

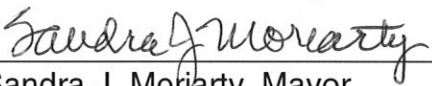
**RESOLUTION NO. 2019-19**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA,  
ESTABLISHING AS A PUBLIC RECORD SEDONA LAND DEVELOPMENT CODE  
CORRECTIONS/CLARIFICATION/OTHER REVISIONS.**


BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA that the terms set forth in that document attached hereto as Exhibit A and entitled "Sedona LDC Corrections/Clarification/Other revisions – October 8, 2019", constitutes a public record to be incorporated by reference into Ordinance No. 2019-06.

At least one (1) paper copy and one (1) electronic copy of these public documents shall be kept in the office of the City Clerk for public use and inspection.

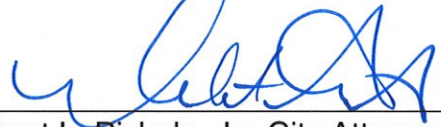
PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 8<sup>th</sup> day of October, 2019.

  
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Sandra J. Moriarty, Mayor

ATTEST:

  
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Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

  
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Robert L. Pickels, Jr., City Attorney

**Exhibit A**  
**Sedona – LDC Corrections/Clarification/Other**  
**revisions – October 8, 2019**

Page	Section	Correction/Clarification/other Revisions	Purpose / Explanation
	1.6.E.2. Table 2.6 3.3.C.26.c.1. 5.6.C.1.j.2. 5.6.C.2.b.2.iv.a. 5.6.E.3.a.b. 5.6.E.7.b.2. 5.7.F.2.b.2.i.b. 9.3.Setback 9.3. Yard 9.9 Porch, Open	Change the term: “yard” to “setback area” in the listed sections throughout the LDC.	Clarification.
<b>General</b>			
<b>Article 2: Zoning Districts</b>			
2-5 through 2-21	2.2 – 2.18	<u>Zoning Districts.</u> Illustrations on pages 2-5 through 2-21 appear to show that the width of the lot is measured at the front of the lot. Add the following to “Notes” on these pages: “ <u>Lot width is measured midway between the front and rear lot lines</u> ”.	Correction. Adding this note to the illustrations on these 17 pages will clarify how lot width is measured.
2-26	2.23B.	<u>Summary Tables – Table 2.3 - Mixed Use and Commercial Districts Lot and Building Standards.</u> Add a note to the bottom of the table: “ <u>Residential densities are subject to the density limits of the Sedona Community Plan and adopted CFA plans.</u> ”	Correction.

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		<p><u>Measurements and Exceptions – Setbacks.</u>            Incorporate the setback definitions into this section            2.24.D.1. A setback is: <u>“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”.</u></p> <p>INSERT a new figure for D.1. that is similar to FIG. 2.10 from the previous 1994 LDC. Change “Yard” to “Setback Area”.</p> <p><u>Front Setback</u>            INSERT the current definition from Section 9.3: <u>“The line that defines the depth of the required front setback area. The front setback shall be parallel with the street line or future right-of-way line.”</u></p>	
2-28	2.24 D.1.	<p><u>Interior Side Setback</u>            DELETE from current definition in 9.3 as it is redundant to the Side Setback definition: <u>“The line that defines the width or depth of a required side yard that is parallel with an adjacent property line that is not abutting a street or public right-of-way”.</u></p> <p><u>Side Setback</u>            INSERT from current definition in Section 9.3: <u>“The line that defines the width or depth of the required side setback area. The side setback line shall be parallel with the property line or if abutting a street shall be parallel with the street line or future right-of-way line”.</u></p> <p><u>Rear Setback</u>            INSERT from current definition in Section 9.3: <u>“The line that defines the width or depth of the required rear setback area. The rear setback line shall be parallel with the property line or if abutting the street shall be parallel with the street line or future right-of-way line.”</u></p>	Clarification, eliminate redundancy. See also Figure 2.10 from the previous 1994 LDC (attached).
2-30	2.24.D.4.	<p><u>Table 2.6 – Exceptions to Setback Requirements.</u>  <u>Ground-Mounted Solar and Geothermal Equipment:</u>            DELETE “residential”.</p>	Will allow ground-mounted solar and equipment within setbacks in all zoning districts.
2-30	2.24.D.4.	<p><u>Table 2.6 – Exceptions to Setback Requirements.</u>  <u>Ground-Mounted Solar and Geothermal Equipment:</u>  <u>Uncovered Balconies.</u></p>	Clarification.

