

AGENDA

City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, September 3, 2019

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on Tuesday, September 3, 2019, at 5:30 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, PLEDGE OF ALLEGIANCE, & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. July 2, 2019 (R)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:
 - a. Discussion/possible action regarding proposed revisions to the Sedona Land Development Code (LDC). The proposed revisions include typographical and clerical corrections, changes for clarity, elimination of redundancies and other more substantive revisions to better reflect the intent of the LDC and goals of the Sedona Community Plan. Case Number: PZ19-00009 (LDC).
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, September 17, 2019; 3:30 pm (Work Session)
 - b. Tuesday, September 17, 2019; 5:30 pm (Public Hearing)
 - c. Tuesday, October 1, 2019; 3:30 pm (Work Session)
 - d. Tuesday, October 1, 2019; 5:30 pm (Public Hearing)
7. EXECUTIVE SESSION

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

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

8. ADJOURNMENT

Physical Posting: August 29, 2019 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



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|------------------------------|---|
| Meeting Date: | Public Hearing: Sept 3, 2019 |
| Hearing Body: | Planning and Zoning Commission |
| Action Requested: | Recommendation of approval to City Council of revisions to the Land Development Code |
| Staff Recommendation: | Recommendation of approval to City Council |
| Applicant: | City of Sedona |
| Project Summary: | A City-initiated request for revisions to the Land Development Code (LDC). The proposed revisions include typographical and clerical corrections, changes for clarity, elimination of redundancies and other more substantive revisions to better reflect the intent of the LDC and goals of the Sedona Community Plan. |
| Report Prepared by: | Michael Raber, Senior Planner |
| Attachments: | Proposed Revisions to the LDC |

This agenda item provides for a public hearing and discussion/possible action regarding revisions to the Land Development Code (LDC).

BACKGROUND

The new LDC was adopted in November 2018 following a two year update process. The LDC update was the first comprehensive overhaul of the document since 1994 and represented a significant improvement over the previous Code. As thorough as the LDC review process was, staff understood that additional improvements and revisions would need to be made given the huge scope of the document. Staff therefore began keeping a list of proposed revisions, mostly for purposes of clarification, to bring back to the Commission and Council for approval.

DISCUSSION AND ANALYSIS

The proposed revisions are attached to this staff report. The format of the proposed revisions is generally the same as the list of revisions presented to the Commission last year for their consideration of the draft LDC. These revisions are organized by Article and Section in the same order as the LDC. Where necessary, an explanation of the purpose of the proposed change is provided.

Section 8.6.C.4. of the LDC provides approval criteria for text amendments to the LDC. The criteria state that the Planning Commission and City Council shall consider whether and to what extent the proposed amendment:

- a. Is consistent with the Sedona Community Plan, Community Focus Area Plans, other adopted plans, and other City policies;
- b. Does not conflict with other provisions of the LDC or other provisions in the Sedona Municipal Code;
- c. Is necessary to address a demonstrated community need;
- d. Is necessary to respond to substantial changes in conditions and/or policy; and
- e. Is consistent with the general purpose and intent of the LDC.

Most of the proposed amendments are for clarity or correction and are therefore consistent with the general purpose and intent of the LDC as well as adopted plans and policies and do not conflict with other LDC

provisions. There are some revisions, such as the new requirement for a garage in conjunction with single-family detached dwellings greater than 1500 square feet, that are proposed in response to changed conditions. In this case, an increase in conversions of garages to habitable space is raising a concern about maintaining adequate on-site parking. There are two revisions that help facilitate solar power, which is consistent with Community Plan recommendations. Urban Agriculture was introduced in the new LDC beginning in April 2019 as a demonstrated community need identified during the LDC update process. One of the proposed revisions would allow for gardens on vacant lots, which is currently not allowed in the LDC. In the attached, proposed revisions, staff has noted the applicable criteria (Section 8.6.C.4.a.-e.) in the right column of the proposed revisions. A brief explanation of the purpose of the change is also provided as applicable.

RECOMMENDATION

Staff is recommending approval of case number PZ19-00009 (LDC Revisions), consistent with the approval criteria in Section 8.6.C.4. of the LDC.

Public Input

Staff completed the required public noticing for this project and has not received any responses.



Staff Recommendation:

Staff recommends approval of case number PZ19-00009 (LDC Revisions), consistent with the approval criteria in Section 8.6.C.4. of the LDC.

