

AGENDA

City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, July 21, 2020

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on Tuesday, July 21, 2020, 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.
- This is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on agenda items be submitted by sending an email to mraber@sedonaaz.gov in advance of the 5:30 p.m. Call To Order.
- 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.

Due to continued precautions related to the COVID-19 pandemic, Planning and Zoning Commission and Staff will attend this meeting remotely through electronic means. Comments in advance of the 5:30 p.m. call to order are strongly encouraged by sending an email to mraber@sedonaaz.gov and will be made part of the official meeting record. There will be very limited seating for the public within the Council Chambers arranged in compliance with CDC guidelines for physical distancing. Those wishing to comment on scheduled agenda items may be asked to wait outdoors or in an alternate location if there is not adequate seating in Council Chambers. The meeting can be viewed live on the City's website at www.sedonaaz.gov or on cable Channel 4.

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 7, 2020
4. PUBLIC FORUM: ***Due to precautions related to the COVID-19 pandemic and pursuant to A.R.S. § 38-431.01(H), there will NOT be a public forum for this meeting.***
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: PZ20-00004 (LDC).
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, August 4, 2020; 3:30 pm (Work Session) and 5:30 pm (Public Hearing)
 - b. Tuesday, August 18, 2020; 3:30 (Work Session) and 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: July 16, 2020 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.



Meeting Date:	Public Hearing: July 21, 2020
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 current 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. In September and October 2019, staff brought the first series of revisions to the Planning and Zoning Commission and Council. This second series of proposed revisions also reflect staff's experience in working with and applying the Code over the last 1 ½ years.

DISCUSSION AND ANALYSIS

The proposed revisions are attached to this staff report. These revisions are organized by Article and Section in the same order as the LDC and are numbered 1-60. 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 a few proposed changes that are focused on providing additional incentives for affordable housing options. The most significant (#53) is the inclusion of a new section: "Affordable Housing Alternative Standards Request" which would authorize the administrative review and approval of alternatives to certain standards of the LDC in order to encourage and expedite affordable housing recommendations of the Sedona Community Plan and the City's adopted Development Incentives and Guidelines for Affordable Housing (DIGAH). These exceptions are already spelled out in the DIGAH and have been applied to projects at the staff level in the past, assuming that was the intent. It only recently came to light that the DIGAH document fails to specifically articulate who has the authority to approve the exceptions. Without that clarification, any deviation under the DIGAH would default to requiring City Council approval. While there are more open-ended exceptions that could be requested under the DIGAH, that would still require City Council approval, this amendment would allow the smaller, pre-defined exceptions to be processed at the administrative level.

Revision (#24), references the Parking In-Lieu Fee that was adopted by the Council on June 9, 2020. The Parking In-Lieu Fee offers an option for property owners in Uptown to pay a fee in-lieu of providing a portion of the number of on-site parking spaces required by the Land Development Code.

There are several proposed changes to the Lighting Standards (#31-46) that were originally proposed by Keep Sedona Beautiful (KSB). Staff met with KSB representatives several times regarding their recommended changes. Staff did not, however, include all of their requested changes, acknowledging the need to balance dark skies with allowing lighting sufficient for the public to feel comfortable gathering in commercial areas and ensuring safety when doing so. In the current LDC, all Class 2 lighting (lighting for security and public safety, also including parking lots) is to be either low pressure sodium (LPS), narrow spectrum amber LED's, or warm lighting alternatives not to exceed a color temperature of 3,000 Kelvin. One of KSB's requested changes would limit Class 2 lighting only to the LPS or the narrow spectrum LED's and not allow other lighting alternatives. Staff believes that the current LDC provisions should remain and are sufficient to maintain this balance between dark skies and other considerations such as safety and security, with a new upper limit of 2,700 Kelvin instead of 3,000 Kelvin for the alternatives that are not LPS or narrow spectrum amber.

In the attached, proposed revisions, staff has noted the applicable approval criteria (Section 8.6.C.4.a.-e.). A brief explanation of the purpose of the change is also provided as applicable.

RECOMMENDATION

Staff is recommending approval of case number PZ 20-00004 (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 PZ 20-00004 (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 PZ 20-00004 (LDC Revisions), consistent with the approval criteria in Section 8.6.C.4. of the LDC.



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PZ 20-00004 (LDC)

July 21, 2020 – Proposed Land Development Code Revisions

Article 1 – General Provisions:

1. Section 1.2.E.6 Purpose. Add the following:

“Promotes building designs and construction practices that are sustainable, provide for solar or other alternate energy systems and are adaptable to multiple uses for extended building life cycles.”

Comment: This is one of two additional changes to the LDC to be more specific in the City’s support of solar photovoltaic systems.

Purpose and Approval Criteria: 8.6.C.4.a,b,e

2. Section 1.6.D.2. Non-conforming Structures. Add the following:

“For exterior modifications, alterations and repairs to a building or structure, if the total cumulative increase in the gross floor area is 50% or less for residential or 25% or less for non-residential and mixed uses, or if the total cumulative cost of any exterior modification, alteration or repair is 25% of the valuation of the building as determined by the Director, in accordance with the International Building Code, then the proposed exterior modification, alteration or repair must comply with the standards prescribed in Section 5.7.B.3.b. of the LDC. For all other exterior modifications, alterations or repairs, the entire building or structure and associated parking must be in full conformance with the standards of the LDC.”