Page	Section	Correction/Clarification/other Revisions	Purpose / Explanation
		For both the "Type" and "Extent" of the Exception, amend to read: " <u>Uncovered decks, patios and balconies</u> ".	
2-31	2.24.D.7.	<u>Setbacks on Corner Lots.</u> ADD the following sentence: " <u>For developed properties, the setbacks shall be established to create the most conforming site conditions.</u> "	Clarification.
2-32	2.24.D.10.	<u>Section 2.24.D.10. Irregularly-Shaped Lots</u> ADD: " <u>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</u> ". INSERT a new figure for D.10. that is similar to FIG 2.7 from the previous 1994 LDC. Change "Yard" to "Setback Area".	Clarification. Adding a figure that is similar to Figure 2.7. of the previous 1994 LDC will help clarify this description. See Figure 2.7. of the 1994 LDC (attached).
2-33	2.24.E.1.b.	<u>Building Height – Measurement, Previously Developed and/or Graded Sites</u> <u>Typo on line 2: "...measured from..." Delete "from"</u>	
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: " <u>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.</u> " [instead of measuring from "natural grade"]	Since the height measurement is currently taken from the "natural grade", the proposed change will create equity on sites for which a minor modification or variance would otherwise be needed to measure height from the floodplain elevation, which will be higher than natural grade.
2-33, 34	2.24.E.1.c. and E.2.	<u>Building Height - Measurement, Plane Options.</u> CHANGE "Options" to "Requirements". AMEND line one of E.1.c (now E.1.d.). as follows: " <u>Building Height is measured by establishing the following...</u> " E.2.: Change Section reference and name: Section 2.24.E.1.d. Plane Requirements.	Correction.
2-33,34	2.24.E.1.c.1., 2.	<u>Building Height - Measurement, Plane Options.</u> 1. <u>(now 2.24.E.1.d.1) 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</u>	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

Page	Section	Correction/Clarification/other Revisions	Purpose / Explanation
		Commercial zoning districts, mixed use and other non-residential buildings. <del>may not use this plane measurement- ...</del> 2. <u>Parallel Plane</u> . Delete last sentence.	cost issues associated with building foundations and addresses building footprints more in line with commercial buildings.
2-35, 2-36	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”.	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 note to the table: “Buildings that apply increased height must provide a minimum building separation of 15 feet”.	Clarification.
<b>Article 3: Use Regulations</b>			
3-2	3.2.B.	<u>Table Organization</u> Change “Assisted Living Facility” to “Assisted Living Center”.	
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”.	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 this would require a Conditional Use Permit and must be accessory to a non-residential use. They would	Clarification. Foodbanks and Shelters are not specifically listed under “Community and Cultural Facilities” in the table of allowed uses. This would