Recommended Motion for Approval:

I move to recommend to City Council, approval of case number PZ19-00009 (LDC Revisions), consistent with the approval criteria in Section 8.6.C.4. of the LDC.

Sedona – LDC

Corrections/Clarification/Other Revisions – September 3, 2019

| Page | Section | Correction/Clarification/other Revisions | Purpose and Approval Criteria 8.6.C.4.a-e |
|------------------------------------|------------|---|---|
| Article 2: Zoning Districts | | | |
| General | 2.2 – 2.18 | <p><u>Zoning Districts.</u> Illustrations on these pages depict lot width measurements at the front of the lot. These illustrations conflict with the definition that calls for measurement midway between the front and rear lot lines. Add the following to “Notes” on these pages: “Lot width is measured midway between the front and rear lot lines”.</p> | 4.b, e - Correction |
| 2-26 | 2.23B. | <p><u>Summary Tables for Mixed Use and Commercial.</u> Add “Density, maximum: Residential densities are subject to the density limits of the Sedona Community Plan and adopted CFA plans.”</p> | 4a, b, e - Correction |
| 2-28 through 2-33 | 2.24 D. | <p><u>Measurements and Exceptions – Setbacks.</u> Incorporate the setback definitions into this section 2.24.D.1. A setback is: “The required distance between the established lot line and any building on the lot or where the lot line is within a street or access easement, the edge of the street or easement and any building on the lot”. INSERT a new figure for D.1. that is similar to FIG. 2.10 from the old LDC.</p> <p><u>Front Setback</u> INSERT the current definition from Section 9.3.</p> <p><u>Interior Side Setback</u> DELETE from current definition in 9.3 [redundant].</p> <p><u>Side Setback</u> INSERT from current definition in Section 9.3.</p> <p><u>Rear Setback</u> INSERT from current definition in Section 9.3.</p> <p><u>Section 2.24.D.10.</u> ADD: “In the case of an irregular “pie-shaped” lot, the rear lot line may be considered to be a line within the lot, parallel to and a maximum distance from the front lot line, having a length of not less than ten feet”. INSERT a new figure for D.10. that is similar to FIG 2.7 from the Old LDC.</p> | 4.b,e – Clarification, eliminate redundancy |

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|------------|-------------------|---|--|
| 2-29, 2-30 | 2.24.D.4. | <u>Table 2.6 – Exceptions to Setback Requirements. Ground-Mounted Solar and Geothermal Equipment:</u> DELETE “residential”. | 4.a,b,e - Will not limit the ground-mounted solar and equipment exception to residential. |
| 2-29, 2-30 | 2.24.D.4. | <u>Table 2.6 – Exceptions to Setback Requirements. Ground-Mounted Solar and Geothermal Equipment: Uncovered Balconies.</u> Amend to read: “Uncovered decks, patios and balconies”. | 4.b,e - Clarification |
| 2-31 | 2.24.D.7. | <u>Setbacks on Corner Lots.</u> ADD the following sentence: “For developed properties, the setbacks shall be established to create the most conforming site conditions.” | 4.b,e - Clarification |
| 2-33 | 2.24.E.1.c. (New) | <u>Building Height – Measurement, Buildings within a City-recognized Floodplain.</u> Add a new item c. and re-letter the remaining items. New item c: “Buildings within a City-recognized floodplain may be measured from the Regulatory Floodplain Elevation, as established by the City’s Floodplain Management Study or a floodplain analysis prepared by a registered engineer.” [instead of “natural grade”] | 4.b,c,d – Creates equity on sites for which a minor modification or variance would otherwise be needed. |
| 2-33, 34 | 2.24.E.1.c. | <u>Building Height - Measurement, Plane Options.</u> CHANGE “Options” to “Requirements”. AMEND line one as follows: “Building Height is measured by establishing the following...” | 4.b,e - Correction |
| 2-33,34 | 2.24.E.1.c.1., 2. | <u>Building Height - Measurement, Plane Options.</u> 1. <u>Horizontal Plane. Second and third sentences.</u> Amend to read: “No part of a building or structure shall exceed 22 feet in height for single-family uses or 25 feet for multi-family uses <u>in RM-1 and RM-2 zoning districts</u> , as measured from this plane, except for those authorized exceptions in Section 2.24 E.(3). <u>This plane does not apply to Multi-family projects in RM-3 zoning districts, multi-family projects in Commercial zoning districts, mixed use and other non-residential buildings. may not use this plane measurement- ...</u> ” | 4.a,b,c - This allows multi-family projects in RM-3, CO and mixed use zoning the same height allowance as that for Commercial, mixed use and other non-residential buildings. This helps address construction cost issues associated with building foundations and |

