



Oak Creek Heritage Area Zoning District Summary

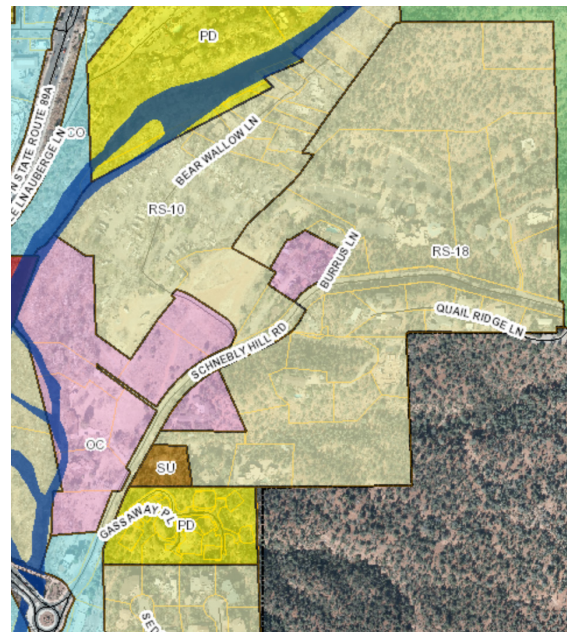
The Oak Creek Heritage Area (OC) zoning district was recommended by the Schnebly Community Focus Area (CFA) Plan and established in 2018 as part of the updated Sedona Land Development Code (LDC). The following describes the need for a new zoning district specific to this CFA.

To better enable new development projects to meet the objectives of this CFA Plan, a new zoning district is recommended. The Oak Creek Heritage District will offer options for multiple compatible land uses that may be more suitable to the area's unique features than residential zoning. The new district will encourage creative site design that will preserve the area's natural and cultural resources while strengthening the sense of place.

- CFA Plan pg 24

A property zoned OC that is considering redevelopment must take into consideration both the Land Development Code and the CFA Plan.

If you are considering development under the OC district or you are interested in rezoning to the OC district, we recommend that you meet with city planners to discuss the opportunities and limitations that are unique to each property.



The map above shows zoning as of 2020. OC is pink, residential is yellow. The property shown in pink were rezoned from RS-10 or RS-18 to the OC district in 2020.

Not all properties in the CFA are eligible to rezone to the OC district. One of the limiting factors is lot size. Property zoned OC must be at least 35,000 sq. ft.

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Schnebly Community Focus Area Plan

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References:

City of Sedona Land Development Code:
www.sedonaaz.gov/ldc

Schnebly Community Focus Area Plan:
www.sedonaaz.gov/cfa9

City of Sedona Community Development
928-282-1154, www.sedonaaz.gov/cd

Sedona Land Development Code Excerpts

Article 2. Zoning Districts

Section 2.20 OC: Oak Creek Heritage Area

A. Purpose

The OC district is intended to ensure that development in the Schnebly Community Focus Area (CFA) is consistent with the CFA vision for a pedestrian-friendly, mixed-use area that preserves the Oak Creek riparian corridor, natural hillsides, and open fields, with a variety of modestly scaled buildings that sustain the historic context and character distinctive to this area. If the district standards do not allow for the flexibility necessary to achieve the CFA goals, additional modifications may be considered through the CFA Alternative Standards Request pursuant to Section 8.8.C.

B. OC Lot and Building Standards

Lot Standards	
Width	None
Area, minimum	35,000 sq. ft.
	As allowed by the CFA plan.
Density, maximum	RV parks: 8 sites per acre as allowed by the CFA plan.
Setbacks (minimum)	
Front	40 feet
Side	20 feet
Rear	20 feet
Height	
Building height	See § 2.24.E
Impervious Coverage (maximum)	
Building coverage	25 percent
Total coverage	30 percent
Building footprint (individual buildings)	5,000 sq. ft.

C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.24
Use-Specific Standards	Section 3.3
Access, Connectivity, Circulation	Generally, Section 5.4 ; Specific to the OC district: § 5.4.E(5) and § 5.4.H(5)
Off-Street Parking	Section 5.5
Landscaping, Buffering, and Screening	Section 5.6
Site and Building Design	Generally § 5.7 ; Specific to the OC district: § 5.7.F(3)d

Article 3. Use Regulations

3.3.C. Commercial Uses

(4) RV Park

- b. Accessory Uses
 - 4. In the OC zoning district, accessory uses are allowed in accordance with Sections 3.3.C(7)b, (10)b, (12)d, (15) d and (18) and the CFA plan.
- e. OC Zoning District
 - 1. The maximum RV park density shall be eight sites per acre.
 - 2. RV parks shall be located in accordance with the CFA plan.