Comment: Section 1.6.D.2. – “Non-Conforming Structures”, does not currently address the point at which exterior modifications must comply with current standards. Similar language is currently only found in Section 5.7 – “Site and Building Design” and is not applicable to the LDC as a whole.

Purpose and Approval Criteria: Correction: 8.6.C.4.,b,e

Article 2 – Zoning Districts:

3. Section 2.24D.1. Setbacks, Measurement.

2.24.D.1.a. Add the following sentence: “All setbacks shall be measured from the edge of all ingress/egress/access easements”.

2.24.D.1.c. Delete “Side Setback” and add the following:

“Interior Side Setback – The line that defines the width or depth of a required side setback area that is parallel with an adjacent property line that is not abutting a street or public right-of-way and is not defined as a front or rear setback area”.



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“Exterior Side Setback – The line that defines the width or depth of a required side setback area that is parallel with the abutting street line or future right-of-way line and is not defined as a front or rear setback area.”

2.24.D.1.d. Rear Setback. Add the following sentence:

“The Rear Setback Area is that which is furthest away from the Front Setback Area”.

Change Section 9.3 to be consistent with 2.24.D.1.

Comment: Interior and Exterior Side Setbacks are being added back as these terms have been used elsewhere in the Code. Clarification is also given regarding the Rear Setback Area.

Purpose and Approval Criteria: Clarification: 8.6.C.4.,b,e

4. Section 2.24.D.2. Setbacks from National Forest and Open Space lands. Amend to read:

“For all residential zoning districts, the setback from National Forest or Open Space lands shall be a minimum of 20 feet. For all non-residential zoning districts, the setback from National Forest or Open Space lands shall be a minimum of 10 feet.”

Comment: There is currently a required setback from National Forest lands of 20 feet for all zoning districts. Since non-residential zoning typically has smaller setbacks than residential zoning, it seemed appropriate to allow for a smaller setback in this case as well. As non-residential zoning constitutes only a small percentage of the urban interface with the National Forest, Staff does not believe this will have a significant impact on development adjacent to forest land. Open Space lands are also added since there is no required setback from these lands. As Open Space land and Forest land have similar purposes regarding preservation of natural environment, protection of natural resources, public access, etc., it seemed appropriate to have the same setback requirements for both.

Purpose and Approval Criteria: Clarification: 8.6.C.4.,b,e

5. Section 2.24 D., Table 2.6 – Authorized Exceptions to Setback Requirements – Ground-mounted solar and geothermal equipment. Amend to read:

“In any district, ground-mounted solar and geothermal equipment may project into the side or rear setback area ~~up to five feet~~ provided such equipment is not located closer than five feet to any property line and no more than eight feet in height if located within the setback area.”

Comment: This may create more of an incentive to install less intrusive ground-mounted solar. This essentially sets a side and rear setback of 5 feet for solar equipment, which is more permissive than the current code. Limiting the height for solar within the setbacks limits the potential impacts on neighboring properties.



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Purpose and Approval Criteria: 8.6.C.4.a,b,e

6. Section 2.24.D.7. – Setbacks on corner lots. Add:

“d. The property has steep topography or mature vegetation that would be avoided.”

Comment: Flexibility for allowing the longer property line to define the front setback would also include avoiding steep topography or mature vegetation that could otherwise be encroached upon.

Purpose and Approval Criteria: 8.6.C.4.a,b,e

7. Section 2.24.E.4. Building Height, Alternate Height Standards, First paragraph. Amend to read:

“The alternate height standards in this section apply only to projects that measure height pursuant to the parallel plane option in Section 2.24.E.1.d.2.”

Comment: Correction.

Purpose and Approval Criteria: 8.6.C.4.b,e

8. Section 2.24.E.4.a.1. – Table 2.8, Alternate Height Standards for Multiple Buildings Located on One Site. Under the “Maximum Amount of Height Increase”, amend as follows:

“A maximum of ~~25%~~ 10% of each eligible ~~the total~~ building footprint may include a height increase of up to a maximum of five feet.”

Comment: Allows for buildings to be more proportional when considering additional height allowances for development that may consist of several differently-sized buildings.

Purpose and Approval Criteria: 8.6.C.4.b,e

Article 3 – Use Regulations:

9. Section 3.2.E. (Table 3.1) Outdoor storage as a Conditional Use in CF Zone.

Delete from CF zone.

Comment: Since this is already allowed as an accessory use it should not be allowed as a primary use in the CF district.

Purpose and Approval Criteria: 8.6.C.4.b,e

10. Section 3.2.E. (Table 3.1) Live/Work and Multi-family.

Provide as Accessory Use in CF zoning district (i.e. “A”).



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Section 3.3.A.2. and 3. Use-Specific Standards for Residential Uses. Add the following as a new A.2.c. (Live/Work Dwelling) and an additional sentence in A.3 (Multi-family Dwelling):

“In the CF Zoning District, residential uses may be allowed as accessory uses to schools and government office uses”.

