



UNIFIED DEVELOPMENT CODE COMMITTEE A G E N D A

**UNIFIED DEVELOPMENT CODE COMMITTEE
REGULAR MEETING
WEDNESDAY, MARCH 2, 2016
9:00 AM**

**COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1205**

The following agenda will be considered by the **UNIFIED DEVELOPMENT CODE COMMITTEE** at its **REGULAR MEETING** to be held on **WEDNESDAY, MARCH 2, 2016, at 9:00 AM**, in the **COUNCIL CHAMBERS, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to *Arizona Revised Statute*, Section 38-431.02.

- I. CALL TO ORDER**
- II. ATTENDANCE**

MEMBERS

Tom Menser, Chairman
Len Scamardo, Vice-Chairman
Jim Lamerson, Councilman
Mike First

Steve Blair, Councilman
Greg Lazzell, Councilman
George Sheats

III. REGULAR ACTION ITEMS

- 1. Review and Discussion of Proposed General Engineering Standards
- 2. Substantial Revision of Sign Regulations
- 3. Residential Density in the Downtown Business District

IV. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on February 24, 2016 at 5:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Darla Eastman, Administrative Specialist
Community Development Department



Public Works Department

433 N. Virginia Street
Prescott AZ 86301
928-777-1130

DATE: February 23, 2016
TO: Unified Development Committee
FROM: Public Works Department
SUBJECT: General Engineering Standards

The General Engineering Standards (GES) is a compilation of technical standards intended to guide both public and private development projects through engineering design and construction. The document was prepared by COP Public Works staff with the assistance of several local engineering firms, the Yavapai County Contractors Association (YCCA) and the Town of Prescott Valley.

The GES's are broken down into the following service areas:

1. Introduction
2. Grading
3. Drainage
4. Water
5. Wastewater
6. Transportation & Traffic
7. Dry Utilities
8. Survey
9. Alterations and Modifications
10. As-Built and Record Drawings

In addition to the service areas noted above, the document also includes approximately 100 "Standard Details", in Appendix A. Historically, the City of Prescott has used the Maricopa Association of Governments (MAG) standard details, whenever possible. When MAG details were not able to meet local needs, modifications were drafted to the MAG standards and named, "COP Standard Details".

With the adoption of the GES, the City will still be using MAG Standard Details whenever possible. As part of the GES project, Prescott Public Works staff and the Town of Prescott Valley Public Works staff worked together to develop the "Quad City Standard Details". The main benefit of a "Quad City Standard Detail" is the consistency of the standard within the region for the contracting community. While not all of the standard details are appropriate for use as "Quad City Details", over 95% of the existing "COP Standard Details" were able to be modified for use as a regional

standard. These standard details are being modified now and will be distributed for review as soon as they become available.

In addition to the regional cooperation on the Standard Details, City staff have reached out extensively to the contracting and engineering community in development of both the GES and Standard Details. Several open house forums were held to garner public input in 2015. Many of the comments and suggestions received were incorporated into the document. To date, the City has received over 300 comments on the draft document, which was published on the City website, in 2015.

While the City has not had a formal General Engineering Standards document previously, many of the items in the new document were addressed elsewhere in City Code. The new GES document organizes the technical engineering items into one document for the ease of application of use for the private sector, contractors and consulting engineers. In order to identify the major changes that are being proposed as part of the adoption of the GES, a series of handouts were developed identifying the major changes in each chapter of the GES. (Exhibit A)

Comments from the YCCA (including contractors, suppliers, and consulting engineer members) were received on the major changes identified in the documents and a subsequent detailed review of the draft GES. Many comments provided by the YCCA have been addressed by means of a change or modification and are reflected in the draft being presented.

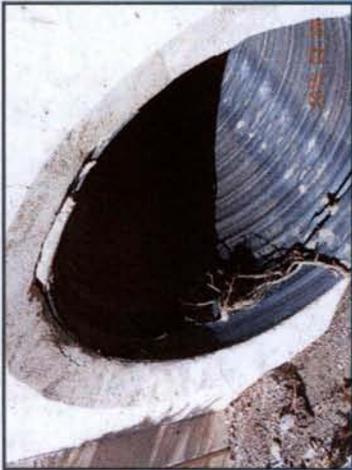
The following items are of concern to the YCCA due to the costs identified with the changes. However, City staff believes that these changes are necessary due to the long-term maintenance costs and or significantly reduced life of the improvements due to past failures.

<u>GES Section #</u>	<u>Comment</u>
3.2.5.A	Requiring that plans be drawn to a scale of 1"=20'
3.2.3.D.6.b.1 and 3.4.2	Delineating flood limits for drainage basins as small as 20 acres. Clarify what methodology is acceptable for an approximate 100-year delineation using approximate floodplain delineations based on acreage not peak flow.
3.3.4	Reducing the Tc from 10 minutes to 5 minutes
2.9	Measuring the height of a retaining wall from bottom of footing to top of wall and requiring a permit for any retaining wall over 2' in height.
4.7.2.B.1	Prohibiting the use of PVC pipe for installation of water main
4.7.2.B.7	Polywrap should be permitted as an alternative for use with PVC to address PH resistivity.
3.5.4	Prohibiting the use of any pipe type except RGRCP for stormdrain

GENERAL ENGINEERING STANDARDS (GES) ARTICLE 3 — DRAINAGE

NOTABLE CHANGES & KEY POLICIES

- ❖ Formerly a stand-alone document titled Drainage Criteria Manual (1996), now integrated into the GES.
- ❖ New version is criteria and policy statement oriented rather than being a "how to" design aid.
- ❖ Clarification of Drainage Report content requirements for preliminary plat vs. final design reports. Submittal of final report versions shall also include pdf format.
- ❖ Clarification that minimum Time of Concentration (Tc) is 5 minutes.
- ❖ Hydrologic analysis using tabular and graphical approximation methods are acceptable only for preliminary analysis, final design must be based on a detailed hydrograph and routing method.
- ❖ Hydrologic input parameters and results must be consistent with city-wide master hydrologic model.
- ❖ Threshold for hydraulic study of channels set at 50 cfs.
- ❖ Channel bank soil stabilization and scour protection is required for all channels. Unlined earthen channels are not permitted.
- ❖ Material for all culverts and pipes within City maintained right-of-way or easements shall be reinforced concrete with rubber gaskets. Other pipe materials may be used for privately maintained facilities.
- ❖ Clarification of drainage design storm frequencies and roadway depth/spread criteria.
- ❖ Clarification of inlet placement upstream of major intersections.
- ❖ Clarification of requirements for pipe end treatments.