(7) Bar, Tavern, Lounge, or Tasting Room

- b. In the OC district, bars, taverns, lounges, and tasting rooms as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Such uses may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Such uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

(10) Restaurant

- b. In the OC district, restaurants as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Restaurants may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Restaurants may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

(12) Administrative, Professional, or Government Office

- d. OC Zoning District

Office uses as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Office uses may be allowed as accessory uses to residential, lodging, agriculture, and parks anywhere in the OC district. Office uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

(14) Lodging

- a. Generally: All Lodging
 - 1. Building Length

All lodging uses shall comply with the maximum building length standards in Section 5.7.F(2)d, Building Length (Multifamily Residential and Lodging Uses).
 - 3. OC Zoning District

The total area of the combined lots containing lodging units shall not exceed half the acreage of the total area covered by the CFA plan. Alternative lodging types may include cabins and other similar permanent structures, but do not include RVs and tents or tent-like structures. RV park sites are not considered lodging units.

(15) Personal Services, General

- d. OC Zoning District

Personal service uses as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Personal service uses may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Personal service uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

(18) General Retail, Less than 10,000 Square Feet

- In the OC district, general retail of less than 10,000 square feet as a primary use shall only be allowed as a primary use within 750 feet of the SR 179 roundabout. Retail uses may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Retail uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

3.3.D Industrial Uses

(2) Manufacturing, Artisan

In the M1, M2, M3, and OC zoning districts:

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

Article 5. Development Standards

5.4 Access, Connectivity, and Circulation

5.4.E. Driveways and Access

(5) OC District

In the OC district, the following additional standards apply:

- a. All streets, driveways, parking areas, and walkways shall be surfaced with gravel or other permeable surfacing except where necessary to meet ADA requirements, or where determined to be infeasible, for the scope of the project, or where the Fire District requires a different material.
- b. To limit the number of access points and curb cuts on Schnebly Hill Road, developments shall take access from shared driveways to the maximum extent feasible. [Ord. 2020-04 § 1, 9-8-20 (Res. 2020-16); Res. 2019-19 Exh. A, 10-8-19].

5.4.H. Pedestrian and Bicycle Circulation

c. In the OC District:

1. Public access easements shall be provided to ensure future public access to a continuous and connected trail system.
2. Trail connections to established National Forest trails shall be provided where appropriate and as approved by representatives of the Coconino National Forest.
3. Development with frontage on the west side of Schnebly Hill Road shall provide a trail that connects to the sidewalk at the SR 179 roundabout; shall be set back from the road to improve safety; and shall be designed to preserve the historic irrigation ditch to the maximum extent feasible.
4. Development with frontage on Oak Creek shall provide a publicly accessible trail ("creekwalk") where appropriate to create a continuous and connected trail parallel to the creek.

5. The creekwalk and associated amenities shall be designed to have minimal impacts on the riparian habitat and floodway of Oak Creek, with materials and construction that blend with the natural environment.

6. Trails and pathways shall be surfaced with gravel or other permeable surfacing and be designed to blend with the natural environment and rural character, except where necessary to meet ADA requirements, or where determined to be infeasible, for the scope of the project, or where the Fire District requires a different material.

5.7.D. Site Design

5.6. Landscaping, Buffering, and Screening

(3) Sensitive Area Protection in the OC Zoning District

The following standards implement the Schnebly CFA plan; see pages 13–14.

a. Preservation of Oak Creek

1. The Oak Creek floodway and riparian habitat shall be permanently protected in its natural state to preserve riparian habitat, maintain storm water functions, minimize flood damage, and serve as an historical focal point of Sedona and character-defining feature of the area.
2. Permanent structures shall be located outside the Oak Creek floodway, with only minor improvements allowed within the floodway such as trails, recreation amenities, or temporary structures other than tents or tent-like structures.

b. Open Space

Open space shall be a defining feature of the area, protected for its natural resources, wildlife habitat, riparian and scenic values, and rural character, subject to the following standards:

1. Development shall be clustered to preserve open space, which shall comprise at least 25 percent of the site, and may include hillsides, floodplains, and other features, but shall not include paved areas.
2. Open space shall be uninterrupted and contiguous with open space and natural areas on adjacent properties.
3. Drainages flowing into Oak Creek shall be retained unaltered as linear corridors of natural open space.
4. Hillsides that are identified in the Schnebly CFA Plan as visible from Uptown and Highway 89 shall be preserved as open space to retain scenic views and to minimize erosion.
5. Uses within open space areas may include:
 - i. Park, greenway, trails, and other recreation amenities.
 - ii. Orchards, gardens, and other agricultural uses.