Section 3.3.B.2.f. Use-Specific Standards for Public, Institutional and Civic Uses - Public, Private or Vocational Schools – Accessory Residential Uses. Second Sentence. Amend to read:

“Pursuant to Section 8.4.B., Conditional Use Permit, such accessory residential uses shall require Conditional Use Permit approval if a Conditional Use Permit is required for the primary use. pursuant to Section 8.4.B., Conditional Use Permit

Comment: These changes provide additional opportunities to diversify housing and provide more affordable housing options.

Purpose and Approval Criteria: 8.6.C.4.a,b,c,e

11. Section 3.3.C.9.b.3. Mobile Food Vending.

First sentence. Amend to read: “Mobile food vending shall not be located within 150 feet of any single-family residential use within a single-family residential zoning district or vacant property within a single-family residential zoning district.”

Comment: Allows greater flexibility for locating food trucks (e.g. can be across from or next to a church in a single-family residential zone).

Purpose and Approval Criteria: 8.6.C.4.b,e

12. Section 3.3.C.22. Fleet Services.

22.c.: Amend as follows: “Where ~~an area of outside display~~ parking of fleet vehicles abuts a public right-of-way...”

22.d. Revise as follows: “A setback of the ~~display area~~ parking area for fleet vehicles shall be maintained...”

22.e. Revise as follows: “Where ~~an area of outside display~~ a parking area for fleet vehicles is adjacent to...”

22.e.2. Change “display area” to “parking area for fleet vehicles”.

22.f. Change “display area” to parking area for fleet vehicles.”

22.h. Change “display area” to “parking area for fleet vehicles.”

Comment: Creates language more consistent with the use.

Purpose and Approval Criteria: Clarification: 8.6.C.4.b,e



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13. Section 3.4.C.1.a.3. and C.2. (Title) General Standards for All Accessory Buildings and Structures. Delete: “detached”.
3.4.C.2.b. Location. Add the following:
3. (new) “For Single-family residential uses, any building area lacking an internal connection to the primary structure, is considered an accessory building”.
Comment: Currently, any attached building area could be considered part of the primary structure even with no internal connection. Only one habitable accessory structure is allowed per property.
Purpose and Approval Criteria: Clarification: 8.6.C.4.b,e

14. Section 3.4.D.2.c.3.ii. Urban Agriculture – Ranging standards for chickens. Delete second sentence.
Comment: Cut and paste error.
Purpose and Approval Criteria: 8.6.C.4.b,e

15. Section 3.4.D.6.b. – Additional Standards for Specific Accessory Uses and Structures, Swimming Pools. Amend as follows:
“Swimming pools and associated equipment shall maintain a minimum distance of five feet from ~~any other buildings or structures, except where the pool is attached to or part of a principal structure.~~ property lines.”
Comment: It is more appropriate for the Building Code to regulate separation from structures.
Purpose and Approval Criteria: Clarification: 8.6.C.4.b,e

Article 5 – Development Standards:

16. Section 5.4.E.3.c. Residential Driveway Length. Add the following: “This distance may include the area between the property line and the edge of the street if the City Engineer determines that it will not conflict with existing or future rights-of-way, sidewalks, pedestrian pathways or similar improvements. All required parking must be located completely within the boundaries of the residential property.”
Comment: Driveway length can be counted to the edge of pavement and off the property in some circumstances, but the number of required vehicle parking spaces must be contained within the property boundary.
Purpose and Approval Criteria: Clarification: 8.6.C.4.b,e

17. Section 5.5.B.2.c. Off-Street Parking and Loading – Applicability, Expansions and Enlargements. Add the following as 5.5.B.2.c:



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102 Roadrunner Drive Sedona, AZ 86336
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“For single-family detached dwellings without a garage and constructed prior to November 7, 2019, the garage requirements of Section 5.5.D.1. do not apply to a one-time expansion of 400 square feet or less.”

Comment: Allows for some expansion for houses built before the garage requirement.

Purpose and Approval Criteria: 8.6.C.4.b,e

18. Section 5.5.C.(2) – Calculation of Parking and Loading Requirements – Fractions. Amend as follows:

“When measurements of the number of required spaces result in a fractional number, any fraction ~~exceeding~~ of 0.5 or greater, shall be rounded up to the next higher whole number and any fraction of less than 0.5 shall be rounded down to the lower whole number”.

Comment: Clarification.

Purpose and Approval Criteria: 8.6.C.4.b,e

19. Section 5.5.D.1. – Table 5.2 – Required Off-street parking spaces for Multi-family Dwelling. Last sentence. Revise as follows:

“For all multi-family uses of over 10 dwelling units, a minimum of .5 spaces per dwelling unit shall be covered parking spaces.”

Comment: Smaller multi-family projects would not have to provide covered parking.

This ten-unit threshold is Consistent with the Major Development Review threshold of 10 units. This is another opportunity to reduce costs with incentives for affordability.

Purpose and Approval Criteria: 8.6.C.4.a,b,c,e

20. Section 5.5.D.1. Table 2. Single-family Detached Dwelling. First sentence. Amend to read:

“For houses greater than 1,500 square feet in size within the RMH, RS-6 and RS-10 zoning districts, one half of all required parking must be in a garage. For single-family residential uses in all other zoning districts, a two-car garage with a minimum of 400 square feet is required for all houses greater than 1,500 square feet in size and one-half of the required parking must be in a garage.”

