more exempted under that Code and all other types of self-propelled vehicles with 3 wheels or more when used in any other manner.

Motorcycles

Any and all self-propelled 2 and 3 wheeled unenclosed vehicles as defined in the Motor Vehicle Ordinance of the State of Arizona and any self-propelled 2 and 3 wheeled vehicles with ground contact

³⁸⁸ From Article 10, Section 3.5.1.

and equipped with a saddle for the use of the operator. This definition includes, but is not limited to, motor scooters, mini-bikes and off-road vehicles.

Multi-Class Lighting

Lighting used for more than one purpose such that the use falls within more than one class as defined for Class 1, 2, or 3 lighting. Multi-class lighting must conform to the standards that apply to the most restrictive included class.

Munsell³⁸⁹

Reference to the *Munsell Book of Color*, which is used to compare, evaluate, and classify paint and material colors. Munsell is a system that describes color in terms of three standardized attributes: hue (its basic color), value (its lightness or darkness), and chroma (intensity). Numerical values used in this Code define each attribute and the colors are arranged in the book in visual steps for each attribute.

Mural³⁹⁰

A design or representation painted or drawn on the exterior surface of a structure that is otherwise not defined as a sign.

On-Site Artworks³⁹¹

Public art provided on a subject development parcel.

Outdoor Light Fixture

An outdoor illuminating device, outdoor lighting or reflective surface, lamp or similar device, permanently installed or portable, used for illumination, decoration, or advertisement. Such devices shall include, but are not limited to, lights used for:

- a. Buildings and structures;
- b. Recreational areas;
- c. Parking lot lighting;
- d. Landscape lighting;
- e. Architectural lighting;
- f. Signs (advertising or other);
- g. Street lighting;
- h. Product display area lighting;
- i. Building overhangs and open canopies; and
- j. Security lighting.

Outdoor Recreation Facility³⁹²

An area designed for active recreation, whether publicly or privately owned, including, but not limited to, parks, baseball diamonds, soccer and football fields, golf courses, tennis courts, and swimming pools.

FROM PART 1 – DISTRICTS AND USES: 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, amphitheatres, outdoor arenas, and outdoor theaters. Accessory uses may include limited retail, concessions, and maintenance facilities.

³⁸⁹ From Article 10, Section 3.5.1.

³⁹⁰ New.

³⁹¹ New.

³⁹² This definition should be coordinated with the definition included with Part 1 – Districts and Uses.

Parapet Wall

That part of any wall entirely above the roof line.

Parking Area

An area designed and constructed for the parking, storage and maneuvering of vehicles.

Parking Bay

A widened area designated for vehicular parking, including an area allowing for safe ingress and egress, and located parallel to a roadway off the designated travel way, but within the road right-of-way. A parking bay shall not extend for more than half a block or 50 feet, whichever is less. The ends of the parking bay are to be clearly delineated.

Parking Space

A space within a public or private parking area, exclusive of driveways, ramps, columns, offices and work areas, which is for the temporary parking or storage of one motor vehicle.

Partially Shielded Light Fixture

A fixture shielded in such a manner that no more than 10% of the light emitted directly from the lamp or indirectly from the fixture is projected at an angle above the horizontal, as determined by photometric test or certified by the manufacturer. Luminaries mounted under canopies or other structures such that the surrounding structure effectively shields the light in the same manner are also considered partially shielded for the purposes of this Code.

Pedestrian Way

A dedicated public walk.

Plat

A map of a subdivision and associated required information which provides for changes in land use or ownership or which describes existing uses.

Plat, Conceptual

A design prepared for review and comment at a pre-application conference and by the Commission. It is not a preliminary plat submittal.

Plat, Preliminary

A tentative plat, including supporting data, indicating a proposed subdivision design, prepared by a civil engineer, land surveyor, landscape architect, architect or land planner in accordance with these regulations and the statutes of the State of Arizona. A preliminary Site Plan for a condominium development shall be considered a preliminary plat.