Failure of HDPE culvert at headwall.



Metal culvert pipe rusted out.



Ditch side slopes too steep, not adequately lined.



Undersized inlet, uncontrolled erosion along drainage ditch.



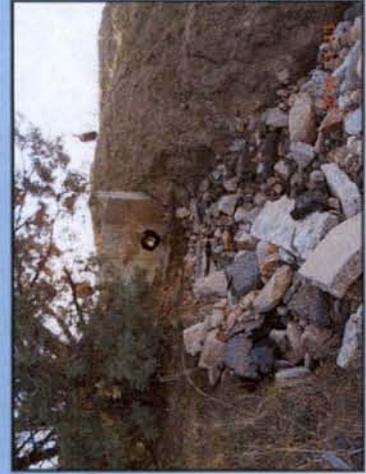
Drainage entering major intersection from local street.



Uncontrolled drainage entering roadway and scouring utilities.



Construction debris does not make good riprap.

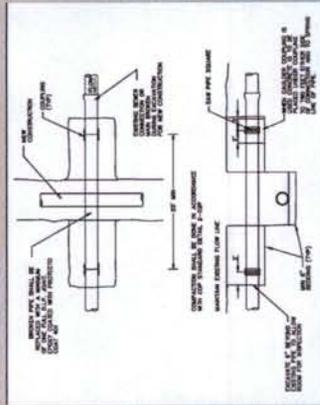


Discharge from detention basin not adequately armored.

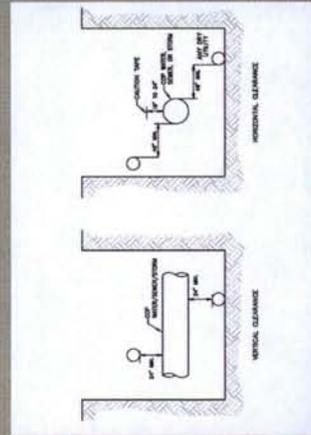


GENERAL ENGINEERING STANDARDS (GES) WASTEWATER OPERATIONS

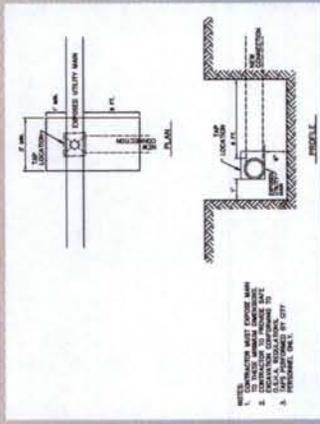
Broken Sewer Line Replacement



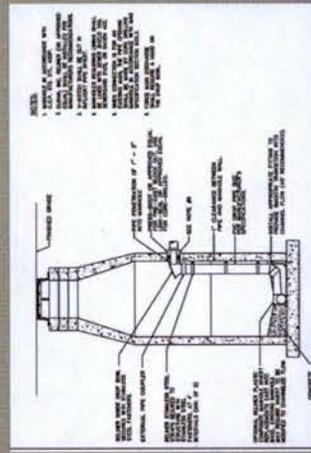
Dry Utility Separation



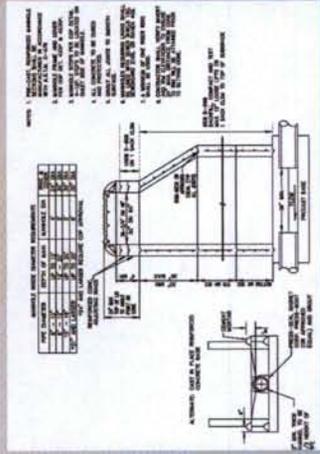
Utility Main Exposure New Service Connection