Page	Section	Correction/Clarification/other Revisions	Purpose / Explanation
		be permitted in all other zoning districts except Open Space.	clarify how these uses would be permitted.
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. This would be permitted as an accessory use in M2, M3 and OC. This would be permitted as a primary use in CO, IN, L, CF	Clarification Conference/meeting facility is not specifically listed under Community and Cultural Facilities.
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 in a CO zone.	"Fleet Services" requires a Conditional Use Permit and "Vehicle Sales" does not. The major difference is that outside display standards are included for "Vehicle Sales". A Conditional Use Permit (CUP) should not be required for "Fleet Services" if the same outside display standards are added from "Vehicle Sales". An additional condition would also be added to address traffic issues. See related changes to Use-Specific Standards.
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".	Clarifies the intent of this provision. This only applies to mixed residential and commercial projects, not to a project that is only multi-family residential.
3-12	3.3.C.9.b.3., c.3.	<u>Use-Specific Standards, Mobile Food Vending, Operational Standards.</u> c.3. Move this paragraph to c.1. 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 shall provide proof of <u>liability insurance in conjunction with their business license application</u> and shall have liability insurance in amounts of \$1,000,000 per occurrence <del>as approved by the City Engineer</del> and must provide a certificate of insurance naming the City of Sedona as an additional insured."	Updated with input from legal staff.

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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: <u>“The City Engineer may require a traffic evaluation that may result in requirements intended to mitigate traffic impacts.”</u></p>	See also 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):  <u>“Stored vehicles and equipment shall be screened from public view from all rights-of-way, residential zoning districts and residential uses”.</u>            ADD the following additional standard: <u>“The City Engineer may require a traffic evaluation that may result in requirements intended to mitigate traffic impacts.”</u></p>	See also 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: <u>“Retail sales associated with this use shall comprise no more than 25% of the gross floor area”.</u> <del>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.</del></p>	Added a proposed limit on the retail area since the proposed parking for retail uses is proposed to be 1 parking space per 250 square feet rather than 1 space per 100 square feet. One space per 250 square feet is consistent with other retail parking requirements in the Code (see proposed changes to Table 5.2). The 150 foot requirement for a CUP is proposed to be deleted since a use permit is already required based on the size of the facility (i.e. A CUP is required for facilities greater than 3,000 square feet in mixed use and lodging zones and 5,000 square feet in commercial and industrial zones.
3-21	3.4.C.1.a.3.	<p><u>General Standards for all Accessory Uses and Structures, Size.</u>            Amend to read: <u>“The floor area of any detached accessory structure shall not exceed 50 percent of the floor area of the principal structure, or 750 square feet, whichever is greater.</u> The Director may authorize a</p>	Smaller homes may be overly restricted if accessory structures are limited to 50% of the size of the residence.

Page	Section	Correction/Clarification/other Revisions	Purpose / Explanation
		structure to exceed <del>this percentage</del> <u>these size limitations</u> , if the structure is used for animal production or crop production associated with an agricultural use.	
3-22	3.4.D.2.a.	<u>Effective Date.</u> Delete. 2.b.throught e. will become 2.a.through d.	Is unnecessary.
3-23	3.4.D.2.c.1. 3.4.D.2.c.2.	<u>Permitting.</u> D.2.c.1. (now b.1.) Delete: "backyard" D.2.c.2. (now b.2.) Amend to read: " <u>The keeping of chickens and/or bees is not allowed in shared outdoor spaces for single-family attached or multi-family dwellings.</u> "	Clarification. New language is more succinct removes a reference to dedicated rear yards which is an incorrect term.
3-23	3.4.D.2.d.2.v.	<u>Standards for keeping chickens.</u> First sentence: Amend to read: " <u>The coop shall be located in the area behind the primary structure and in front of the rear lot line or where otherwise completely screened from adjacent properties and the right-of-way</u> ". ADD the following as the second sentence: " <u>Chicken coops shall not be located within the front setback area.</u> "	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.3.ii.	<u>Standards for keeping chickens, Ranging standards.</u> Amend to read: " <u>Chickens are allowed to range on the property in the area behind the primary structure and in front of the rear lot line or where otherwise completely 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</u> ".	Clarification. This provides more flexibility for ranging but also requires screening and fencing in compliance with LDC fence standards.
3-23	3.4.D.2.e.2.	<u>Standards for the keeping of bees, Hive Location.</u> Change "...rear yard..." to "...area behind the primary structure and in front of the rear lot line..."	Clarification.
3-24	3.4.D.2.e.3.i.	<u>Standards for keeping of bees, Flyway Barrier.</u> Amend to read: " <u>Be at least six feet in height, subject to fence height requirements within setback areas</u> ".	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: " <u>Extend a minimum of 10 feet beyond the colony in each direction.</u> "	Clarification
3-25	3.4.D.5.a.2.	<u>Outside Storage, Accessory, Generally</u> Amend to read: " <u>Outside storage shall be located <del>in the rear yard or interior side yard</del> between the primary structure and the rear property line or between the primary structure and the interior side property line</u> " . <del>of the lot</del>	Clarification
3-25	3.4.D.5.a.3.	<u>Outside Storage, Accessory, Generally</u>	Clarification