Comment: Less restrictive on the smaller lots. The RMH, RS-6 and RS-10 zones don't have a minimum garage size and in all zones one half the required parking must be in a garage.

Purpose and Approval Criteria: 8.6.C.4.b,e



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21. Section 5.5.D.1. Table 5.2. Single-family Detached Dwelling. Add the following sentence:
“The requirements for a garage do not apply to residences with a Historic Landmark designation.”
Comment: This avoids potential site alteration that may conflict with the historic designation.
Purpose and Approval Criteria: 8.6.C.4.b,e

22. Section 5.5.D.1. Table 5.2. Bar, Tavern, Lounge, or Tasting Room.
Change “2,500 square feet” to “1,000 square feet” to be consistent with Restaurant.
Comment: This change should have been made last year with the change that was made to restaurant.
Purpose and Approval Criteria: Correction: 8.6.C.4.b,e

23. Section 5.5.D.1. Table 5.2. Restaurant.
Add: “Restaurants with drive through shall provide 4 vehicle stacking spaces per service window”.
Table 2. Restaurant with Drive through.
Delete.
Comment: To be consistent with other changes made to “Restaurant” and “Bar, Tavern, Lounge or Tasting Room.”
Purpose and Approval Criteria: Clarification: 8.6.C.4.b,e

24. Section 5.5.E.1. Parking Alternatives, Credits and Adjustments - Generally. Add the following new item c.
“c. Uptown In-Lieu Fee. Properties within the Uptown Area defined by Ordinance #2020-02 may be eligible to pay a fee in lieu of required parking per Ordinance #2020-02. With the exception of Shared or Off-Site Parking, these alternatives ,credits and adjustments do not apply to properties that are eligible to pay parking in-lieu fees within the Uptown area as defined by Ordinance #2020-02.”
Comment: This would not allow properties in the designated Uptown Area to use any parking credits, alternatives and adjustments other than paying in lieu fees or using shared parking.
Purpose and Approval Criteria: 8.6.C.4.a,b,c,e

25. Section 5.5.F.3.b. Location of Parking Areas. Amend to Read:



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“For all other uses in all other ~~residential and mixed-use~~ zoning districts, off-street parking areas shall not be located between the front building façade and the adjacent street frontage.”

Comment: This should have been most applicable in commercial districts so the change includes all zoning districts and uses except single-family and duplex dwellings.

Purpose and Approval Criteria: 8.6.C.4.b,e

26. Section 5.6.E.3.a. Fences and Walls – Height and Location, Front Setback Area. Amend to read:

“Walls and fences within a required front setback area shall not exceed four feet in height, with the following exceptions:

1. Properties in the CF and IN zoning districts may install a fence up to six feet in height within the front setback area. ~~except~~
2. Properties in the RS-70 and RS-35 zoning districts may install a fence that is a minimum 50 percent transparent up to six feet in height within a required front setback area”.

Comment: Fences were not specifically addressed in CF and IN zoning districts and typically have non residential uses and considerations that are unique to those districts.

Purpose and Approval Criteria: 8.6.C.4.b,e

27. Section 5.6.E.7.b.2. Fences and Walls – Chain Link Fencing in Single-family Residential, CF and IN Zoning Districts. Amend to read:

“Vinyl-coated or painted chain-link fencing is permitted for fencing ~~in interior side setback areas and rear setback areas~~ in the RS-70, RS-35, RS-18, RS-10, RS-6, ~~and~~ RMH, CF and IN zoning districts, but are prohibited in the front and exterior side setback areas in the Single-family Residential and CF zoning districts.

Comment: Fences were not specifically addressed in CF and IN zoning districts and typically have non residential uses and considerations that are unique to those districts.

Purpose and Approval Criteria: 8.6.C.4.b,e

28. Section 5.7.B.3.b.2. and b.4. Site and Building Design – applicability – existing structures. Change: “...in this section 5.7.” to “...of the LDC.”

Comment: Correction.

Purpose and Approval Criteria: 8.6.C.4.b,e

29. Section 5.7.F.2.a. Building Massing. Add a new “a.4” and “a.5”. as follows:



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102 Roadrunner Drive Sedona, AZ 86336
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“4. For buildings within 50 feet of a public or private street, right-of-way or easement, building masses must be oriented toward the street or easement that provides primary access to the lot”.

“5. Structures on the same property with a maximum wall to wall separation of five feet shall be considered one structure for massing purposes when evaluating massing requirements”.

Comment: Number 4 clarifies that building masses are intended to be visible. Number 5 allows for structures to use an accessory building in complying with massing requirements. In some cases, manufactured homes have had a difficult time meeting the current massing requirements.

