

RESOLUTION NO. 2020-16

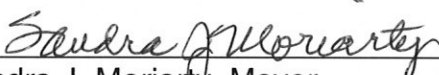
**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA,
ESTABLISHING AS A PUBLIC RECORD "EXHIBIT A - SEPTEMBER 8, 2020 –
PROPOSED LAND DEVELOPMENT CODE REVISIONS".**

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA:

That the revisions set forth in that document attached hereto as Exhibit A and entitled "September 8, 2020 – Proposed Land Development Code Revisions", is hereby declared to be a public record to be incorporated by reference in Ordinance No. 2020-04.

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.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 8th day of September, 2020.



Sandra J. Moriarty, Mayor

ATTEST:



Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:



Kurt W. Christianson, City Attorney

EXHIBIT A

September 8, 2020 – Land Development Code Revisions

Article 1 – General Provisions:

1. Section 1.2 E. Purpose. First paragraph. Amend to read:

“Sensitively fit the built environment into the natural environment with minimal disturbance to Sedona’s natural ecosystem by requiring promoting planning, design, and development that:”

2. 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.”

3. 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 less than 50% or less than 25% for non-residential and mixed uses, or if the total cumulative cost of any exterior modification, alteration or repair is less than 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.”

Article 2 – Zoning Districts:

4. Section 2.24.D.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. 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” .

“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.

5. Section 2.24.D.2. Amend as follows:

“Setbacks from National Forest Lands and Open Space Zoning Districts:

For all residential zoning districts, the setback from National Forest lands or Open Space zoning districts 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.”

<p>6. Section 2.24 D., Table 2.6 – Authorized Exceptions to Setback Requirements – Ground-mounted solar and geothermal equipment. Amend to read:</p> <p><u>“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.”</u></p>
<p>7. Section 2.24.D.7. – Setbacks on corner lots. Add:</p> <p><u>“d. The property has steep topography or mature vegetation that would be avoided.”</u> <u>Move “and/or” from the end of “b.” to the end of “c.”</u></p>
<p>8. Section 2.24.E.4. Building Height, Alternate Height Standards, First paragraph. Amend to read:</p> <p><u>“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.”</u></p>
<p>9. 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:</p> <p><u>“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.”</u></p>
<p>Article 3 – Use Regulations:</p>
<p>10. Section 3.2.E. (Table 3.1) Outdoor storage as a Conditional Use in CF Zone.</p> <p>Delete from CF zone.</p>
<p>11. Section 3.2.E. (Table 3.1) Live/Work and Multi-family.</p> <p>Provide as Accessory Use in CF zoning district (i.e. “A”).</p> <p>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):</p> <p><u>“In the CF Zoning District, residential uses may be allowed as accessory uses to schools and government office uses”.</u></p>
<p>12. Section 3.3.C.9.b.3. Mobile Food Vending.</p> <p>First sentence. Amend to read:</p> <p><u>“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.”</u></p>
<p>13. Section 3.3.C.22. Fleet Services.</p> <p>22.c.: Amend as follows: <u>“Where an area of outside display parking of fleet vehicles abuts a public right-of-way...”</u></p> <p>22.d. Revise as follows: <u>“A setback of the display area parking area for fleet vehicles shall be maintained...”</u></p> <p>22.e. Revise as follows: <u>“Where an area of outside display a parking area for fleet vehicles is adjacent to...”</u></p> <p>22.e.2. Change “display area” to “parking area for fleet vehicles”.</p> <p>22.f. Change “display area” to parking area for fleet vehicles.”</p> <p>22.h. Change “display area” to “parking area for fleet vehicles.”</p>
<p>14. Section 3.4.C.1.a.3. and C.2. (Title) General Standards for All Accessory Buildings and Structures. Delete: “detached”.</p>
<p>3.4.C.2.b. Location. Add the following:</p>
<p>3. (new) <u>“For Single-family residential uses, any building area lacking an internal connection to the primary structure, is considered an accessory building”.</u></p>