5.7.F. Building Design**(3) Architectural Style and Character****d. OC Zoning District Historic Resources**

While some existing structures in the OC District do not exhibit sufficient architectural integrity to meet local landmark criteria, they may nevertheless retain significant architectural features and/or be located in a setting or context that conveys the events of Sedona's history. Protection of historic resources shall be an important consideration in all development and redevelopment proposals. The following standards shall apply:

1. When development is proposed on a property that contains a structure that is at least 50 years of age, a Historic Resource Survey shall be completed prior to site development in order to document the resource, determine its historic significance and integrity, and determine the feasibility of its preservation and integration into the new development.
2. Architectural details shall be designed to include materials and architectural features that reflect the character and cultural history of the area, are simple in design (i.e., without excessive or elaborate ornamentation), and complement the character of adjacent historic resources.
3. Historic resources shall be reused and incorporated into the overall design of the development to the maximum extent practicable.

Article 3. Use Regulations

3.2.E. Table of Allowed Uses

Table 3.1 Table of Allowed Uses																			
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited																			
	Residential									Non-Residential					Other		Use-Specific Standards		
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF		OS	OC
Residential																			
Household Living																			
Dwelling, Co-Housing							P	P	C	P								P	3.3.A(1)
Dwelling, Duplex							P	P	C	P	P							P	
Dwelling, Live/Work										P	C	P	C	C	C	A		P	3.3.A(2)
Dwelling, Multifamily							P	P	P	P	P	P	P	P	P	A		P	3.3.A(3)
Dwelling, Single-Family Attached							P	P	C	P	P		C		C			P	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	3.3.A(5)
Manufactured Home					P	P	C	C	C										3.3.A(6)
Group Living																			
Assisted Living Center										P	P	P	P		P	P			
Dormitory							C	C	C	C	P	P	C						
Public, Institutional, and Civic Uses																			
Community and Cultural Facilities																			
Cemetery or Interment Facility																C			
Club or Lodge	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(1)
Conference/Meeting Facility											A	A	P	P	P	P		A	
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P			A			

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Foodbanks	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
Funeral Facility													P	P	P	P			
Library										C	C	P	P	P	P	C			
Museum										C	C	P	P	P	P	C		P	
Park, Active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Park and Open Space, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	
Shelters (e.g., homeless shelter)	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
Educational Facilities																			
School, Public or Private	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(2)
Healthcare Facilities																			
Hospital											P	P	P		P				
Medical or Dental Clinic										C	P	P	P		P				
Commercial Uses																			
Animal-Related Uses																			
Kennel, Commercial													C	P					3.3.C(1)
Stable, Commercial	P	P																	3.3.C(2)
Veterinary Hospital or Clinic										C	P	P	P	P					3.3.C(3)
Recreation and Entertainment																			
RV Park																		P	3.3.C(4)

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	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC	
Indoor Recreation Facility								A	A	P	P	P	P	P	P				3.3.C(5)
Outdoor Recreation Facility	CA	CA	CA	CA	A	A	A	A	A		C	C	C	C	C	C	C	P	3.3.C(6)
Food and Beverage Services																			
Bar, Tavern, Lounge, or Tasting Room										C	P	P	P	P	P				3.3.C(7)
Catering Establishment											P	P	P	P	P				
Microbrewery, Distillery, or Winery										C	P	P	P	P	P				3.3.C(8)
Mobile Food Vending										P	P	P	P	P	P	P		C	3.3.C(9)
Restaurant										P	P	P	P	P	P			P	3.3.C(10)
Restaurant with Drive-Through												C	P	P	P				3.3.C(11)
Office, Business, and Professional Services																			
Administrative, Professional, or Government Office										P	P	P	P	P	P	P		P	3.3.C(12)
Financial Institution										P	P	P	P	P	P				3.3.C(13)
Lodging																			
Lodging, Fewer than Seven Units										P	P	P	P		P			P	3.3.C(14)
Lodging, Medium-Density												P			P			P	3.3.C(14)b
Lodging, High-Density															See 3.3				3.3.C(14)c
Personal Services																			
Personal Services, General										P	P	P	P	P	P			P	3.3.C(15)
Laundromat, Self-Service							A	A	A	P	P	P	P	P	P				3.3.C(16)
Retail Sales																			