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| | | 2. <u>Parallel Plane</u> . Delete last sentence. | addresses building footprints more in line with commercial buildings. |
| 2-35 | 2.24.E.3. Table 2.7 | <u>Building Height – Exceptions to Height Requirements, Table 2.7.</u> <u>Type of Exception</u> ADD: “Flagpoles”. <u>Extent of Exception:</u> ADD: “Flagpoles are limited to a height of 22 feet as measured from natural grade. A maximum of one flagpole on a single lot is allowed in residential zoning districts. In non-residential zoning districts, three flagpoles are allowed on one lot. When multiple flagpoles are used, the U.S. flag may be allowed an additional five feet in height. No other height exceptions, such as alternate standards, may be applied to flagpoles”. | 4.b,e – Clarification/correction. Missing in current Code |
| 2-36 | 2.24.E.4.a.1. Table 2.8 | <u>Building Height – Alternate Height Standards, Multiple Buildings Located on One Site. Table 2.8., Number of Buildings Eligible for Increased Height.</u> Add the following to the second column heading: “Buildings that apply increased height must provide a minimum building separation of 15 feet”. | 4.b,e - Clarification |
| Article 3: Use Regulations | | | |
| 3-3 | 3.2.E.Table 3.1 | <u>Table of Allowed Uses (and related Definitions).</u> <u>Assisted Living Facility</u> Change “Assisted Living Facility” to “Assisted Living Center”. Change all other LDC references. | 4.b, e – Clarification. To provide a better distinction between a group home as a residence in a residential area and an assisted living center which can be larger in scope and is not permitted in residential zoning districts. |
| 3-3 | 3.2.E. Table 3.1 | <u>Table of Allowed Uses (and related Definitions).</u> ADD: “Foodbanks”, “Shelters (e.g. homeless shelter)” to Community and Cultural Facilities. In residential zoning districts, requires a CUP and must be accessory to a non-residential use. Permitted in all other zoning districts except Open Space. | 4.b,e - Clarification |

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| 3-3 | 3.2.E.Table 3.1 | <u>Table of Allowed uses (and related Definitions).</u> ADD: "Conference/Meeting Facility" to Community and Cultural Facilities. Permitted as an accessory use in M2, M3 and OC. Permitted in CO, IN, L, CF | 4.b,e - Clarification |
| 3-6 | 3.2.E. Table 3.1 | <u>Table of Allowed Uses, Fleet Services</u> Allow "Fleet Services" as a permitted use rather than a conditional use. NOTE: The definition for Fleet Services includes recreational touring fleets (e.g. jeep tours) and requires a Conditional Use Permit (CUP) in a Commercial (CO) zone. "Vehicle Sales and Leasing" does not require a CUP in a CO zone but includes standards associated with outside display. The definition for "Vehicle Sales and Leasing" does not include recreational touring fleets. | 4.b,e - If the Use-Specific Standards for Fleet Services include the same standards as those for outside display associated with vehicle sales, then a CUP should not be required for Fleet Services. An additional condition would also be added to address traffic impact mitigation. See related changes to Use-Specific Standards. |
| 3-7 | 3.2.E. Table 3.1 | <u>Table of Allowed Uses.</u> Allow Urban Agriculture as a permitted use with the keeping of bees and chickens as an accessory use. Create a new "Urban Agriculture" category under Residential/Household Living as a primary use permitted in all zones. The Use-Specific Standard reference (3.4.D.2.) will now be specific to the keeping of chickens or bees. Under "Accessory Uses", change "Urban Agriculture" to "Keeping of Chickens or Bees". | 4.b,c - This would allow all other urban agriculture, such as a garden, to be maintained on an unbuilt lot as a primary use. |
| 3-8 | 3.3A.3. | <u>Use-Specific Standards, Multi-family Dwelling.</u> Revise the first sentence as follows: " <u>For mixed use projects</u> in the M1, M2, M3, CO, IN and L zoning districts, multi-family dwelling units shall not be located on the same level as the primary street entrance to the building". | 4.b,e - Clarifies the intent of this provision. |
| 3-12 | 3.3.C.9.b.3., c.3. | <u>Use-Specific Standards, Mobile Food Vending, Operational Standards.</u> <u>c.3.</u> Move this paragraph to <u>c.1.</u> as a second and third sentence. Revise as follows: "If operated on public property (including City rights of way) <u>as part of a City-sponsored event</u> , operators <u>shall provide proof of liability insurance in conjunction with their business license</u> | 4.b,e - Update |

