

RESOLUTION NO. 2020-24

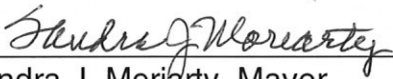
**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA,
ARIZONA, ESTABLISHING AS A PUBLIC RECORD "EXHIBIT A - SEDONA LAND
DEVELOPMENT CODE AMENDMENTS, NOVEMBER 10, 2020".**

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

Section 1. That the document attached hereto and incorporated by this reference as "Exhibit A" and entitled "SEDONA LAND DEVELOPMENT CODE AMENDMENTS, NOVEMBER 10, 2020", is hereby declared to be a public record to be incorporated by reference in Ordinance No. 2020-07.


Section 2. At least one (1) paper copy and one (1) electronic copy of this public record shall be kept in the office of the City Clerk for public use and inspection.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Sedona, Arizona, this 10th day of November, 2020.



Sandra J. Moriarty, Mayor

ATTEST:



Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:



Kurt W. Christianson, City Attorney

EXHIBIT A
SEDONA LAND DEVELOPMENT CODE AMENDMENTS, NOVEMBER 10, 2020

1. Amending Article 2: Zoning Districts, 2.20 OC: Oak Creek Heritage Area, 2.20B. OC Lot and Building Standards and 2.23 Summary Tables of Lot and Building Standards (Table 2.4), as follows:

Density, maximum: As allowed by the CFA Plan.
RV parks: 8 sites per acre as allowed by the CFA Plan.
~~Multi-family: 8 du/ac~~
~~Residential, other: lesser of 4 du/ac or as allowed by the CFA Plan~~
~~Lodging: 8 units/ac~~
~~Combined: 9 units/ac, including dwelling and lodging.~~

2. Amending Article 3: Use Regulations, 3.2 Table of Allowed Uses, Table 3.1 Table of Allowed Uses, as follows:
“~~Campground or~~ **RV Park**”. Delete as a conditional use (C) in the CF and L Districts
3. Amending Article 3: Use Regulations, 3.3. Use-Specific Standards, 3.3.C. Commercial Uses, as follows:
 4. **Campground or RV Park.**

a. Generally

- ~~1. In the CF district, occupation by a user shall not exceed a period of two weeks.~~
- ~~2. The principal business of a campground shall be to provide sites for tents and travel trailers.~~
3. (now 1.) The principal business of an RV park shall be to provide sites for RV's, ~~camper vehicles and travel trailers.~~
4. (now 2.) Plumbed sanitary facilities shall include a minimum of one men's and one women's toilet, lavatory and shower for each 15 spaces, subject to the requirements of the adopted building and plumbing codes.

b. Accessory Uses

~~Campgrounds or~~ RV parks may include the following accessory uses:

1. Service buildings associated with the ~~campground or~~ RV park, including utilities, management office, repair shop, equipment storage, sanitary facilities, laundry facilities, and recreational facilities.
2. Equipment rentals, concessions, and camping supply sales, excluding motorized vehicle rentals.
3. Up to two residential dwelling units or permanent recreational vehicles for the purpose of housing a resident manager and caretaker.

4. In the OC zoning district, accessory uses are allowed in accordance with Section 3.3.7.b., 10.b., 12.d., 15.d., 18 and the CFA Plan.

c. Access and Circulation

1. Access to a lot may be provided via a public access easement. There shall be no minimum required street frontage.
2. Two-way and one-way traffic drive-isle widths shall conform to the commercial parking lot dimensions per the Engineering Manual.

d. Parking

Each RV space shall include parking for a recreational vehicle. Additional off-street parking shall be provided at community sanitary facilities.

e. OC Zoning District.

1. The maximum ~~campground~~/RV park density shall be ~~12~~ 8 sites per acre.
- ~~2. Campgrounds may feature sites for temporary or mobile structures that may include tents, RV's, yurts, or tents on decking.~~
2. RV parks shall be located in accordance with the CFA Plan.

3.3. Use-Specific Standards, 3.3.C. Commercial Uses, **(7) Bar, Tavern, Lounge, or Tasting Room**

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

3.3 Use-Specific Standards, 3.3.C. Commercial Uses, **(10) Restaurant**

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

3.3 Use-Specific Standards, 3.3.C. Commercial Uses, **(12) Administrative, Professional, or Government Office**

d. OC Zoning District

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

3.3 Use-Specific Standards, 3.3.C. Commercial Uses, **(14) Lodging**

a. Generally: All Lodging

3. OC Zoning District

The total area of the combined lots containing lodging units shall not exceed half the acreage of the total area covered by the CFA Plan. Alternative lodging types may include cabins and other similar permanent structures, but do not include RV's and tents or tentlike structures. RV park sites are not considered as lodging units.

3.3 Use-Specific Standards, 3.3.C. Commercial Uses, (15) Personal Services, General

d. OC Zoning District

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

3.3 Use-Specific Standards, 3.3.C. Commercial Uses, (18) General Retail, Less than 10,000 Square Feet

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

4. Amending Article 5: Development Standards, Section 5.5.D. Off-Street Parking and Loading – Minimum Off-Street Parking Spaces, Table 5.2 – Required Off-Street Parking Spaces, Recreation and Entertainment, as follows:
~~Campground or~~ RV Park.

Amending Section 5.7 Site and Building Design, 5.7.D. Site Design, 5.7.D.(3) Sensitive Area Protection in the OC Zoning District, 5.7.D.(3)a. Preservation of Oak Creek, as follows:

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

5. Amending Article 9: Rules of Construction and Definitions, 9.4 Use-Related Definitions, 9.4.C. Commercial Uses, as follows:
Recreation and Entertainment:

Campground ~~or RV Park~~: An outdoor facility designed for overnight accommodation ~~of human beings~~ in tents, ~~rustic cabins~~, and other temporary or mobile shelters for recreation, education, naturalist, or vacation purposes. ~~Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.~~ Campgrounds are not an allowable use in the LDC. The term "Campground" does not include an "RV Park".

Recreational Vehicle (RV): A mobile structure designed as temporary living quarters for recreation, vacation, camping, or travel use, which is either self-propelled or is mounted on or drawn by another vehicle. Examples include, but are not limited to, a travel trailer, camping trailer, fifth-wheel trailer, truck camper, motor home or camper van.

RV Park: An outdoor facility designed for accommodation in RV's for recreation, education, naturalist, or vacation purposes. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.

Lodging Facilities:

Lodging, Fewer than Seven Units: A building, ~~or~~ portion of a building, or buildings containing consisting of fewer than seven units offered for transient lodging accommodations at a daily rate. Accessory uses may include additional services such as restaurants, meeting rooms and recreational facilities. This use includes hotels, motels, timeshares, boarding house, bed and breakfast, cottages, bungalows and similar lodging, but does not include foster homes, sheltered care homes, nursing homes or primary health care facilities. In the OC zoning district, alternative lodging types may include cabins and other similar permanent structures, but do not include RV's and tents or tentlike structures.

Lodging, Medium Density: A building, ~~or~~ portion of a building, or buildings containing consisting of seven or more units offered for transient lodging accommodations at a daily rate and that meets the density and other standards in Section 3.3.C.(14)b. Accessory uses may include additional services such as restaurants, meeting rooms and recreational facilities. This use includes hotels, motels, timeshares, boarding house, bed and breakfast, cottages, bungalows and similar lodging, but does not include foster homes, sheltered care homes, nursing homes or primary health care facilities. In the OC zoning district, alternative lodging types may include cabins and other similar permanent structures, but do not include RV's and tents or tentlike structures.