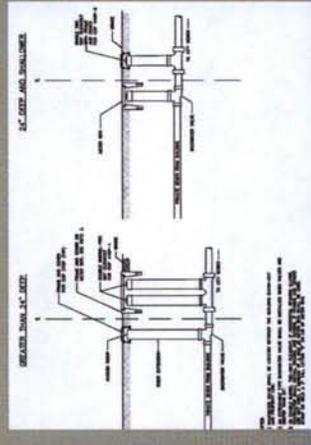
Inside Drop Manhole



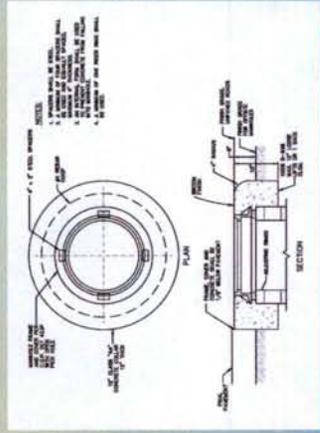
Precast Concrete Sewer Manhole



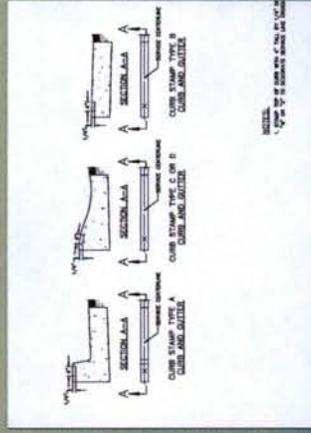
Backwater Valve Installation



Manhole Frame Adjustment

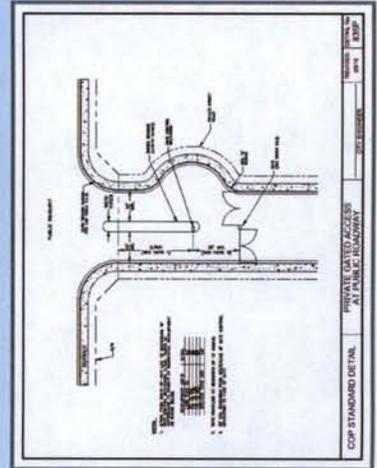
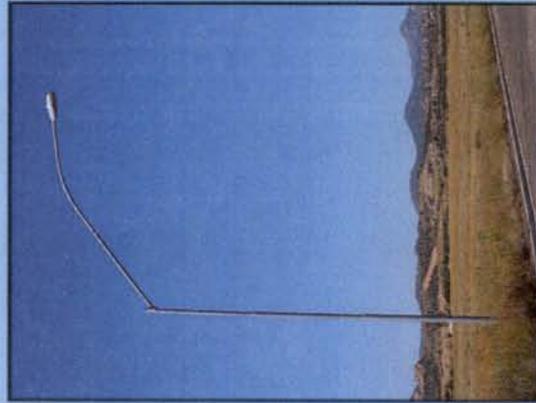
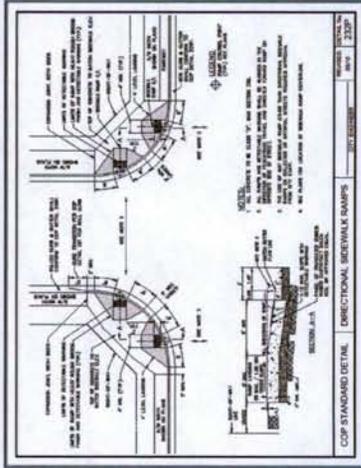


Water & Sewer Service Curb Crossing Stamp Detail



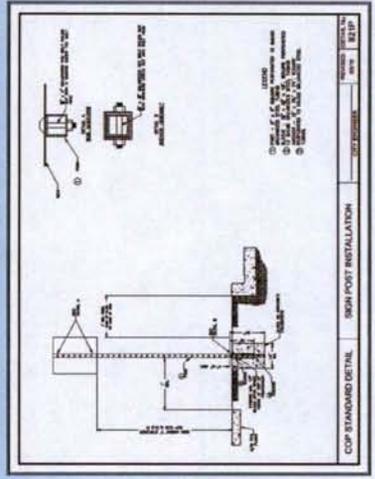
UPDATED DETAILS

COP STANDARD DETAILS 232P & 835P



MAILBOXES & SIGNS

COP STANDARD DETAIL 821P



GENERAL ENGINEERING STANDARDS (GES) ARTICLE 6 — TRANSPORTATION

NEW SECTIONS AND REQUIREMENTS

- ❖ MASONRY AND OTHER NON STANDARD CURBSIDE MAILBOXES NO LONGER PERMITTED.
- ❖ CLUSTER MAILBOXES NOW DEFINED AND PROVIDED GENERAL DESIGN STANDARDS.
- ❖ STREET LIGHT REQUIREMENTS CLARIFIED TO INCLUDE ROADWAY LIGHT SPACING, INTERSECTION PLACEMENT, AND WATTAGE BY ROADWAY CLASSIFICATION.
- ❖ DIRECTIONAL SIDEWALK CURB RAMPS NOW STANDARD FOR ROADWAYS CLASSIFIED AS RESIDENTIAL COLLECTOR AND HIGHER. CORNER RAMPS STILL USED ON LOCAL STREETS.
- ❖ SIGN POST NOW REQUIRED TO BE BREAKAWAY SQUARE TUBE IN CONCRETE FOUNDATIONS.
- ❖ RIGHT AND LEFT TURN LANE WARRANTS NOW BASED ON ADOT STANDARDS.

ARTICLE 6.11 & 6.16 NOTABLE CHANGES

- SQUARE POST IN CONCRETE FOUNDATIONS:
 - ❖ IMPROVED RESISTANCE TO BENDING AND TWISTING IN HIGH WINDS
 - ❖ PROVIDES EASIER REPLACEMENT WITH SLEEVES AND BOLTS
 - ❖ BREAKAWAY DESIGN IMPROVES SAFETY
 - ❖ FOUNDATIONS PREVENT LEANING IN WET SOILS
 - ❖ ELIMINATION OF MASONRY CURBSIDE MAILBOXES

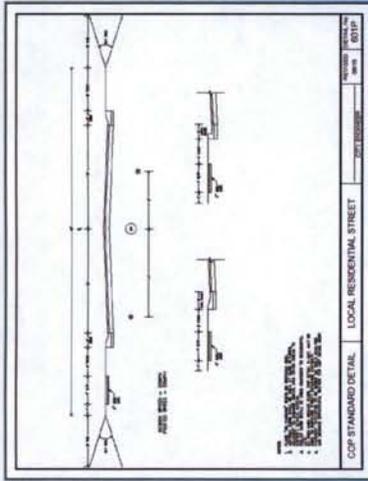
- CLUSTER MAILBOXES NO LONGER APPROVED:
 - ❖ CLUSTER MAILBOX OPTIONS FOR NEIGHBORHOODS WANTING NON STANDARD STRUCTURES
 - ❖ ELIMINATES LARGE NON BREAKAWAY STRUCTURES AT THE ROADWAY EDGE

QUESTIONS? TRANSPORTATION RELATED MATTERS SHOULD BE DIRECTED TO THE CITY OF PRESCOTT PUBLIC WORKS, TRANSPORTATION SERVICES, IAN MATTINGLY, CITY TRAFFIC ENGINEER.