Page	Section	Correction/Clarification/other Revisions	Purpose / Explanation
		Add the following: <u>"...and subject to the limitations of fence and wall heights in section 5.6.E.</u>	
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> ".	Clarification. See also clarification on LDC page 5-24.
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, subject to the limitations of fence and wall heights in Section 5.6.E. pursuant to Section 5.6.D, Screening</u> "	Clarification. See also clarification on LDC page 5-24
<b>Article 5: Development Standards</b>			
5-2	5.2.C.	<u>Applicability – Planned Developments.</u> Delete.	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"	
5-7	5.4.D.3.a.	<u>Cul-de-Sacs and Dead-End Streets</u> Line 3: Change the term "multi-use" to "shared use"	
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-family uses,</u> access from any parking area to a <u>public the street</u> shall be designed to allow vehicles to enter and exit in forward drive."	Clarification.
5-8	5.4.E.3.c.	<u>Driveways and Access, Residential.</u> 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."	Clarification.
5-8	5.4.E.3.d.	<u>Driveways and Access, Residential.</u>	Clarification.

Page	Section	Correction/Clarification/other Revisions	Purpose / Explanation
		Amend to read: "Within the front <u>and exterior side setback area</u> , each driveway at its widest point shall not be more than 30 feet in width..."	
5-11	5.4.H.2.a.2.	<u>Areas to Connect</u> Change the term "multi-use" to "shared use"	
5-12	5.4.H.5.	<u>Pedestrian and Bicycle Circulation, Multi-Use Trails</u> Change "Multi-Use" to "Shared Use"	
5-12	5.4.H.5.b.	<u>Pedestrian and Bicycle Circulation, Multi-use Trails.</u> Last line. Amend as follows: " <del>Multi-use</del> <u>Shared-use</u> 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 site constraints.</u> "	Update and Clarification.
5-13	5.4.H.6.b.	<u>Use and Maintenance of Sidewalks, Walkways and Trails.</u> Maintenance and Snow Removal. Add the following: " <u>General maintenance and snow removal are the responsibility of the adjacent property owner.</u> "	Clarification.
5-14	5.5.B.3.	<u>Off-Street Parking and Loading, Applicability, Exemptions.</u> Delete this section. Re-number 5.5.B.4. and 5. As B.3.and 4.	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%.
5-16	5.5.D., Table 5.2	<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.</u> If a garage is converted into habitable space, the garage shall be replaced, in conformance with the LDC, <del>or the additional required surface parking must be screened.</del> and <u>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.</u> <u>Required landscaping shall be at a minimum rate of 4 shrubs per each 10 linear feet.</u> "	The LDC requires the replacement of a garage or creation of 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.
5-16	5.5.D., Table 5.2	<u>Assisted Living Facility</u> Change "Assisted Living Facility" to "Assisted Living Center"	