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| | | <p><u>application and shall have liability insurance in amounts of \$1,000,000 per occurrence as approved by the City Engineer and must provide a certificate of insurance naming the City of Sedona as an additional insured.</u></p> | |
| 3-16 | 3.3.C.22. | <p><u>Use-Specific Standards – Fleet Services.</u> ADD standards for outside display of vehicles from Section 3.3.C.26 (Use-Specific Standards for Vehicle Sales and Leasing). ADD the following additional standard: “The City Engineer may require an evaluation of traffic impacts that may result in traffic impact mitigation.”</p> | 4.b,e - See discussion on Table of Allowed Uses, Fleet Services, Section 3.2.E.. |
| 3-17 | 3.3.C.26 | <p><u>Use-Specific Standards - Vehicle Sales and Leasing.</u> ADD the following from Section 3.3.C.22 (Use-Specific Standards for Fleet Services): “Stored vehicles and equipment shall be screened from public view from all rights-of-way, residential zoning districts and residential uses”. ADD the following additional standard: “The City Engineer may require an evaluation of traffic impacts that may result in traffic impact mitigation.”</p> | 4.b,e - See discussion on Table of Allowed Uses, Fleet Services, Section 3.2.E.. |
| 3-20 | 3.3.D.1.a. | <p><u>Use-Specific Standards – Food-Processing, All Zoning Districts.</u> Revise as follows: “Retail sales associated with this use shall comprise no more than 25% of the gross floor area”. If the proposed use is within 150 feet of a residential zoning district, then approval of a conditional use permit shall be required pursuant to Section 8.4.B.Conditional Use Permit. [.</p> | 4.b,e - Added a proposed limit on retail area since the proposed parking for the use would be less restrictive, but consistent with other retail parking requirements in the Code (see proposed changes to Table 5.2). The 150 foot requirement for a use permit is proposed to be deleted since a use permit is already required based on the size of the facility. |
| 3-21 | 3.4.C.1.a.3. | <p><u>General Standards for all Accessory Uses and Structures, Size.</u> Amend to read: “The floor area of any detached accessory structure shall not exceed 50 percent of the floor area of the principal structure, <u>or 750 square feet, whichever is greater.</u> The Director may authorize a structure to exceed this percentage <u>these size limitations,</u></p> | 4.b,e – Smaller homes may be overly restricted. |

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| | | if the structure is used for animal production or crop production associated with an agricultural use. | |
| 3-22 | 3.4.D.2. | <u>Additional Standards for Specific Accessory Uses and Structures, Urban Agriculture.</u> Change "Urban Agriculture" to "Keeping of Bees or Chickens". | 4.b,c – See discussion regarding Table 3.1. |
| 3-22 | 3.4.D.2.a. | <u>Effective Date.</u> Delete. | 4.b,e – Is unnecessary. |
| 3-23 | 3.4.D.2.c.2. | <u>Permitting.</u> Amend to read: "The keeping of chickens and/or bees is not allowed in shared outdoor spaces for single-family attached or multi-family dwellings." | 4.b,e, - Clarification |
| 3-23 | 3.4.D.2.d.2.v. and 3.ii. | <u>Standards for keeping chickens.</u> Change: "...rear yard..." to "...area between the primary structure and the rear lot line or where otherwise completely totally screened from adjacent properties and the right-of-way..." ADD the following as the second sentence: "Chicken coops shall not be located within the front setback area." | 4.b,e – Correction/clarification. This and the following related changes provide a necessary correction to this section (i.e. "rear yard" actually refers to the setback area) and also provides more flexibility for ranging. |
| 3-23 | 3.4.D.2.d.2.v. | <u>Standards for keeping chickens.</u> Remove the 25 foot distance requirement for chicken coops and adjacent dwellings. | 4.b,e - This provision seems unnecessary given the setback requirements for coops. |
| 3-23 | 3.4.D.2.d.3.ii. | <u>Standards for keeping chickens, Ranging standards.</u> Amend to read: "Chickens are allowed to range on the property in the area between the primary structure and the rear lot line or where otherwise screened from adjacent properties and the right-of-way, provided a fence is provided around the ranging area a minimum of four feet in height and adequate for containing the animals. Fencing must also comply with Section 5.6.E. of the LDC". | 4.b,e – Clarification. |
| 3-23 | 3.4.D.2.e.2. | | 4.b,e - Clarification |