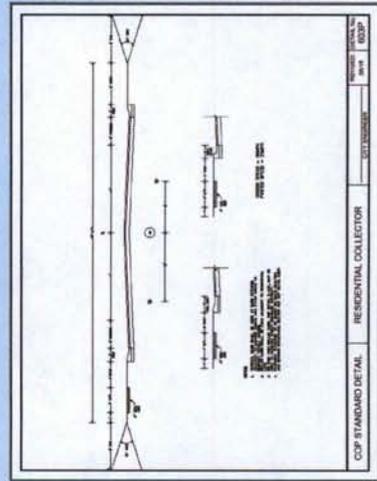
TEL: 928.777.1130

TYPICAL STREET SECTIONS

COP STANDARD DETAILS 601P & 603P

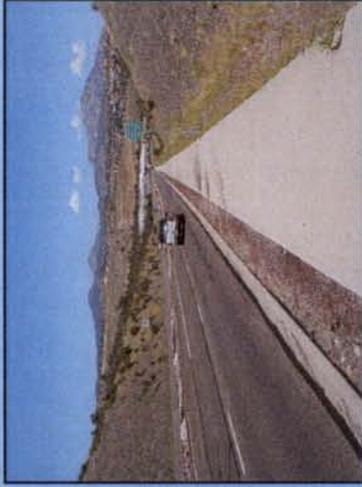
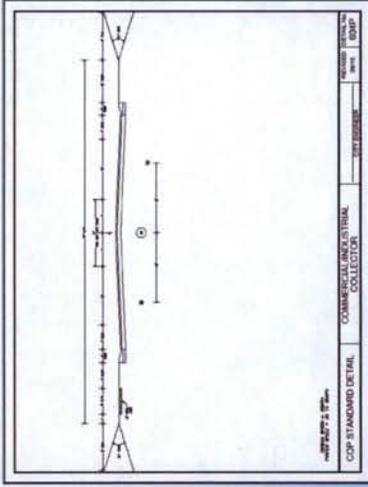


COUNCIL AND BICYCLE GROUP INPUT HEARD, LOUD AND CLEAR. SEPARATE BIKES FROM VEHICLES WHENEVER POSSIBLE.

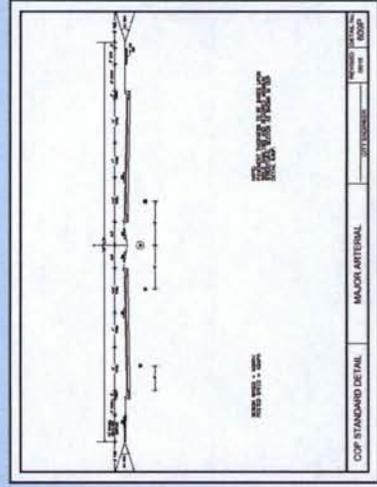


TYPICAL STREET SECTIONS

COP STANDARD DETAILS 604P & 609P



OFF STREET MULTI-USE PATHS NOW INCLUDED ON ARTERIAL ROADWAYS WITH BIKE LANES ELIMINATED ON ALL STREETS EXCEPT FOR COMMERCIAL/INDUSTRIAL COLLECTOR.



GENERAL ENGINEERING STANDARDS (GES)

ARTICLE 6 — TRANSPORTATION

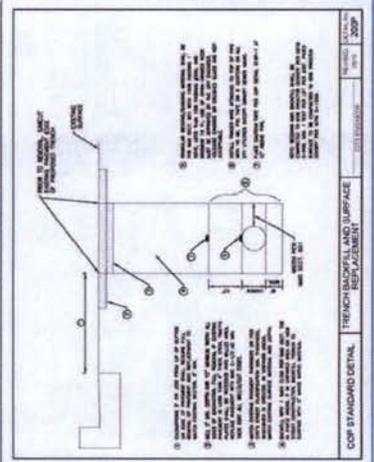
STREET TYPICAL SECTIONS

- ✦ MAJOR CHANGES IN STREET CROSS SECTIONS
- ✦ DELETION OF ALL 7 EXISTING STREET SECTIONS AND REPLACED WITH 5 NEW SECTIONS.
- ✦ MAJOR COLLECTOR STREET SECTION NO LONGER USED.
- ✦ RESIDENTIAL COLLECTOR STREET SECTION REPLACES EXISTING MINOR COLLECTOR.
- ✦ COMMERCIAL/INDUSTRIAL COLLECTOR STREET SECTION ADDED.
- ✦ BETTER FITS FUTURE DEVELOPMENT NEEDS AND CITY TRANSPORTATION GOALS.
- ✦ 8' PUE (8:1 MAX) PROVIDED OUTSIDE OF ROW ON ALL SECTIONS.
- ✦ 2' (4" TALL) ROLLED CURB USED AS STANDARD FOR LOCAL AND COLLECTOR STREETS.
- ✦ 3' (6" TALL) OPTIONAL ROLLED CURB AVAILABLE TO AID DRAINAGE.
- ✦ BIKE LANES NO LONGER USED ON MOST STREET SECTIONS (COMMERCIAL/INDUSTRIAL COLLECTOR).
- ✦ 12' SHARED USE PATH NOW STANDARD ON MINOR AND MAJOR ARTERIALS.