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	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC		
Auction House											P	P	P	P	P					3.3.C(17)
Building Materials and Supply Store													P	P						
General Retail, Less than 10,000 Square Feet										P	P	P	P	P	P				P	3.3.C(18)
General Retail, 10,000 Square Feet to 25,000 Square Feet													P		P					
General Retail, More than 25,000 Square Feet													C		C					
Medical Marijuana Dispensary													P	P						3.3.C(19)
Medical Marijuana Dispensary, Off-Site Cultivation Location													P	P						3.3.C(19)
Nursery or Garden Supply Store											C	P	P	P	P				P	3.3.C(20)
Transportation, Vehicles, and Equipment																				
Equipment Sales and Rental													C	P						3.3.C(21)
Fleet Services													P	P	C	C				3.3.C(22)
Parking Facility												P	P	P	P	C				
Transit Terminal or Station																C				
Vehicle Fuel Sales												C	P	P						3.3.C(23)
Vehicle Repair, Major													P	P						3.3.C(24)
Vehicle Repair, Minor											C	C	P	P	P					3.3.C(25)
Vehicle Sales and Leasing													P	P	C					3.3.C(26)

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Vehicle Service Station											C	C	P	P	P				3.3.C(27)	
Vehicle Wash											C	P	P	P	P					
Adult Entertainment Establishments																				
Adult Entertainment													C	C					3.3.C(28)	
Industrial Uses																				
Manufacturing and Processing																				
Food Processing										C	C	P	P	P	P				3.3.D(1)	
Manufacturing, Artisan										C	C	P	P	P	P			P	3.3.D(2)	
Manufacturing, Light													P	P					3.3.D(3)	
Storage and Warehousing																				
Contractor Office or Equipment Storage Yard													C	P						
Outdoor Storage													C	P					3.3.D(4)	
Self-Storage Facility													P	P					3.3.D(5)	
Warehousing and Wholesale Facility													P	P					3.3.D(6)	
Public and Semi-Public Utility Uses																				
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P				
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		
Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C		
Wireless Telecommunications Facility	<i>See Article 4: Wireless Communication Facilities</i>																			
Accessory Uses																				
Agriculture, General	A	A															CA	A	3.4.D(1)	

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Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(2)
Guest Quarters	A	A	A	A	A	A	A	A	A	A									A	3.4.D(3)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A							A	3.4.D(4)
Outside Sales and Display										CA	CA	CA	CA	CA	CA					3.4.C(3)
Outdoor Dining										A	A	A	A	A	A				A	
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	3.4.D(5)
Temporary Uses																				
Christmas Tree and Pumpkin Sales										P	P	P	P	P	P	P	P	P	P	3.5.E(1)
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(2)
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(3)
Model Home	P	P	P	P	P	P	P	P	P	P	P								P	
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P	P									P	3.5.E(5)

Schnebly Community Focus Area Plan Excerpts

CFA Vision

This CFA is located within the Heart of Sedona, a pedestrian-friendly area focused on Oak Creek and Sedona's heritage. Future development and redevelopment is a mix of uses that preserves the Oak Creek riparian corridor, with natural hillsides, open fields, and a variety of modestly scaled buildings, thus sustaining the distinct historic context and character.

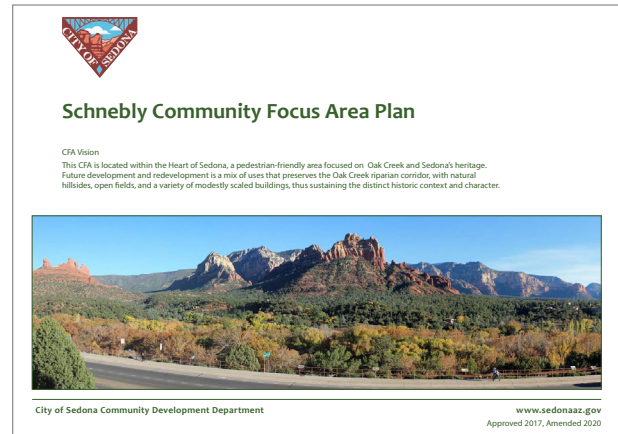
The following CFA Plan excerpts are from the Implementation chapter of the CFA Plan (page 25-26).

The Oak Creek Heritage District is a new zoning designation that provides the means for a land use that exemplifies the distinctive natural and cultural values of this area. Those features that set it apart, such as Oak Creek, the hillsides, and the historic sites are all valuable assets that should be considered a highlight rather than a hindrance for property owners. Under this district, property can be developed in a manner that maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting.