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| | | <u>Standards for the keeping of bees, Hive Location.</u> Change "...rear yard..." to "...area between the primary structure and the rear lot line..." | |
| 3-24 | 3.4.D.2.e.3.i. | <u>Standards for keeping of bees, Flyway Barrier.</u> Amend to read: "Be at least six feet in height, subject to fence height requirements within setback areas". | 4.b,e - To be consistent with fence requirements |
| 3-24 | 3.4.D.2.e.3.iv. | <u>Standards for keeping of bees, Flyway Barrier.</u> Amend to read: "Extend a minimum of 10 feet beyond the colony..." [Can be longer than ten feet.] | 4.b,e – Clarification. |
| 3-25 | 3.4.D.5.b.2. | <u>Outside Storage, Accessory, Mobile Homes, Trailers and Recreational Vehicles.</u> Add the following to the sentence: "Travel trailers, motor homes, or recreational vehicles shall not be used or made suitable for use or occupancy, <u>except in an approved recreational vehicle park</u> ". | 4.b,e - Clarification |
| 3-25 | 3.4.D.5.b.3. | <u>Outside Storage, Accessory, Mobile Homes, Trailers and Recreational Vehicles.</u> Amend to read: "All boats, trailers, motor homes, travel trailers, recreational vehicles, and buses shall be kept in reasonable repair and operable and neatly arranged in a parked condition, and shall be screened from adjacent properties and streets <u>by a wall fence or dense vegetation at least six feet in height and 100 percent opaque.</u> pursuant to Section 5.6.D, Screening " | 4.b,e - Clarification |
| Article 5: Development Standards | | | |
| 5-2 | 5.2.C. | <u>Applicability – Planned Developments.</u> Delete. | 4.b,e - This is a potentially confusing section and does not appear to have any significant purpose. |
| 5-3 | 5.3.B.2.b. | <u>Grading and Drainage, Existing Development, Line 1.</u> Typo: – "this" | 4.b,e |
| 5-8 | 5.4.E.1.c. | <u>Access, Connectivity and Circulation, Driveways and Access General.</u> First sentence. Add the following: "...access for vehicles to and from a <u>private or public street</u> ..." Second sentence. Amend to read: " <u>With the exception of Single-</u> | 4.b,e - Clarification |

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| | | <u>family uses</u> , access from any parking area to a public <u>the street</u> shall be designed to allow vehicles to enter and exit in forward drive.” | |
| 5-8 | 5.4.E.3.c. | <i>Driveways and Access, Residential.</i> Amend to read: “Driveways shall be no less than 20 feet in length <u>over the entire width of the garage, carport or other structure intended to house vehicles</u> , 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.” | 4.b,e - Clarification |
| 5-8 | 5.4.E.3.d. | <i>Driveways and Access, Residential.</i> Amend to read: “Within the front and <u>exterior side setback area</u> , each driveway at its widest point shall not be more than 30 feet in width...” | 4.b,e - Clarification |
| 5-12 | 5.4.H.5.b. | <i>Pedestrian and Bicycle Circulation, Multi-use Trails.</i> General: Change the term: “Multi-use” to “Shared use” throughout the LDC. [This is to maintain consistency with federal and state terminology] Add the following to the last line: “Shared-use trails designated in the Transportation Master Plan (TMP), Community Focus Area Plan, or other specific plan shall require a minimum width of 10 feet, unless an alternative width is required by an adopted CFA plan <u>or City Engineer due to sight constraints</u> .” | 4.b,e – Update and Clarification |
| 5-13 | 5.4.H.6.b. | <i>Use and Maintenance of Sidewalks, Walkways and Trails.</i> Maintenance and Snow Removal. Add the following: “General maintenance and snow removal are the responsibility of the adjacent property owner.” | 4.b,e - Clarification |
| 5-14 | 5.5.B.3. | <i>Off-Street Parking and Loading, Applicability, Exemptions.</i> Delete this section. | 4.b,e - Exemptions for 5,000 square foot lots in the Uptown area will be covered by an in lieu fee option once adopted. Exemptions for expansions of 15% or less can be covered under “Minor Modifications” up to 10%. |