Purpose and Approval Criteria: 8.6.C.4.b,e

30. Section 5.7.F.5.a. Building Color, Intent. Add the following sentence:
“The requirements of this section 5.7.F.5.b. do not apply to structures with a Historic Landmark designation, however, colors for Historic Landmarks must be approved by the Historic Preservation Commission pursuant to Section 8.7.B..”
Comment: Building colors for historic landmarks can differ from the Code standard.
Purpose and Approval Criteria: 8.6.C.4.b,e

Section 5.8 – Exterior Lighting

31. Section 5.8.C.2.b. Amend as follows:
“Cumulative modification, ~~or~~ replacement, or repair of outdoor lighting constituting 25 percent or more of the permitted ~~lumens~~ Lighting Output Level for the parcel, no matter the actual amount of lighting already on the site, shall require all exterior lighting fixtures to comply with this Code. For purposes of this section, replacement of burned out lamps with new lamps of the same type and wattage is not considered a modification, replacement or repair.”
Comment: Clarification of what constitutes modification, replacement or repair. “Lighting Output Level” rather than “Lumens” is used here and throughout the article.
Purpose and Approval Criteria: 8.6.C.4.b,e
32. Section 5.8.C.3.g. Lighting Required by Building Code. Delete this subsection.
Comment: Deleted since this subsection does not establish any standards. Building Codes requirements would have to be met regardless.
Purpose and Approval Criteria: Clarification: 8.6.C.4.b,e
33. Section 5.8.D.1.a. Administration, Class 1 Lighting. Line 2, Amend as follows:



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“Lighting used for outdoor sales or eating areas, assembly or repair areas, signage, recreational facilities and other similar applications where accurate color rendition is important...”

Comment: Clarification

Purpose and Approval Criteria: 8.6.C.4.b,e

34. Section 5.8.D.2.c.2. Administration, Discretionary Approval of Lighting Alternatives. Amend as follows:

“Complies with the ~~intent~~ purpose of this Code as stated in section 5.8.A.”

Comment: Clarification

Purpose and Approval Criteria: 8.6.C.4.b,e

35. Section 5.8.E.1.a. General Lighting Standards. Warm Lighting Requirements and Alternatives. Change “3,000 Kelvin” to “2,700 Kelvin”.

Comment: According to one resource and supported by KSB, 2,700 Kelvin CCT is widely available, increasingly specified in lighting codes and has lower impacts than 3,000 K CCT.

36. Section 5.8.E.1.b. General Lighting Standards. Warm Lighting Requirements and Alternatives. Amend as follows:

“For Class 1 lighting, a development may be eligible for an additional 10 percent increase in the ~~total lumens allowed~~ Lighting Output Level pursuant to Table 5.8 if ~~the primary lighting source~~ 50 percent or more of the Class 1 lighting complies with paragraph a above”.

Comment: This came from the previous Lighting Code – would be 50% at 2,700 Kelvin.

Purpose and Approval Criteria: 8.6.C.4.b,e

37. Section 5.8.E.2. Prohibited Lighting Types. a. Unshielded Lights. Delete the sentence under “Unshielded Lights” and put “Unshielded Lights” under b. “4. Prohibited Fixtures”.

Comment: Cleans up the format.

Purpose and Approval Criteria: 8.6.C.4.b,e

38. Section 5.8.E.2.b.2. Prohibited Fixtures. Change “color temperature” to “Correlated Color Temperature (CCT)”.

Comment: Clarification

Purpose and Approval Criteria: 8.6.C.4.b,e



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

39. Section 5.8.E.3.b. Shielding and Light Trespass. Amend as follows:
“Partially shielded light fixtures approved by the Director as part of a lighting alternative pursuant to Section 5.8D(2)c are limited to a maximum of ~~5,500~~ 3,850 lumens pre acre and shall not exceed ~~2,000~~ 1,400 lumens per lamp.
Comment: Reflects “*fixture*” lumens rather than “*lamp*” lumens that are used in current LED technologies. Is not a reduction compared to the previous standard.
Purpose and Approval Criteria: 8.6.C.4.b,e

40. Section 5.8.E.4. Lighting Output Levels. First sentence. Amend as follows:
“Lighting levels shall not exceed the following maximum outputs- specified as initial lumens per net acre of any development project (net acreage is the total land area of the parcel, less any area devoted to public rights-of-way)”.

Table 5.8. Under Total Site Output:

For Single-family Residential add the following:

“Lamps cannot emit a Correlated Color Temperature in excess of 4,000 Kelvin.”

For All Other Uses, Change: “100,000 lumens per acre” to “70,000 initial lumens per net acre”.

Under Partially-Shielded, change “5,500 lumens per net acre” to “3,850 initial lumens per net acre.”

Comment: Clarification of net acres and the use of net acreage uniformly in lighting output levels. Also reflects fixture lumens per #33 above and clarification of Color temperature and Correlated Color Temperature (CCT).

Purpose and Approval Criteria: 8.6.C.4.b,e

41. Section 5.8.G.1.b. Parking Area Lighting. Change “full cut off” to “fully shielded”.
G.2. Structured Parking. Amend as follows:
“Interior lighting within parking structures shall not count toward the ~~total lumens allowed~~ Lighting Output Level established in Table 5.8, but must conform to all other applicable standards of this Code”.
Comment: Clarification
Purpose and Approval Criteria: 8.6.C.4.b,e

42. Section 5.8.H.1. Pedestrian Walkway Lighting.
5.8.H.1.a. Amend to read:
“~~May~~ Shall be considered Class 2 ~~or Class 3~~ lighting; ~~depending on the size, function, illumination, design and lighting intent.~~”



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

H.1.b. Amend to read:

“Shall ~~direct light downward~~ utilize fully-shielded fixtures”;

H.1.d. Amend to read: “Shall not cause the site to exceed the ~~maximum lumen output~~ pursuant to Lighting Output Level established in Table 5.8 and”

Comment: For pedestrian lighting, defining as class 2 is more consistent with the lighting needed for pedestrians and clearer than the current language. Other changes are for clarification and consistency.