One objective of this district is to encourage development that will best protect Oak Creek and the surrounding riparian habitat. Coordinated and consolidated development allows for designs that can cluster buildings and preserve larger areas of connected open space. The alternative is small, individual building lots with more driveways and more fences that will fragment wildlife habitat and eliminate the scenic characteristics of the area.

This district would also diversify the City's lodging options by offering a variety of unique alternatives that are not the typical hotel experience. This is an ideal location for low intensity lodging where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

Landowners with property in the CFA may voluntarily choose to rezone their property to the Oak Creek Heritage District to take advantage of this opportunity once the new zone district regulations are adopted. The City will assist landowners by facilitating the rezoning application process.



Permitted Uses

Lodging:

- Lodging Density: not to exceed double the established residential zoning density of the property.
 - For example, if the property was zoned RS-10 which is a maximum of 4 houses per acre, the new zone would allow for a maximum of 8 units of lodging per acre.
- Lodging will be limited to no more than half the acreage of the CFA to ensure a mix of land uses.
- Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and alternative lodging types, including cabins and other similar permanent structures, but not including RV's and tents or tentlike structures.
- Lodging may have associated amenities and accessory uses as listed below.

RV Parks:

- RV Park Density: 8 sites/acre
- An RV Park is an outdoor facility designed for accommodation in RV's for recreation, education, naturalist, or vacation purposes. An RV is a mobile structure designed as temporary living quarters for recreation, vacation, camping or travel use, which is either self-propelled or is mounted on or drawn by another vehicle. Examples include, but are not limited to, a travel trailer, camping trailer, fifth-wheel trailer, truck camper, motor home or camper van.
- RV Parks are limited to the location of the established RV park as it existed at the adoption of the CFA Plan, covering 10.8 acres.

Agricultural uses:

- Gardens, nurseries, vineyards, orchards, and incidental operations.

Park and Recreation Amenities:

- Park amenities such as picnic tables, benches, etc.
- Trails
- Amenities may be publicly accessible or for customer use only

Commercial:

- To limit traffic impacts, commercial development should be located on Schnebly Hill Road within 750 feet of the roundabout.
- Appropriate businesses may include restaurants, markets, offices, galleries, studios, and retail shops.

Single-Family Residential:

- Density: not to exceed the established residential zoning density of the property
- The housing must be clustered in order to preserve areas of open space.

Multi-family Residential:

- Density: not to exceed established zoning density
- Increased density may be considered on a case by case basis when associated with community benefits, such as affordable housing, creek access, or agricultural uses.
- Multi-family housing may include duplexes, apartments, patio homes, courtyard bungalows, condos, or townhouses.
- The housing must be clustered in order to preserve areas of open space.

Accessory Uses:

- Employee, caretaker, or owner-occupied housing
- Spa, fitness, yoga, or other wellness studio
- Outfitter and guide services
- Outdoor recreation equipment supplies and rentals
- Excluding motorized vehicle rentals
- Retail shop (gifts, gear, and supplies)
- Produce stand
- Café, bar, or restaurant

Development Guidelines:

The CFA Development and Design Guidelines (pages 17-19) and all other CFA strategies are applicable to this district, in addition to the following.

- **Oak Creek Floodway:** All structures are to be located outside of the floodway. This will preserve the Creek's natural habitat, maintain the stormwater functions, and minimize flood damage.

- **Open Space Viewshed:**
 - A continuous corridor of open space along Schnebly Hill Road will preserve the viewshed from the road which is one of the defining features of the district.
 - Development may need to be clustered in order to preserve open space, including hillsides.

- **Habitat Preservation:**
 - Site design shall retain large native trees and as much of the natural vegetation as possible.
 - Open space should be uninterrupted and contiguous with open space and natural areas on adjacent properties.

- **Historic Features:** historic buildings and other historic resources should be preserved, adapted for reuse, and integrated with new development.

- Trails and pathways that connect across other properties are encouraged and will be publicly accessible, including the proposed Oak Creek creekwalk. Internal paths do not need to be publicly accessible.

- Limit the number of driveways off of Schnebly Hill Road by using existing driveways or private roads or sharing driveways wherever possible.

- Existing land uses would continue as non-conforming uses.

Note:

- Please see the Land Development Code (LDC) for all development standards.
- Portions of the LDC unique to the OC district are summarized on pages 2-11 of this document.