Plat, Preliminary Revised

A plat reflecting revisions to the preliminary plat and the associated conditions of approval for review and comment by the Director before formal submittal of a final plat.

Plat, Final

A plat of all or part of a subdivision in substantial conformance with the revised preliminary plat, prepared by a civil engineer or a land surveyor in accordance with this Code and the statutes of the State of Arizona.

Plat, Recorded

A final plat, including all of the certificates of approval required by this Code, the statutes of the State of Arizona and recorded in the Yavapai or Coconino County Recorder's Office.

Plat, Amended Final

A plat of all or part of a recorded subdivision proposing a change of design, lot lines, size of lots, number of lots, or street alignments.

Porch, Open

A deck, landing or balcony in which any portion extending into a front or side yard shall have no enclosure by walls, screens, lattice or other material higher than 54 inches above the natural grade line adjacent to it. The porch is to be used solely for ingress and egress and not for occupancy.

Professional Artist³⁹³

An individual professionally trained in the arts and/or that receives compensation for works of art.

Private Access Way

A common driveway providing immediate access from a public right-of-way or private street to a residence or small group of residences or divided interests in air rights exempt from management, maintenance and liability responsibilities of the city.

Regulatory Flood Elevation

One foot above the base flood elevation for a watercourse.

Revegetation

The reestablishment of vegetation on previously disturbed land for the purpose of stabilization and the reestablishment of pre-disturbance conditions.

Revegetation Area

An area that has been disturbed by prior construction or development activity and that has had plant and rock material reintroduced.

Roof³⁹⁴

The cover of any building intended to provide weather protection and design loads, including assembly components and the eaves and similar projections.

Roof Line

The highest point of a structure, including parapets, but not including spires, chimneys or heating or cooling mechanical devices.

Security Lighting

Lighting designed to illuminate a property or grounds for the purpose of visual security. This includes fully shielded lighting designed.

Slope

The vertical rise measured over a horizontal distance expressed as a percentage. A geographic information system (GIS) which uses TIN 3D modeling techniques is available at the Public Works or Information Technology Department and is recommended for use in calculating a slope analysis for any particular lot or parcel. The use of any other method of slope analysis shall be subject to review and approval by the City Engineer.

Soil

Naturally occurring surficial deposits overlaying bedrock.

³⁹³ New.

³⁹⁴ New.

Spill³⁹⁵

See "light trespass."

Statutory Dedication

Dedication of land for open space, public rights-of-way, easements, utilities and the like required by **Section --**, *Subdivision Regulations and Land Divisions*, as a condition to acceptance of a subdivision plat for filing.

Street

Any existing or proposed street, road, avenue, boulevard, land, parkway, place, bridge, viaduct or easement for public vehicular access or a street shown on a plat approved pursuant to law or a street on a plat filed and recorded in the County Recorder's Office. A street includes all land within the street right-of-way, whether improved or unimproved, and includes such improvements as pavement, shoulders, curbs, gutters, sidewalks, drainage appurtenances, parking space, bridges and viaducts.

Street, Arterial

A street that provides through traffic with limited access to abutting properties and includes major streets or highways having regional continuity.

Street, Boundary (half-width street)

A half-width local or collector street, constructed with one edge coincident with a tract boundary which will be the future centerline of the street.

Street, Collector

A street that provides traffic movement between and within neighborhoods and between arterials and local streets and access to abutting property.

Street, Cul-De-Sac

A street having only one outlet for vehicular traffic, with a turnaround at the closed end which is not intended to be extended or continued to serve future subdivisions or provide access to other adjacent lands.

Street, Dead-End

A street open at one end only, without permanent provision for turning around, and that may be further extended into adjoining property.

Street, Local

A street that provides direct access to abutting property or for low volume local traffic movements and which connects to collector streets.