New X-Section	New Std Detail	Old Detail	Primary Features	Feet/Bike Facilities	ROW	Design speed
Local Residential	601P	601P	8' PUE rolled curb standard, 6" vertical and 6" rolled curb option, Parking one side	4' sidewalk (1 side) No bike markings	50'	30/25 MPH
Residential Collector	603P and 604P	603P and 604P	8' PUE rolled curb standard, 14" lanes, 5' parking aisle both sides	4' sidewalk (1 side) No bike markings	60'	30/25 MPH
Com./Ind. Collector	604P	602P	8' PUE rolled curb standard, 12" lanes, 14" turn lane, No on street parking, Bike lanes both sides	5' sidewalk (1 side) 4 bike lanes	70'	40/30 & 35 MPH
Minor Arterial	608P	605P to 608P	8' PUE, 12' lanes, 13' raised medians (turn lane), No bike lanes, Multi-use trail	5' sidewalk (1 side) 12' paved multi-use trail (1 side)	100'	45/35 & 40 MPH
Major Arterial	609P	609P and 610P	8' PUE, 12' and 11.5' lanes, 13' raised medians (turn lane), No bike lanes, Multi-use trail	5' sidewalk (1 side) 12' paved multi-use trail (1 side)	120'	55/45 MPH

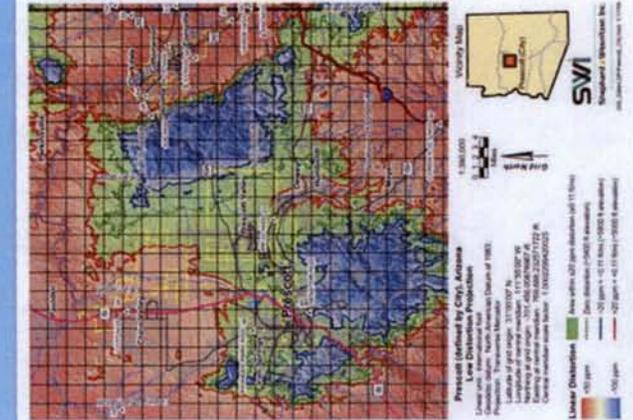
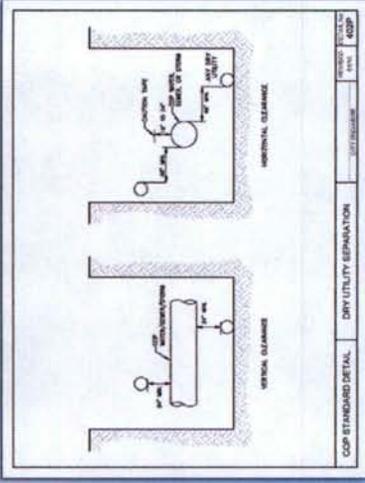
TRENCH DETAIL

COP STANDARD DETAIL 200P



UTILITY SEPARATION

COP STANDARD DETAIL 402P



GENERAL ENGINEERING STANDARDS (GES)

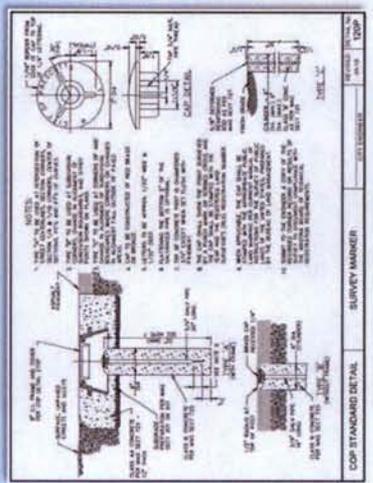
ARTICLE 7 — DRY UTILITIES

NOTABLE CHANGES

- ◆ All new and existing private utilities in a proposed development must be placed underground and within a Public Utility Easement (PUE).
- ◆ The developer shall dedicate all PUE's necessary to provide utility service to and through the proposed project.
- ◆ Construction plans for all private utility facilities located within City Right-of-Way permit, including a traffic control plan, is required for all work within the ROW.
- ◆ All proposed dry utilities shall maintain a minimum clearance of four feet horizontal and two feet vertical from city utilities.
- ◆ There shall be no open trench pavement cut on any public street with a paved surface less than five years old.
- ◆ Open trench pavement cut of street surfaces greater than five years old shall be repaved within 24 hours of completion of work with "T" top pavement replacement per COP Standard Detail 200P.
- ◆ Removal and replacement of any existing infrastructure, damaged pavement, concrete, landscaping and irrigation, etc. shall be at the expense of the contractor/utility.

ARTICLE 8 — SURVEY

- ◆ Changes to COP Standard Detail—Survey Marker (Detail 120P)
 - ◆ City of Prescott Coordinate System (COPCS)
 - REQUIRED TO BE USED on engineering/survey projects.
 - Horizontal Datum shall be COPCS; Vertical Datum shall be NAVD88g
 - Low Distortion Projection (LDP) system has been developed for City. Will be posted on City website in the near future.
 - Easy way to generate coordinates on COPCS.
 - City Continuously Operating Base Station (COBS) Offered as benefit to the public.
 - Information to connect to base station is on City website.
 - ◆ Deliverables to City
 - Electronic CADD files must be submitted to the City for survey projects.
 - Files must contain a minimum of two survey control points with COPCS coordinates.
- Questions? Survey related matters should be directed to City of Prescott Public Works, Engineering Services, Brett Filippo, Registered Land Surveyor
 ◆ Tel: 928.777.1130



MEETING DATE: 3/2/16

DEPARTMENT: Community Development

AGENDA ITEM: Amendment to Land Development Code sign regulations

Approved By:

Date:

Director:	Guice, Tom	<i>TG</i>	2.24.16
Planning Manager:	George Worley	<i>GW</i>	2/29/16

Introduction

As a result of a Supreme Court decision last year relating to regulation of signs, planning and legal staff undertook a review of Prescott's sign regulations to assure that the City's code conformed to Constitutional protections of free speech. A key component of those protections is that regulation of speech must be based upon criteria other than the content of the message. A long history of court decisions have limited the scope of regulation to time, place and manner components.

Background

Prescott's sign regulations were adopted with the LDC in 2003. The regulations follow a pattern found in many, if not most, cities regulations in that they have different limitation on sign size or placement depending upon the type of sign. A campaign sign has different regulations than a garage sale sign, which is different from a sign on a commercial building. While these differences seem logical, they are all based upon the content of the sign and thus the content of the speech.