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5-17	5.5.D., Table 5.2	<u>Restaurant.</u> Change "2,500" to "1,000" square feet Add the following: "(See also outdoor dining under Accessory Uses in this table)".	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	<u>Food Processing.</u> Change: 100 square feet to 250 square feet for the retail area.	To be consistent with other parking requirements for retail.
5-24	5.5.F.3.a.	<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."	Clarification. See also previous clarifications on LDC page 3-25.
5-24	5.5.F.4.a.	<u>Off-Street Parking Layout and Design, Parking Area Dimensional Standards.</u> Add the following: "...administrative manual <u>and the Land Development Code.</u> "	
5-28	5.6.B.4.	<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> "	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.).
5-33	5.6.C.2.a.1.	<u>Street Frontage Landscaping</u> Change "street side yard" to "exterior side setback area"	Clarification
5-41	5.6.E.3.c.	<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 <u>setback areas yards between the front of a primary structure to the rear property line</u> <del>a primary structure and a public or private street</del> shall not exceed six feet in height. In all other districts, walls and fences located in exterior (street) side <u>setback areas yards between a primary structure and a public or private street</u> shall comply with	Clarification.

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		the height limitations applicable to front <u>setback area-yard walls.</u> "	
5-41	5.6.E.4.	<u>Alternative Fence Height Standards.</u> <u>a.2.</u> Revise as follows: "They enclose loading, service, refuse areas, <u>non-residential recreational activities, public works facilities, utilities or other similar uses</u> outside the front setback area; or..." <u>b.</u> Delete the CUP requirement	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.
5-42	5.6.E.7.c.	<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 setback area 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..."	Clarifies the intent of this section. As written, this applies no matter how far away the fence is from the street.
5-45	5.7.A.5.	<u>Site and Building Design – Purpose</u> Amend to read: "Promote building designs and construction practices that are sustainable, <u>provide for solar and other alternative energy systems</u> and <u>are</u> adaptable to multiple uses for extended building life cycles."	Promotes solar and alternate energy.
5-47	5.7.D.2.b.	<u>Site Design, Retaining Walls.</u> Second sentence: Amend as follows: "If retaining walls are constructed of block and/or finished with stucco, they shall <del>be painted a dark earth-tone color.</del> <u>comply with the color requirements of Section 5.7.F.5.</u>	Must comply with color requirements.
5-49	5.7.D.6.d.	<u>Site Design, Utilities.</u> Delete.	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.

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5-54	5.7.F.2.c.	<u>Building Design, Building Articulation.</u> Add the following: “ <u>The following does not apply to Single-family and Duplex Residential.</u> ” <u>c.1.b. Number of Articulation Elements Required.</u> Delete b.1. and renumber.	Clarification.
<b>Article 6: Signs</b>			
	General	Format of this Article needs to mirror the other articles of the Code.	Consistency
6-15	6.8.J.	<u>On-Site Directional Signs</u> Change “...street side yard setbacks...” to “...exterior side setback areas...”	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 Residential Zones</u> ”.  <u>T.2. All Commercial and Non-Residential Zones.</u> Amend to Read: “All <u>Multi-family, Mixed Use, Commercial and Non-Residential Zones.</u> ”	Clarification.
6-17	6.9.B.4.	<u>Business Tenant Signs</u> Change “...street side yard setbacks.” to “...exterior side setback areas.”	Clarification
6-23	6.9.C.2.e.3.	<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”.	Clarifies that digital displays are allowed for drive-through board signs.
6-26	6.14.A.2.	<u>Standards Applicable to Temporary Signs.</u> Amend as follows: “Signs shall not be placed in the <u>ADOT right-of-way, traffic medians, public sidewalks or bicycle paths and Signs</u> shall be located so as not to create a hazard for pedestrian or vehicular traffic.”	Correction
6-27	6.14.B.1.	<u>Temporary Signs, Residential Districts.</u> Delete 1.e. Re-letter remaining items.	To be consistent with 6.14.A., which will apply to all zoning districts.
6-29	6.15.F.,	<u>6.15.F. Prohibited Signs, Electronic Message Signs.</u> ADD: “...except as otherwise provided;”	Clarifies that digital displays are allowed.
<b>Article 8: Administration and Procedures</b>			
8-9 and 8-10	8.3.E.5.	<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> ”  <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: “... <u>all Development, Subdivision and Rezoning applications...</u> ”	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