Street, Private

Any collector or local street in a recorded public easement in which the city reserves the right to install and maintain, or permit to be installed and maintained, utilities in the rights-of-way, including surface use for refuse collection, but which has been excluded from management, maintenance and liability by the city.

Structural Alteration

Any alteration to a structure involving a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, retaining walls or similar components.

³⁹⁵ New.

Subdivider

The individual, firm, corporation, partnership, association, syndication, trust or other legal entity that files the application and initiates proceedings for the subdivision of land in accordance with Article 7 SLDC and the regulations and statutes of the state. A person serving as agent for such legal entity is not a subdivider, and the subdivider need not be the owner of the property as defined by this regulation. The Council may prepare or have prepared a plat for the subdivision of land under municipal ownership.

Subdivision

Improved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediate or future, into 4 or more lots, tracts or parcels of land, or, if a new street is involved, any such property which is divided into 2 or more lots, tracts or parcels of land, or any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two parts. "Subdivision" also includes any condominium, cooperative, community apartment, townhouse or similar project containing 4 or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located on it. Plats of such projects need not show the buildings or the manner in which the buildings or air rights above the property shown on the plat are to be divided. "Subdivision" does not include the following:

- (a) The sale or exchange of parcels of land to or between adjoining property owners if such sale or exchange does not create additional lots;
- (b) The partitioning of land in accordance with other statutes regulating the partitioning of land held in common ownership;
- (c) The leasing of apartments, offices, stores, or similar space within a building or trailer park, or mineral, oil or gas leases.

Subdivision Design

Street alignment, grades and widths; alignment and widths of easements and rights-of-way for drainage; sanitary sewers, public utilities, streets, roads, pedestrian ways; the arrangement and orientation of lots; locations of buildings; and provision for refuse collection and maintenance easements in condominium developments.

Substantial Improvement

Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" shall occur when the first alteration of a wall, ceiling, floor or other structural part of the building begins, whether or not that alteration affects the external dimensions of the structure. The term does not include any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications, which are necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places.

Trail³⁹⁶

An access way, whether paved or unpaved, that is intended to serve multiple modes of non-motorized travel.

³⁹⁶ New.

Tree

Any self-supporting, woody plant of a species which grows at maturity to an overall height of a minimum of 10 feet, has a single trunk or multiple trunks which are, in combination, four inches in diameter or has a circumference greater than 12 inches at a height of four and one-half feet above natural grade.

Turnarounds

Areas of sufficient alignment and dimensions as to allow fire trucks to turn around with no more than one backing movement required. The alignment and dimensions shall be subject to the approval of the Sedona Fire District and the City of Sedona City Engineer.

Turnout

A widened area designated as a no parking area, including an aisle for ingress and egress, located parallel to and immediately off the designated travel way, but within the road right-of-way. The ends of the turnout are to be clearly delineated. The turnout may be designed for use by emergency vehicles, such as fire trucks.

Unrelieved Building Plane

Any vertical surface, or the projection to a vertical plane of an inclined or curved surface, or wall of a structure that, when viewed in elevation, incorporates no overhangs, offsets, projections, decks, ramadas, loggias, or similar architectural features that would produce shadow patterns or otherwise serve to visually blend the structure into its natural background. Windows and doors do not in themselves provide relief, but if they project or recede a minimum of 12 inches they may be considered as providing visual relief.

Unshielded Fixture

Any fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.

Uplighting³⁹⁷

Lighting placed or designed to throw illumination upward.

Vertical Articulation³⁹⁸

Breaking down a building façade into vertical modules, sub-parts, or major elements, which are distinguished by changes in materials, texture, plane, or other architectural elements.

Watercourse

A creek, stream, brook, wash, arroyo, channel, or other topographic feature through which water flows intermittently or perennially. The term may include specifically designated areas in which substantial flood damage may occur.

Watt

The unit used to measure the electrical power consumption (not the light output) of a lamp.

³⁹⁷ New.

³⁹⁸ New.