The changes necessary to re-focus Prescott's sign code on the acceptable time, place and manner criteria are significant and resulted in staff considering a major conceptual change in the way signs are regulated, with simplifying the code as an equally important goal. Model sign codes were acquired from various sources and studied for ideas. A new proposal has been formulated to regulate signs based upon logical criteria, and significantly, without differences based upon the content of the sign message.

AGENDA ITEM: Amendment to Land Development Code sign regulations

The proposed regulations hold signs to two general categories, permanent and temporary. Within permanent signs there is a further breakdown into commercial zoning districts and residential zoning districts. And then a further breakdown into free-standing and building-mounted signs. Temporary signs are broken down into commercial uses and residential uses.

In the following section each of the categories will be discussed.

Discussion

Permanent commercial free-standing signs are most often intended to attract the attention of persons in vehicles. They are usually placed as close to the frontage street as allowed. Because these signs are oriented to the street traffic, it is logical to consider their size, place and manner restrictions in the context of the posted speed limit of the fronting street. Slower posted speeds give drivers more time to identify and read the sign. Faster posted speeds give drivers less time. The proposed concept allows larger sign areas with faster posted speeds. The range starts with 24 square feet, which is equal to the current code allowance for most free-standing signs.

Permanent commercial wall signs are most often focused on persons entering the property, either pedestrian or in vehicles. They are usually placed on a wall that also has a customer entrance. Because these signs are focused on persons entering or on the property, their size, place and manner restrictions are most logically controlled by distance from the property line. The larger the distance to the property line, the larger the sign area permitted. To maintain some reasonable scale of sign to building, the ratio of building frontage to area of signs is included. This will allow a large building set back far from the street to have a larger sign than a small building set back far from the property line. Similarly, this will allow a large building close to the property line a smaller sign than a large building far from the property line.

Permanent residential free-standing and wall sign size, place and manner restrictions follow the same concept as for commercial, however with minor differences in allowable sizes because of the difference in the development styles of residential properties.

Temporary commercial signs are intended to act independently of commercial permanent signs. These signs are to allow a commercial use to inform the public of intermittent or unusual events or occurrences such as sales, grand openings or to display other messages that are of a limited time frame. Because these are temporary signs, a time limitation is applied and because these signs are not intended to replace the permanent signs, they are limited in size. A permit is required to assure compliance with the size and time limitations. As with permanent signs, the message or speech conveyed by the sign is not regulated. A temporary commercial sign could convey messages related to products, sales, events, social issues, political support, or religious beliefs.

Temporary residential signs are intended to allow property owners the ability to display signs in residential areas with some very limited controls to prevent clutter and dilapidated or dangerous displays. Individual sign size is limited to a commonly used area of 6 square

AGENDA ITEM: Amendment to Land Development Code sign regulations

feet, but no limitation as to duration or number is proposed. Limiting the duration and number can be argued on the basis of visual blight and clutter; however the balance against the protection of free speech must weigh in favor of free speech. No permits are proposed for residential temporary signs. Enforcement of the size limitation is contemplated to be complaint-based and handled by simple measurement of area.

Attachments

1. Draft LDC Section 6.12 language
2. Table comparison of existing and proposed commercial sign regulations
3. Three property examples

Sec. 6.12 / Signs

6.12.1 / Purpose

The sign standards are intended to encourage development that is in harmony with the desired character of the City while providing due regard for the public and private interests involved; promote effective use of signage by preventing over concentration, improper placement, and incompatible size; provide an improved visual environment; control light pollution; and prevent the depreciation of property values within the City of Prescott.

6.12.2 / Applicability

Signs may be erected, placed, established, painted, created or maintained only in conformance with the provisions of this section.

Commentary:

Signs in the right-of-way are regulated by Prescott City Code, Title VIII, Chapter 2 and Chapter 6.

6.12.3 / Exempt Signs

The following signs shall be exempt from these standards:

- A. Traffic signs on public right-of-way, such as Stop, Yield and similar signs, which meet Department of Transportation standards, and other commercial signage as permitted by the City Code;
- B. Any sign inside a building;
- C. Directional signs assisting in the flow of traffic, street addresses, or signs necessary for safety (e.g. stop engine, no smoking) that do not exceed 2 square feet in area;
- D. Signs located inside windows; however, this shall not be construed to permit otherwise prohibited signs;
- E. A sign located on the top or side of an operable, fuel dispensing pump where such sign is not illuminated and not visible from any public rights-of-way; and
- F. Governmental flags, where flagpoles are permitted.

6.12.4 / Administrative Adjustments

Notwithstanding other provisions to the contrary, adjustments to these sign standards may not be approved in accordance with the provisions of Sec. 9.16, Administrative Adjustments.

6.12.5 / Permitted Signs

Signs shall be permitted on private property subject to the procedures of Sec. 9.7, Sign Permits and Comprehensive Sign Plans. All signs are subject to the lighting provisions of 6.11.4.B. Signs shall be subject to the following standards:

A. Permanent On-site Signs

Permanent on-site signs are permitted in all zoning districts, subject to the following.

1. Freestanding signs for non-residential districts, except NOS and RS districts:
 - a. One freestanding sign is permitted per street frontage with vehicular access to the site.
 - b. Each freestanding sign is limited in size based upon the posted speed of the adjacent fronting street:
 - i. Speed limit up to 30 mph = 24 square feet of sign area
 - ii. Speed limit 35 to 45 mph = 36 square feet of sign area
 - iii. Speed limit 50 to 55 mph = 48 square feet of sign area
 - iv. Speed limits over 55 mph = 100 square feet of sign area
 - c. Freestanding signs shall be limited to a height not to exceed 12 feet.