Purpose and Approval Criteria: 8.6.C.4.b,e

43. Section 5.8.I.5. Exterior Building Lighting. Amend to read:

“Lighting above entryways or along building perimeters shall use full-shielded fixtures such as wall packs and downward lighting sconces.”

Comment: Examples may be confusing and are not necessary.

Purpose and Approval Criteria: 8.6.C.4.b,e

44. Section 5.8.K.1.b. Supplemental Lighting Standards for Specific Uses. Recreational Facilities. Amend to read:

“If the proposed lumens exceed the per acre limits lighting exceeds the Lighting Output Levels established by Table 5.8, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA) and shall require approval by the Director pursuant to Section 5.8.D(2)c. Lighting levels for community level sports activities such as soccer, softball, or Little League baseball shall be designed for Class IV levels of play as defined by IESNA”

Comment: Provides consistency with other changes and provides clarification for community level sports activities.

Purpose and Approval Criteria: 8.6.C.4.b,e

45. Section 5.8.K.3. Service Station Canopies.

5.8.K.3.a. Change “Class 2” to “Class 1”.

5.8.K.3.b. Typo. Change “luminaries” to “luminaires”.

5.8.K.3.c. Change “total lumen allowance” to “Lighting Output Levels”.

5.8.K.3.d. Delete.

Comment: Class 1 lighting is a more suitable description for canopies. Other changes are for consistency/accuracy. Subsection 3.d. is unnecessary.

Purpose and Approval Criteria: 8.6.C.4.b,e



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

46. Section 5.8.L.1. Installation and Maintenance. First sentence. Change “lamp” to “fixture”. Also change “100,000” to “70,000”.

Comment: Provides consistency.

Purpose and Approval Criteria: 8.6.C.4.b,e

Article 6 - Signs

47. Section 6.4.D.6. Amendments to Master Sign Plan. Add the following: “Amendments that deviate from the standards of this article by no more than 10% or amendments that are in compliance with the standards of this article, may be approved by the Director”.

Comments: Clarifies how amendments to Master Sign Plan’s are approved. New MSP can be approved administratively if there is no deviation of more than 10%.

Purpose and Approval Criteria: 8.6.C.4.b,e

48. Section 6.5.J. Traffic Visibility Triangle.

Amend to reflect same language as 5.4.F. (including AASHTO standards as an option).

Comment: Provides consistency in the language. Current language is different than 5.4.F.

Purpose and Approval Criteria: 8.6.C.4.b,e

49. Section 6.9.C.2.a.3. Site Signs – Commercial Districts, Monument (Free-Standing) Signs. Add a new sentence to Section 6.9.C.2.a.3. as follows: “Multi-family residential uses are allowed a maximum sign area of 25 square feet for identification purposes but cannot increase this area based on lot or building frontage.”

Section 6.9.B.2. Business Tenant Signs – Commercial Districts. Add the following sentence:

“Multi-family residential uses are allowed a maximum sign area of 25 square feet for identification purposes but cannot increase this area based on lot or building frontage.”

Comment: Allows for an increase in maximum sign area for multi-family residential identification signs from 12 to 25 square feet.

Purpose and Approval Criteria: 8.6.C.4.b,e

50. Section 6.9.B.4. Business Tenant Signs.

Add a second sentence: “Within the IN zoning district, where an approved use does not include a principal building containing the business, a Business Tenant Sign may be placed on a wall or fence either within or outside the required Setback Area and considered as a “building sign” per section 6.9.B.5.a.”

Comment: Allows for business tenant signs in IN districts to be placed on a wall or fence where no principal building exists.



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Purpose and Approval Criteria: 8.6.C.4.b,e

Article 7 – Subdivision

51. Section 7.3.H.3. Easement Planning. Line 3. Amend as follows:
“...the minimum required lot area or lot width except where lots exceed one-half acre in area.”

Comment: Clarification.

Purpose and Approval Criteria: 8.6.C.4.b,e

Article 8 – Administration and Procedures

52. Section 8.8.A.4. Variance Findings: Revise as follows:
“The Board of Adjustment may approve a variance upon making all of the following findings:
- a. The variance requested does not constitute a special privilege inconsistent with limitations on other properties classified in the same zoning district.
 - b. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.
 - c. The variance request will not violate building or fire code requirements or create a safety hazard.
 - d. The requested variance is the minimum relief necessary from the subject standards of the Code.
 - e. The variance is warranted for one or more of the following reasons:
 1. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district. ~~The strict application of the Code standards for which a variance is sought would produce undue hardship not related to the purposes of convenience or financial burden;~~
 2. The variance furthers the goals of the Sedona Community Plan and/or other adopted plans.
 3. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zoning district.
 4. The applicant did not create the hardship by their own actions.
 5. The variance is of a technical nature and is required to protect a sensitive resource, natural feature, or community asset.”



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

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Comment: Items a. through d. above are intended to be all inclusive, but e.1. through 5. Are not.

Section 8.8.B.5.a. through f. Minor Modification Approval Criteria. Amend to read the same as the above Variance findings.

Delete: Section 8.8.B.5.a.through f. and Insert: the above new Section 8.8.A.4. a. through e.