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| 5-16 | 5.5.D., Table 5.2 | <p><u>Off-Street Parking and Loading, Required Off-Street Parking Spaces</u> <u>Single-family Detached Dwelling.</u> Amend the last sentence/paragraph as follows: <u>“A two-car garage with a minimum of 400 square feet is required in all single -family residential zones for houses greater than 1500 square feet in size. If a garage is converted into habitable space, the garage shall be replaced, in conformance with the LDC, or the additional required surface parking must be screened. and a landscaped area at least three feet in depth must be maintained adjacent to the front of the converted garage for the entire width of the converted garage. Required landscaping shall be at a minimum rate of 4 shrubs per each 10 linear feet.”</u></p> | 4.b,d,e - The LDC requires the replacement of a garage or screened parking if a garage is converted to habitable space, but does not require a garage initially. The proposed requirement for a garage will help ensure that sufficient parking is maintained on-site. |
| 5-17 | 5.5.D., Table 5.2 | <p><u>Restaurant.</u> Change “2,500” to “1,000” square feet Add the following: “(See also outdoor dining under Accessory Uses in this table)”.</p> | 4.b,e – The requirement for one space per 250 square feet was not initially intended to apply to larger restaurants. Staff believes the 2,500 square foot threshold could include restaurants that are too large for this parking ratio. |
| 5-19 | 5.5.D., Table 5.2 | <p><u>Food Processing.</u> Change: 100 square feet to 250 square feet for the retail area.</p> | 4.b,e - To be consistent with other parking requirements for retail. |
| 5-24 | 5.5.F.3.a. | <p><u>Off-Street Parking Layout and Design, Location of Parking Areas</u> Amend to read: “For single-family and duplex dwellings in all districts, off-street parking areas <u>for operable motor vehicles, not including recreational vehicles and buses,</u> shall be located in a garage or on a driveway.”</p> | 4.b,e - Clarification |
| 5-24 | 5.5.F.4.a. | <p><u>Off-Street Parking Layout and Design, Parking Area Dimensional Standards.</u> Add the following: “...administrative manual <u>and the Land Development Code.</u>”</p> | 4.b,e |
| 5-28 | 5.6.B.4. | | |

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| | | <p><u>Landscaping, Buffering and Screening, Applicability, Exemptions in the OS District.</u> Amend to read: “Exemptions in the <u>Single-family Residential and OS Districts.</u> <u>Properties in Single-family Residential zoning districts are exempt from the requirements of Section 5.6.C., Landscaping and Buffering, except that Section 5.6.C.5., Tree Preservation and Protection shall apply...”</u></p> | <p>4.b,e – Clarification. The previous LDC did not apply to Single-family. The current Code does <u>not</u> exempt Single-family from Landscape Materials (e.g. 50% shall be native species) and Variety (e.g. On development sites 5,000 square feet or larger, five different species are required, etc.).</p> |
| 5-41 | 5.6.E.3.c. | <p><u>Fences and Walls, Height and Location, Corner Lots.</u> Amend as follows: “In single-family residential districts, walls and fences located in exterior (street) side yards between the front of a primary structure to the rear property line a primary structure and a public or private street shall not exceed six feet in height. In all other districts, walls and fences located in exterior (street) side yards between a primary structure and a public or private street shall comply with the height limitations applicable to front-yard walls.”</p> | <p>4.b,e - Clarification</p> |
| 5-41 | 5.6.E.4. | <p><u>Alternative Fence Height Standards.</u> <u>a.2.</u> Revise as follows: “They enclose loading, service, refuse areas, recreational activities, public works facilities, utilities or other similar uses outside the front setback area; or...” <u>b.</u> Delete the CUP requirement</p> | <p>4.b,e - Minor Modification or Variance would cover fences that exceed height requirements – i.e. six or eight feet. This provides a more practical way to administer these provisions.</p> |
| 5-42 | 5.6.E.7.c. | <p><u>Fences and Walls, Articulation and Alignment.</u> First sentence. Amend to read: “Portions of walls and fences that <u>exceed four feet in height and are within the exterior side yard and face any public street right-of-way, public open space, or public trail, shall incorporate the following features to break up the massing:</u> <u>c.1.,</u> line 3. Add the following: “...wall <u>or fence</u>; and” <u>c.2.,</u> line 1. Add the following: “...wall <u>or fence</u> exceeds...” Last sentence. Add: “...change in wall <u>or fence</u> alignment...”</p> | <p>4.b,e - Clarifies the intent of this section. As written, this applies no matter how far away the fence is from the street.</p> |