- d. Freestanding signs shall be setback from the adjacent property line such that the pole or the center of the support structure shall be a minimum of 5 feet from the property line. No portion of any sign may project over a property line.
 - e. Freestanding signs shall be placed in a landscaped area equal to the permitted sign area.
 - f. Drive through lanes may each have one menu board not exceeding 32 square feet in addition to signs permitted above. The menu board may advertise products for sale on-site but may not advertise the business in a manner visible from off-site.
 - g. Freestanding signs are subject to the lighting provisions of 6.11.4.B.
2. Building Wall Signs for non-residential districts, except NOS and RS districts:
- a. One wall mounted sign is permitted per business on each exterior wall of the building facing a street or containing a customer entrance, up to the maximum area permitted for each business.
 - b. Wall mounted signs are permitted up to the following maximum size:
 - i. For buildings setback 0 to 25 feet from the property line, wall sign area shall be permitted up to 0.5 square foot of sign for each 1 linear foot of wall frontage of the wall upon which the sign is mounted
 - ii. For buildings setback 26 to 50 feet from the property line, wall sign area shall be permitted up to 1 square foot of sign for each 1 linear foot of wall frontage of the wall upon which the sign is mounted
 - iii. For buildings setback greater than 50 feet from the property line, wall sign area shall be permitted up to 1.5 square foot of sign for each 1 linear foot of wall frontage of the wall upon which the sign is mounted
 - iv. Where the property fronts a roadway with posted speed limits over 45 mph sign area shall be permitted up to 1.5 square feet of sign for each 1 linear foot of wall frontage of the wall upon which the sign is mounted, regardless of setback from property line
 - v. Drive through lanes may each have one menu board not exceeding 32 square feet in addition to signs permitted above. The menu board may advertise products for sale on-site but may not advertise the business in a manner visible from off-site.
 - c. Wall mounted signs are subject to the lighting provisions of 6.11.4.B.
3. Freestanding signs for residential districts and private property in NOS and RS districts:
- a. Properties in Single-family districts are permitted one sign, not exceeding 6 square feet, per street frontage with vehicular access to the site.
 - b. Properties in Multifamily districts are permitted one sign per street frontage with vehicular access to the site as follows:
 - i. Speed limit up to 30 mph = 24 square feet of sign area
 - ii. Speed limit 35 to 45 mph = 36 square feet of sign area
 - iii. Speed limit 50 to 55 mph = 48 square feet of sign area
 - iv. Speed limits over 55 mph = 100 square feet of sign area
 - c. Freestanding signs shall be limited to a height not to exceed 6 feet in Single-family zones and not to exceed 12 feet in Multifamily zones.
 - d. Freestanding signs shall be setback from the adjacent property line such that the pole or the center of the support structure shall be a minimum of 5 feet from the property line. No portion of any sign may project over a property line.

- e. Freestanding signs shall be placed in a landscaped area equal to the permitted sign area.
- 4. Building Wall Signs for residential districts and private property in NOS and RS districts:
 - a. One wall mounted sign is permitted per building in a Single-family district up to 6 square feet.
 - b. One wall mounted sign is permitted per building in a Multifamily district up to the following maximum size:
 - i. For buildings setback 0 to 25 feet from the property line, wall sign area shall be permitted up to 0.5 square foot of sign for each 1 linear feet of wall frontage of the wall upon which the sign is mounted
 - ii. For buildings setback 26 to 50 feet from the property line, wall sign area shall be permitted up to 1 square foot of sign for each 1 linear feet of wall frontage of the wall upon which the sign is mounted
 - iii. For buildings setback greater than 50 feet from the property line, wall sign area shall be permitted up to 1.5 square foot of sign for each 1 linear feet of wall frontage of the wall upon which the sign is mounted

B. Temporary Signs

Temporary signs are permitted on private property in all zoning districts, subject to the following.

- 1. Temporary signs on private property for non-residential uses:
 - a. One temporary sign, of up to 24 square feet, may be permitted per business.
 - b. A permit shall be required for all temporary signs.
 - c. Temporary sign permits shall be good for 180 days. A copy of the permit must be maintained on the premises and be readily available upon demand for verification by City inspectors.
 - d. A temporary sign may be attached to a building wall or may be freestanding. The proposed location, materials and means of attachment or support shall be specified in the permit application.
 - e. A temporary sign shall be subject to City inspection to assure that the installation is accomplished in a safe manner and location.
 - f. Damaged or dangerous conditions caused by a temporary sign must be immediately remedied or may result in the revocation of the permit.
 - g. Failure to obtain a permit for a temporary sign or failure to remove a temporary sign upon expiration of a permit shall constitute a blighting condition upon the property and shall be subject to enforcement and penalties as provided in City Code Chapter 1-3 and/or City Code Chapter 7-5-20.
- 2. Temporary signs on private property for residential uses are exempt from permitting, but subject to the following:
 - a. Each temporary sign shall be limited to not more than 6 square feet.
 - b. Each temporary sign must be freestanding and installed in a safe and secure manner.
 - c. Damaged or dangerous conditions caused by a temporary sign must be immediately remedied or may result in enforcement action by the City.
 - d. Failure to maintain a temporary sign shall constitute a blighting condition upon the property and shall be subject to enforcement and penalties as provided in City Code Chapter 1-3 and/or City Code Chapter 7-5-20.

C. Signs in the Public Right-of-Way
See City Code Title VIII.

6.12.6 / Comprehensive Sign Plan Standards

A. Purpose

Comprehensive sign plans regulate the appearance and location of signs within a single commercial project. Approved comprehensive sign plans may allow additional flexibility including innovative sign design, a greater number of signs, or more sign area than otherwise permitted in this section. Comprehensive sign plans are expected to result in higher quality signage than is otherwise required.

B. Compliance with a Comprehensive Sign Plan

A Comprehensive Sign Plan may be requested by the owner of properties containing multi-tenant buildings, and multi-occupant, multi-product, or multi-service commercial development. Such development shall be required to comply with a comprehensive sign plan when approved in accordance with the procedures of Sec. 9.7, Sign Permits and Comprehensive Sign Plans, and other applicable requirements of this Code. Such proposals require review by the City's Planning and Zoning Commission and action by the City Council.