Comment: Provides a wider range and more flexibility in Variance and Minor Modification findings

Purpose and Approval Criteria: 8.6.C.4.b,e

53. Section 8.8.D. (New) Add the following 8.8.D. and renumber remaining subsections. "Affordable Housing Alternative Standards Request.

(1) Purpose

The purpose of the Affordable Housing Alternative Standards request is to authorize administrative review and approval of alternatives to certain standards of this Code in order to encourage and expedite affordable housing recommendations of the Sedona Community Plan and the City's adopted Development Incentives and Guidelines for Affordable Housing (DIGAH).

(2) Applicability

- a. Standards that May be Modified.

Any applicant proposing an affordable housing development may submit a request to modify certain standards of this Code in accordance with the DIGAH. The Director may authorize modifications to the dimensional standards as provided in the DIGAH that would otherwise apply in the applicable zoning district(s).

- b. Not Eligible if Already Modified.

1. Application of Affordable Housing Alternative Standards authorized by this section shall not be considered where the same standard(s) on the subject property were already modified through a separate minor modification or variance. Application of a separate minor modification or variance shall not be considered where the same standards on the subject property were already modified through the approval of Affordable Housing Alternative Standards.
2. Modifications to an approved PD plan require a PD plan amendment pursuant to Section 8.6.B.(3)g.4. PD Plan Amendments.

(3) Application Submittal and Review Procedure.



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

- a. Application Submittal and Handling
 1. A request for Affordable Housing Alternative Standards shall be submitted to the Director following a pre-application meeting and before a development application is submitted.
 2. A minimum of 15 days prior to a decision on a request for an Affordable Housing Alternative, the owners of all properties within 100 feet of the exterior boundaries of the subject property shall be notified by first class mail.
- b. Review and Decision
 1. The Director shall review the request for Affordable Housing Alternative Standards and shall provide a formal written decision on the request based on the approval criteria below.
 2. Approval of an Affordable Housing Alternative shall authorize the applicant to submit a development application that reflects the applicable modified standard(s). The written Affordable Housing Alternative decision shall be included with the development application.

(4) Approval Criteria

In deciding whether to approve a requested Affordable housing Alternative, the Director shall consider the extent to which the proposed alternative addresses the following:

- a. The number, size and type of housing units approved, relevant details of the development, including the percentage of units designated as affordable; the degree of affordability including, but not limited to target population percentage of Area Median Income); the number, bedroom size and location of AHU's and market rate units; timeframe for AHU designation.
- b. The additional employment base created by the proposed development.

Comment: Provides another tool to administratively approve modifications to Code standards that can provide an incentive to create affordable housing units.

Purpose and Approval Criteria: 8.6.C.4.a,b,c,e

Article 9 – Definitions

54. Section 9.4.A. Residential Use Definitions. Dwelling, Multi-family. Revise as follows: "A building, group of buildings, or portion of a building that contains three or more dwelling units or, for mixed use projects where the residential component is less than 50% of the total floor area, one or more dwelling units located on a single lot".

Comment: Clarifies how multi-family units are defined within mixed use projects, allows for any number housing units in a mixed use development (current code requires a minimum of 3).



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

Purpose and Approval Criteria: 8.6.C.4.b,e

55. Section 9.4.C. Fleet Services.

First line. Amend to read: "A central facility for the operation and storage of vehicles..."

56. Section 9.4.F. Accessory Building.

First sentence. Amend as follows: "A ~~detached~~ subordinate building, either attached or detached, located on the same lot as the principal building, the use of which is incidental to the principal building or use of the lot".

Add a second sentence: "For single-family residential uses, any building area lacking an internal connection to the primary structure is considered an accessory building."

Purpose and Approval Criteria: 8.6.C.4.b,e

57. Section 9.6. Exterior Lighting Definitions. Amend the following lighting definitions:

Lumen. A unit used to measure the actual amount of visible light which is produced by a lamp (in bulb-based lighting fixtures) or light fixture (in LED-based lighting fixtures) as specified by the manufacturer.

Luminaire. Correct typo: was "Luminary"

Purpose and Approval Criteria: 8.6.C.4.b,e

58. Add the following Lighting definitions:

Narrow Spectrum Amber LED (NSA LED).