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| 5-47 | 5.7.D.2.b. | <u>Site Design, Retaining Walls.</u> Second sentence: Delete. | 4.b,e - Must comply with color requirements |
| 5-49 | 5.7.D.6.d. | <u>Site Design, Utilities.</u> Delete. | 4.b,e - This is a general statement for solar and alternative energy. More specific standards are contained in other sections of the LDC. This statement has led some to try to make the argument that other LDC sections don't apply. A statement promoting solar and other alternative energy has been added to the "Purpose" section. |
| 5-54 | 5.7.F.2.c. | <u>Building Design, Building Articulation.</u> Add the following: "The following does not apply to Single-family and Duplex Residential." <u>c.1.b. Number of Articulation Elements Required.</u> Delete b.1. | 4.b,e - Clarification |
| Article 6: Signs | | | |
| | General | Format of this Article needs to mirror the other articles of the Code. | 4.b,e - Consistency |
| 6-16 | 6.8.T. | <u>Exempt Signs, Temporary Signs on Properties Offered for Sale, Lease, or Rent.</u> <u>T.1. All Residential Zones.</u> Amend to Read: "All <u>Single-family</u> Residential Zones". <u>T.2. All Commercial and Non-Residential Zones.</u> Amend to Read: "All <u>Multi-family, Mixed Use,</u> Commercial and Non-Residential Zones." | 4.b,e - Clarification |
| 6-26 | 6.14.A. | <u>Standards Applicable to Temporary Signs.</u> Add the following: "(5) Signs shall not be placed in the ADOT right-of-way, traffic medians, public sidewalks or bicycle paths." | 4.b,e - Correction |
| 6-27 | 6.14.B.1. | <u>Temporary Signs, Residential Districts.</u> Delete 1.e. | 4.b,e – To be consistent with the above. |

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| 6-29, 6-23 | 6.15.F., 6.9.C.2.e.3. | <p><u>6.15.F. Prohibited Signs, Electronic Message Signs.</u> ADD: "...except as otherwise provided." <u>6.9.C.2.e.3. Drive Thru Board Signs.</u> Amend as follows: "Internal illumination of board signs, including digital displays, is permitted".</p> | 4.b,e - Clarifies that digital displays are allowed. |