15. Section 3.4.D.2.c.ii. Urban Agriculture – Ranging standards for chickens. Delete second sentence.
16. 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. ”
Article 5 – Development Standards:
17. Section 5.4.E.3.c. Residential Driveway Length. Add the following: <u>“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.”</u>
18. Section 5.4.F.1. Visibility Triangles. Line one. Amend to read: “On all lots or parcels of land on which a front setback is required , no obstruction that will obscure the...”
19. Section 5.5.B.2.c. Off-Street Parking and Loading – Applicability, Expansions and Enlargements. Add the following as 5.5.B.2.c: <u>“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.”</u>
20. Section 5.5.C.(2) – Calculation of Parking and Loading Requirements – Fractions. Amend as follows: “ <u>When measurements of the number of required spaces result in a fractional number, any fraction exceeding 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</u> ”.
21. Section 5.5.D.1. – Table 5.2 – Required Off-street parking spaces for Multi-family Dwelling. Last sentence. Revise as follows: “ <u>For all multi-family uses of over 10 dwelling units, a minimum of .5 spaces per dwelling unit shall be covered parking spaces.</u> ”
22. Section 5.5.D.1. Table 5.2. Single-family Detached Dwelling. First sentence. Amend to read: <u>“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.”</u>
23. Section 5.5.D.1. Table 5.2. Single-family Detached Dwelling. Add the following sentence: <u>“The requirements for a garage do not apply to residences with a Historic Landmark designation.”</u>
24. 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.
25. Section 5.5.D.1. Table 5.2. Restaurant. Add: <u>“Restaurants with drive through shall provide a minimum of 4 vehicle stacking spaces per service window”.</u> Table 5.2. “Restaurant with Drive through”: Delete.

<p>26. Section 5.5.E.1. Parking Alternatives, Credits and Adjustments - Generally. Add the following new item c.</p> <p><u>"c. Uptown In-Lieu Fee. Properties within the Uptown Sedona Business District as defined by Resolution #2020-08 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 Sedona Business District as defined by Resolution #2020-08."</u></p>
<p>27. Section 5.5.F.3.b. Location of Parking Areas. Amend to Read:</p> <p><u>"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."</u></p>
<p>28. Section 5.6.E.3.a. Fences and Walls – Height and Location, Front Setback Area. Amend to read:</p> <p><u>"Walls and fences within a required front setback area shall not exceed four feet in height, with the following exceptions: Properties in the CF and IN zoning districts may install a fence up to six feet in height within the front setback area. except Properties in the RS-70 and RS-35 zoning districts may install a fence that is a minimum 50 percent transparent up to six feet in height within a required front setback area"</u>.</p>
<p>29. 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:</p> <p><u>"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."</u></p>
<p>30. Section 5.7.B.3.b.2. and b.4. Site and Building Design – applicability – existing structures.</p> <p>Change: <u>"...in this section 5.7." to "...of the LDC."</u></p>
<p>31. Section 5.7.F.2.a. Building Massing. Add a new "a.4" and "a.5" as follows:</p> <p><u>"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. If not on a street, the building must be oriented toward the easement that provides primary access to the lot"</u></p> <p><u>"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"</u></p>
<p>32. Section 5.7.F.2.b.ii. Building Proportions and Scale, Height Transitions. First sentence. Amend as follows:</p> <p>in the Uptown area, <u>Where one building abuts another, the new development shall incorporate a minimum of three design elements..."</u></p>
<p>33. Section 5.7.F.5.a. Building Color, Intent. Add the following sentence:</p> <p><u>"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."</u></p>

<p>34. Section 5.8.C.2.b. Amend as follows:</p> <p><u>“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 or fixtures of the same type and lighting output level is not considered a modification, replacement or repair.”</u></p>
<p>35. Section 5.8.C.3.g. Lighting Required by Building Code. Delete this subsection.</p>
<p>36. Section 5.8.D.1.a. Administration, Class 1 Lighting. Line 2, Amend as follows:</p> <p><u>“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...”</u></p>
<p>37. Section 5.8.D.2.c.2. Administration, Discretionary Approval of Lighting Alternatives. Amend as follows:</p> <p><u>“Complies with the intent purpose of this Code as stated in section 5.8.A.”</u></p>
<p>38. Section 5.8.E.1.a. General Lighting Standards. Warm Lighting Requirements and Alternatives. Change “3,000 Kelvin” to “2,700 Kelvin”.</p>
<p>39. Section 5.8.E.1.b. General Lighting Standards. Warm Lighting Requirements and Alternatives. Amend as follows:</p>
<p><u>“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”.</u></p>
<p>40. 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”.</p> <p>Re-letter (2) b. and c. to (2) a. and b. The cross-reference in “new” (2) b.1. must be changed to “5.8.E.(2)b.2.”</p>
<p>41. Section 5.8.E.2.b.2. Prohibited Fixtures. Change “color temperature” to “Correlated Color Temperature (CCT)”.</p>
<p>42. Section 5.8.E.3.b. Shielding and Light Trespass. Amend as follows:</p>
<p><u>“Partially shielded light fixtures approved by the Director as part of a lighting alternative pursuant to Section 5.8.D(2)c are limited to a maximum of 5,500 3,850 initial lumens per net acre and shall not exceed 2,000 1,400 initial lumens per lamp.</u></p>
<p>43. Section 5.8.E.4. Lighting Output Levels. First sentence. Amend as follows:</p> <p><u>“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):”</u></p> <p>Table 5.8. Under Total Site Output:</p> <p>For Single-family Residential add the following:</p> <p><u>“Lamps cannot emit a Correlated Color Temperature in excess of 4,000 Kelvin.”</u></p> <p>For All Other Uses, Change: “100,000 lumens per acre” to “70,000 initial lumens per net acre”.</p> <p>Under Partially-Shielded, change “5,500 lumens per net acre” to “3,850 initial lumens per net acre.”</p>