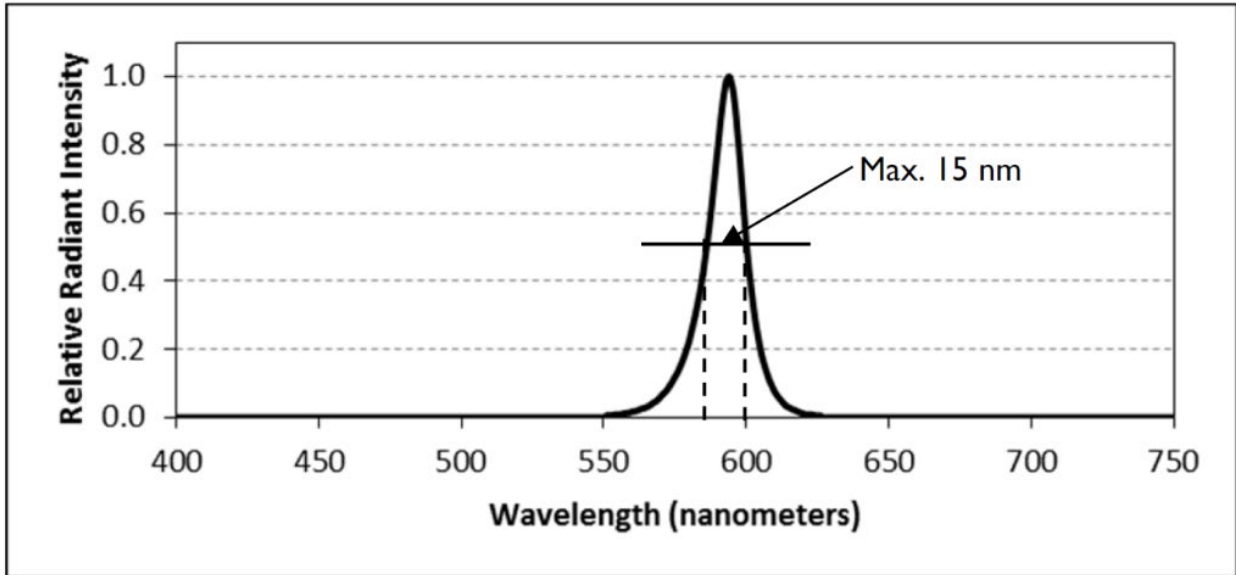
A light-emitting diode with a spectrum similar to that shown in the graph below; to meet requirements of Section 5.8, a Narrow-Spectrum Amber LED must have a peak wavelength between 590 and 595 nm and a full width at 50 percent spectral intensity no greater than 15 nm. Also called "narrow-band amber"; "limited-wavelength amber"; "590 nm amber"; "turtle-friendly." Note that the appearance of any of these terms in product literature is insufficient to confirm the spectrum characteristics described above – a graph of the spectrum is required to allow determination of the peak wavelength and full width standards above.



City Of Sedona Community Development Department

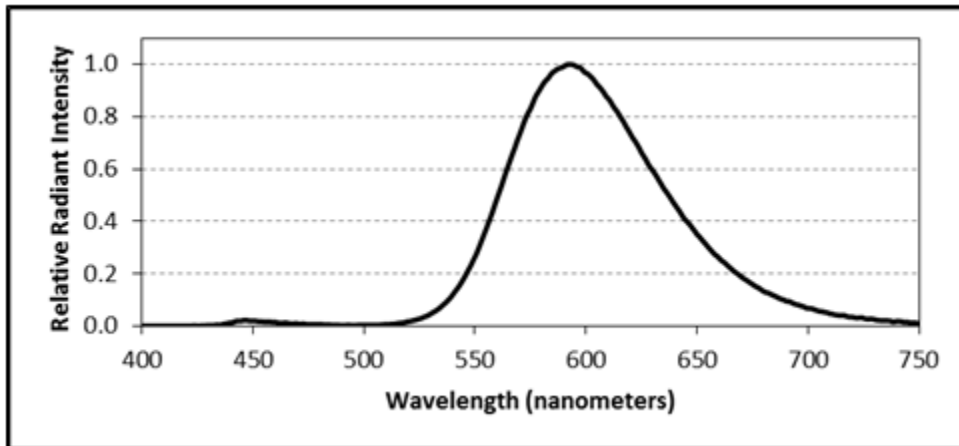
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Phosphor-Converted Amber LED (PCA LED)

A light emitting diode with a spectrum similar to that shown in the graph below. PC Amber LED products are highly variable; to meet requirements of Section 5.8, a PC amber LED must have a scotopic to photopic ratio of 0.45 or less. Also called "PC Amber" LED.



Purpose and Approval Criteria: 8.6.C.4.b,e

59. Section 9.9. Other Defined Terms. The following Affordable housing Definitions from the "DIGAH":

"Affordable. The affordable housing unit is affordable to the specified target population when the monthly cost of homeownership or rent, including mortgage, property taxes,



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

utilities and HOA fees or rent and utilities does not exceed 35% of household gross monthly income.

Affordable Housing Development. A development that provides a sufficient number of affordable housing units to a target population that will remain affordable for a specified period of time.

Affordable Housing Unit (AHU). The apartment, condominium, cooperative, townhouse, single-family, multi-family or manufactured housing unit that is made available to the target population for the period of affordability.

Area Median Incomes (AMI). The Area Median Incomes for the portion of the two Counties comprising the City of Sedona are determined by the United States Department of Housing and Urban Development and are updated yearly. AMI's are established for a range of household sizes, from one-person households to eight-person households. The current AMI's are available from the City of Sedona Department of Community Development.

Period of Affordability. The length of time an AHU must remain affordable to the target population.

Target Populations. The households, including single-person households whose incomes are at or below a specified AMI."

Purpose and Approval Criteria: 8.6.C.4.a,b,c,e

60. Section 9.9 Other Defined Terms.

Solar Equipment or Solar Energy Equipment (Rooftop and Ground-mounted). A photovoltaic power system designed to supply usable solar power by means of photovoltaics. Solar equipment is not considered a primary or accessory land use in the LDC and is, instead, considered mechanical equipment with required standard conditions of approval through the building permitting process.

Purpose and Approval Criteria: 8.6.C.4.a,b,e