Article 8: Administration and Procedures

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| 8-9 and 8-10 | 8.3.E.5. | <p><u>Common Review Procedures, Approval Criteria Applicable to All Applications.</u> Amend the title to read: "Approval Criteria Applicable to all <u>Development, Subdivision and Rezoning Applications.</u>"</p> <p><u>8.3.E.5.a. Generally.</u> Delete items #2. and #3. Incorporate item #1 into "a." as an opening paragraph. Amend line 2 to read: "...all <u>Development, Subdivision and Rezoning applications...</u>"</p> <p><u>8.3.E.5.c. Consistency with Sedona Community Plan and Other Applicable Plans</u> Amend as follows: "Except for proposed subdivisions, the proposed development shall be consistent with <u>and conform</u> to the Sedona Community Plan, <u>Community Focus Area plans,</u> and any other applicable plans. The decision-making authority:</p> <ol style="list-style-type: none"> 1. Shall weigh competing plan goals, polices and strategies; and 2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies or strategies in the Sedona Community Plan or other applicable plans." <p><u>8.3.E.5.d. Compliance with this Code</u> Amend the title and first sentence as follows: "Compliance with this Code <u>and Other Applicable Regulations.</u> The proposed development shall <u>be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans,</u> unless the standard is lawfully modified or varied."</p> <p><u>8.3.E.5.e. Compliance with Other Applicable Regulations</u> Delete this paragraph [redundant] and re-letter the section.</p> | 4.b,e - These criteria are not applicable to Minor Modifications and Variances (8.8) or to Historic Preservation Procedures (8.7). Section 5.a.1. references "development" applications. The following additional changes to Section 8.3.E.5. are intended to streamline the review criteria and with the removal of findings and criteria in Sections 8.4.B.5. and 8.6.A. and B., will create one list of criteria and eliminate redundancy and confusion between the different sections |
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| | | <p><u>8.3.E.5.f. Minimizes Impacts on Adjoining Property Owners.</u> Change “Adjoining” to “Surrounding” in the title and paragraph.</p> <p><u>8.3.E.5.k. Provides Adequate Road Systems.</u> Add: “and Traffic Mitigation” to the title. Add the following sentence to the paragraph: “The proposed development shall also provide appropriate traffic improvements based on traffic impacts.”</p> | |
| 8-21 and 8-22 | 8.4.B.5 | <p><u>Conditional Use Permit, Findings.</u> Delete this section [incorporated into 8.3.E.5.]</p> | 4.b,e |
| 8-37 | 8.6.A.3.f. | <p><u>Rezoning Review and Decision.</u> <u>f.1. and f.2. Planning and Zoning Commission Review and Recommendation. City Council Review and Decision.</u> Change section reference to: “...Section 8.3.E.5. Approval Criteria Applicable to all Development Applications.” <u>f.3. Approval Criteria for Rezonings.</u> Delete and re-number [incorporated into 8.3.E.5.]</p> | 4.b,e |
| 8-41 | 8.6.B.4. | <p><u>Rezoning to Planned Development, Approval Criteria for PD Rezonings</u> <u>8.6.B.4.a.</u> Amend to read: “Meets the general approval criteria for rezonings in Section 8.6.A.3.f.3. 8.3.E.5., Approval Criteria for Rezonings Applicable to all Development Applications.”</p> | 4.b,e |
| 8-35 | 8.6.A.2.e.3. | <p><u>Conditional Rezoning Approval.</u> Delete e.3. “floor area ratio”.</p> | 4.b,e - Correction |
| Article 9: Rules of Construction and Definitions | | | |
| 9-2 | 9.3. | <p><u>Terms of Measurement.</u> Add: “Gross Floor Area. Includes all enclosed spaces on all floors of a building, including garages.”</p> | 4.b,e - Clarification |
| 9-3 | 9.3. | <p><u>Terms of Measurement. Flag Lot.</u> Second sentence. Amend to read: “For purposes of determining setbacks, the front yard shall be the property line where the access via the “flagpole” is located, the rear yard shall be opposite to the “flagpole” portion of the lot providing access, and all other yards</p> | 4.b,e - Correction |

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| | | shall be determined to be interior side yards.” Delete the third sentence. | |
| 9-5 | 9.4 | <u>Use-Related Definitions, Residential Uses, Group Living, Assisted Living Facility</u> Change the term “Assisted Living Facility” to “Assisted Living Center”. First sentence. Amend to read: “A <u>facility center</u> licensed by the State Department of Health Services, that provides living accommodations and medical services for those with illness or disability.” | 4.b,e – Clarification. To provide a better distinction between a group home as a residence in a residential area and an assisted living center which can be larger in scope and is not permitted in residential zoning districts. |
| 9-6 | 9.4 | <u>Use-Related Definitions, Public, Institutional and Civic Uses – Community and Cultural Facilities.</u> Add the following to paragraph one, second sentence: “Specific use types include, <u>but are not limited to:</u> <u>Clubs and Lodges</u> Delete “...clubs and lodges.” From the last sentence. | 4.b,e - Clarification |
| 9-10 | 9.4.C. | <u>Use-Related Definitions. Personal Services.</u> ADD the following to Personal Service, General: “massage”, “yoga”. | 4.b,e - Clarification |
| 9-15 | 9.4.F. | <u>Definitions, Accessory Uses, Urban Agriculture.</u> Move this definition to 9.4.A. Household Living. Add the following sentence to the definition: “The keeping of chickens and bees is allowed as an accessory use subject to City permitting requirements. | 4.b,e – Provide consistency with other changes. |
| 9-35 | 9.9 | <u>Other Defined Terms, Bedroom, Residential.</u> Amend as follows: “Any habitable space in a dwelling unit or residential accessory structure <u>where people may sleep. As defined in the City Building Code.</u> ” | 4.b,e - Definition for bedroom refers to the Building Code, however, bedroom is not defined in the Building Code. |
| 9-41 | 9.9 | <u>Other Defined Terms, Kitchenette.</u> Amend as follows: “A space where food is cooked or prepared and may <u>that contains only</u> a sink and a refrigerator, and but does not include a gas connection, <u>built in stove or oven</u> , or an electric outlet for 220 voltage.” | 4.b,e - Clarification |