<p>44. Section 5.8.G.1.b. Parking Area Lighting. Change “full cut off” to “fully shielded”.</p> <p>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”.</p>
<p>45. Section 5.8.H.1. Pedestrian Walkway Lighting.</p> <p>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.”</p> <p>H.1.b. Amend to read: “Shall direct light downward utilize fully-shielded fixtures”;</p> <p>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”</p>
<p>46. 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 scenes.”</p>
<p>47. 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”</p>
<p>48. Section 5.8.K.3. Service Station Canopies.</p> <p>5.8.K.3.a. Change “Class 2” to “Class 1”.</p> <p>5.8.K.3.b. Typo. Change “luminaries” to “luminaires”.</p> <p>5.8.K.3.c. Change “total lumen allowance” to “Lighting Output Levels”.</p> <p>5.8.K.3.d. Delete.</p>
<p>49. Section 5.8.L.1. Installation and Maintenance. First sentence. Change “lamp” to “fixture” . Also change “100,000” to “70,000” .</p>
<p>Article 6 – Signs</p>
<p>50. 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” .</p>
<p>51. Section 6.5.J. Traffic Visibility Triangle. Last sentence. Amend to read: “<u>On a site-specific basis, as an alternative, The City Engineer may apply AASHTO standards based on a site-specific evaluation of intersection visibility. approve a sign within the traffic visibility triangle if it can be demonstrated that it does not impact traffic safety.</u>”</p>
<p>52. Section 6.9.B.2. Business Tenant Signs – Commercial Districts. Add the following as a last sentence: “<u>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.</u>”</p>

53. 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.”

54. Section 6.9.C.2.a.3. Site Signs – Commercial Districts, Monument (Free-Standing) Signs.

Add a new second 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.”

Article 7 – Subdivision

55. 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.”

Article 8 – Administration and Procedures

56. 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 strict application of the Code standards for which a variance is sought would produce undue hardship not related to purposes of convenience or financial burden;
- c. The applicant did not create the hardship by their own actions.
- d. 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.
- e. The variance request will not violate building or fire code requirements or create a safety hazard.
- f. The requested variance is the minimum relief necessary from the subject standards of the Code.
- g. 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.
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 variance is of a technical nature and is required to protect a sensitive resource, natural feature, or community asset.”

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 g.

57. 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. As provided in the DIGAH, the Director may authorize modifications to the dimensional standards 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.

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 300 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 City's purposes and goals as related to affordable housing, as outlined in the Sedona Community Plan, Community Focus Area plans, the Development Incentives & Guidelines for Affordable Housing (DIGAH) and any other applicable plans.
- c. The additional employment base created by the proposed development.

Article 9 – Definitions

58. 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”.

59. Section 9.4.C. Fleet Services.

First line. Amend to read: “A central facility for the operation or storage of vehicles...”

60. 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.”

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

Direct Illumination. Correct typo. “luminary” should be “luminaire”.