Page	Section	Correction/Clarification/other Revisions	Purpose / Explanation
		<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"> <li>1. Shall weigh competing plan goals, polices and strategies; and</li> <li>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.”</li> </ol>	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.
		<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>	
		<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: “<u>and Traffic Mitigation</u>” to the title. Add the following sentence to the paragraph: “<u>The proposed development shall also provide appropriate traffic improvements based on traffic impacts.</u>”</p>	
8-21 and 8-22	8.4.B.5	<u>Conditional Use Permit, Findings</u> . Delete this section [incorporated into 8.3.E.5.]	Clarification.
8-35	8.6.A.2.e.3.	<u>Conditional Rezoning Approval</u> . Delete: “floor area ratio” from e.3..	Correction.
8-37	8.6.A.3.f.	<u>Rezoning Review and Decision</u> .	

Page	Section	Correction/Clarification/other Revisions	Purpose / Explanation
		<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 Rezoning.</u> Delete and re-number [incorporated into 8.3.E.5.]	
8-41	8.6.B.4.	<u>Rezoning to Planned Development, Approval Criteria for PD Rezoning</u> 8.6.B.4.a. 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 Rezoning Applicable to all Development Applications.”	
<b>Article 9: Rules of Construction and Definitions</b>			
9-2	9.3.	<u>Terms of Measurement.</u> Add: “Gross Floor Area. Includes all enclosed spaces on all floors of a building, including garages.”	Clarification. New term.
9-3	9.3.	<u>Terms of Measurement. Flag Lot.</u> Second sentence. Amend to read: “For purposes of determining setbacks, the front setback area shall be the property line where the access via the “flagpole” is located, the rear setback area shall be opposite to the “flagpole” portion of the lot providing access, and all other setback areas shall be determined to be interior side setback areas.” Delete the third sentence.	Correction.
9-5	9.4A.	<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 facility center licensed by the State Department of Health Services, that provides living accommodations and medical services for those with illness or disability.” Add the following as a third sentence: “The term “Assisted Living Center” does not include a group home used as a residence in a residential district.”	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	9.4B.	<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, but are not limited to:”	Clarification.
9-10	9.4.C.	<u>Club or Lodge</u> Delete “...clubs and lodges.” From the last sentence. <u>Use-Related Definitions. Personal Services.</u>	Clarification.

Page	Section	Correction/Clarification/other Revisions	Purpose / Explanation
		ADD the following to Personal Service, General: "massage", "yoga".	
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</u> . <del>As defined in the City Building Code.</del> "	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 <del>and may</del> <u>that contains only</u> a sink and a refrigerator, <u>and</u> <del>but</del> does not include a gas connection, <u>built in stove or oven</u> , or an electric outlet for 220 voltage."	Clarification.



Figure 2.10 1994 Land Development Code

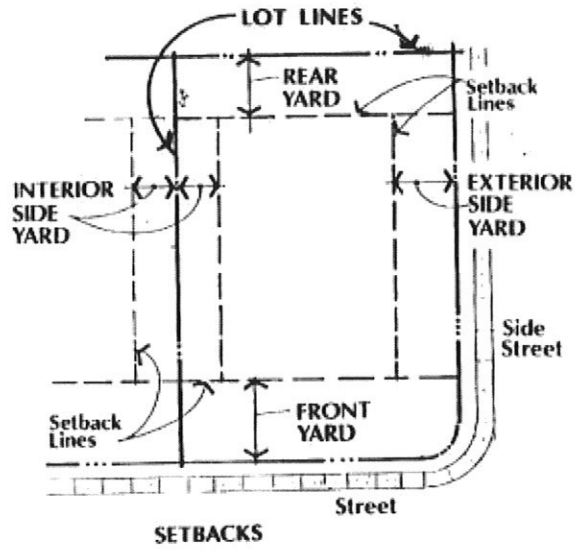


Figure 2.7 1994 Land Development Code