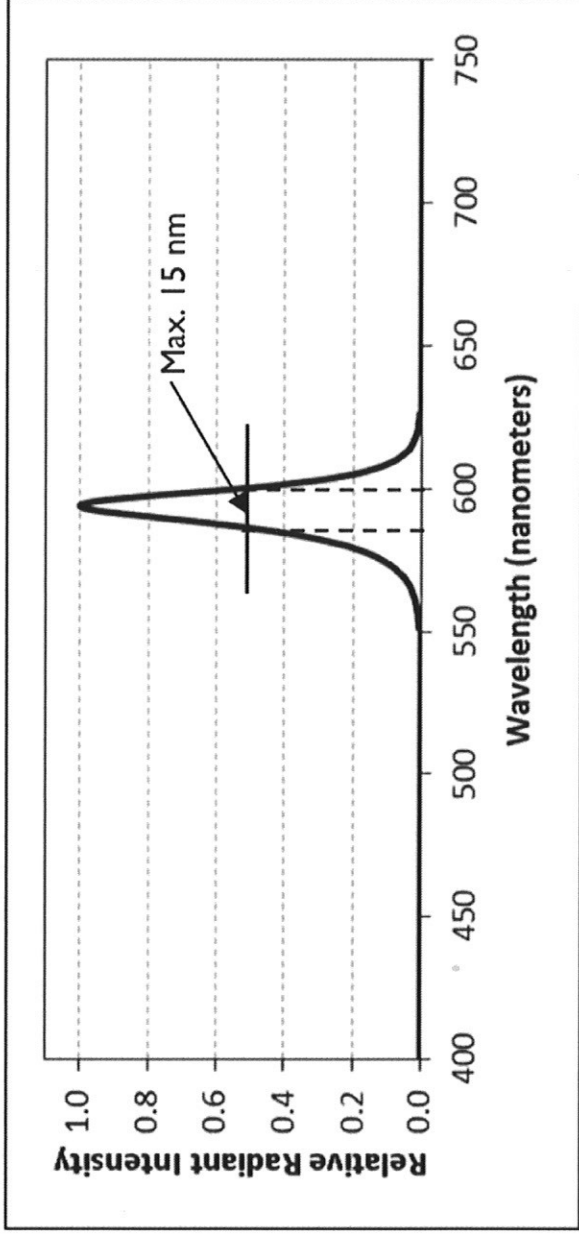
Lumen. “A unit used to measure the actual amount of visible light which is produced by a lamp (in bulb-based lighting fixtures) or light fixture (in LED-based lighting fixtures) as specified by the manufacturer. Initial lumens refers to the total amount of visible light produced by a particular lighting device just after it has stabilized but before depreciation (loss of operational efficiency) has started.”

Luminaire. Correct typo: was “Luminary”

62. Section 9.6. Exterior Lighting Definitions. Add the following Lighting definitions:

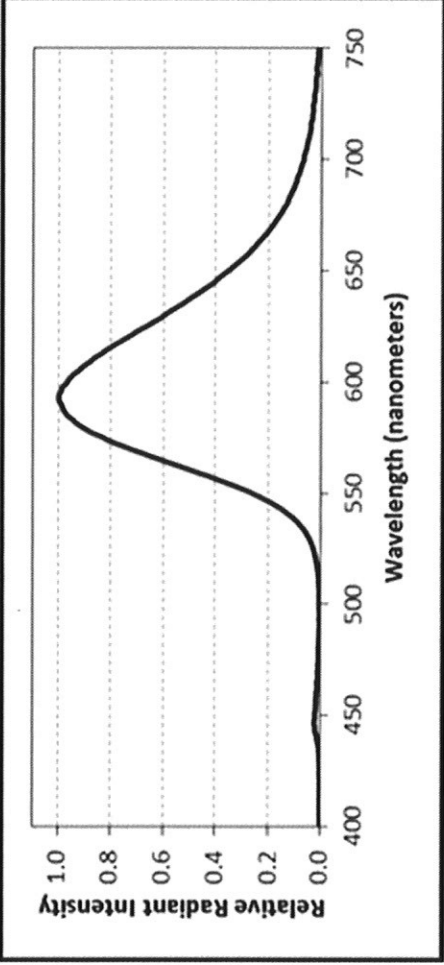
Narrow Spectrum Amber LED (NSA LED).

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.



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.



63. Section 9.6. Exterior Lighting Definitions. Delete the following Lighting definitions:

“Watt” – Delete.

64. Section 9.9. Other Defined Terms. Add the following Affordable housing Definitions.

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

65. 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. In residential zoning districts, solar equipment shall only be allowed on lots with an occupied dwelling unit.