1. Proposed Development

Where requested, a Comprehensive Sign Plan shall be submitted in conjunction with the required Site Plan.

2. Existing Development

The owner of an existing commercial development seeking a Comprehensive Sign Plan shall submit such Plan to the City in conjunction with any addition of gross floor area by 20 percent or more, or for any interior or exterior remodeling that results in the value exceeding 20 percent or more of the building's value prior to the remodeling.

C. Comprehensive Sign Plan Requirements

A Comprehensive Sign Plan shall not be approved until and unless the City Council finds that:

1. The plan provides that signs of a similar type and function within the development will have a consistent size, lettering style, color scheme and material construction; and the plan provides for signs that meet the size limitations, location requirements and other applicable requirements of this section; or
2. The plan results in an improved design in exchange for a greater number of signs or larger sign face area than otherwise permitted by this section.

D. Effect

After approval of a comprehensive sign plan, or an amended comprehensive sign plan, no sign shall be erected, placed, painted, or maintained, except in accordance with such plan, and such plan may be enforced in the same way as any provision of this Code.

6.12.7 / Airside Signage at the Prescott Municipal Airport

For businesses with airside frontage, the following standards shall apply:

A. Applicability

All signage permitted and regulated under this Section shall be restricted to those frontages considered "airside" as defined under this Code (Refer to Sec. 11.2. Terms Defined). For those businesses with airside and landside frontage (Refer to Sec. 11.2), the landside signage shall be computed independently from the airside signage using the sign regulations provided in Sec. 6.12, Signs.

B. Airport Approval

All proposed signs shall have written approval by the Airport Director before a sign is submitted to the City of Prescott for a sign permit. The Airport Director may review signage for its

placement on all airside structures and within airside areas, the material used to construct the sign, the type of illumination used, color, size, shape, where/how it is placed, and/or any other pertinent aspect relating to the proposed signage.

C. Maximum Sign Sizes, Wall Mounted:

1. Individual Buildings less than 10,000 square feet in size: 50 square feet.
2. Individual Buildings >10,000 square feet or with 75 or more linear feet of airside building frontage, total allowable signage, up to a maximum of 150 square feet, shall be calculated according to the more restrictive of the following alternative criteria:
 - a. For each additional linear foot of airside building frontage in excess of 75 feet, add one square foot of allowable signage to determine total allowable signage.
[EXAMPLE: 50 SF + (1 SF x no. linear ft. > 75 linear ft.) = Sign Area]
 - b. For each additional square foot in excess of 10,000 square feet of building area, multiply .0050 by the gross floor area (GFA) to determine total allowable signage.
[EXAMPLE: .0050 x (GFA, 10,000 or >) = Sign Area]
3. Businesses within a commercial or industrial center having airside frontage, that are determined by the Airport Director to have a need for signage shall be permitted: 40 SF
4. Additional signage may be authorized, up to a maximum of 150 square feet, according to the more restrictive of the following alternative criteria:
 - a. For each additional linear foot of airside building frontage in excess of 40 feet: add one square foot of allowable signage to determine total allowable signage.
[EXAMPLE: 40 SF + (1 SF x no. additional ft. >75 linear ft.) = Sign Area]
 - b. For each additional square foot in excess of 8,000 square feet of building area: multiply .0050 by the gross floor area (GFA) to determine total allowable signage.
[EXAMPLE: .0050 x (GFA, 8,000 or >) = Sign Area]

D. Freestanding Signage Prohibition

Freestanding signage is generally prohibited. However, the Airport Director may provide a written determination indicating that freestanding signage is appropriate. The applicant, upon receipt of this finding, may apply for a Conditional Use Permit (Refer to Sec. 9.3). Freestanding signs shall be subject to the following standards:

1. **Area and Projection**
 - a. Maximum Area: 24 SF
 - b. Maximum Projection From Structure: 48 inches
2. Freestanding signage area shall be included in the signage total for the individual project.
3. No signage is to project beyond any lease lines.
4. All signage shall be subject to Federal Aviation Administration codes and restrictions.
5. All signage shall be subject to the rules and regulations of the Airport.

6.12.8 / Changeable Copy Sign Standards

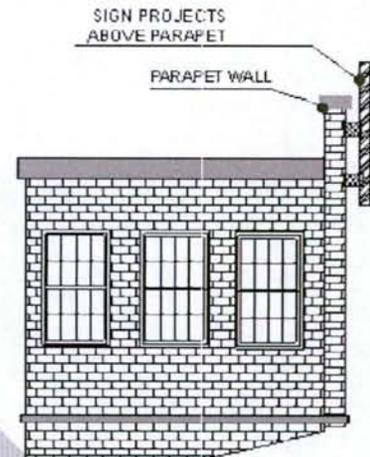
Changeable copy signage shall be subject to the following development standards:

- A. Changeable copy signs are permitted up to a maximum of 50 square feet and shall encompass no more than 50% of the allowable freestanding sign area.
- B. Minimum time interval between copy changes is 30 seconds.
- C. Transition methods are limited to static message replacement.
- D. Allowable brightness is 0.3 foot candles above ambient light conditions. An automatic dimming sensor is required to appropriately adjust brightness.

6.12.9 / Prohibited Signs

Signs not specifically authorized are prohibited, including, but not limited to the following:

- A. Roof mounted signs or signs that project above the highest point of the roofline, parapet, or fascia – see illustration of roofline and fascia features at right;
- B. Signs that project above the canopy or awning upon which the sign is attached;
- C. Sandwich signs or portable signs, except as specifically within rights-of-way permitted by the City Code within rights-of-way;
- D. Signs mounted, attached or painted on trailers, boats, or motor vehicles for advertising purposes when used in place of or as additional advertising at or near the business or activity;
- E. Any sign emitting sound;
- F. Any sign with intermittent or flashing illumination; animated, moving signs or the illusion of movement; but not to include time and temperature signs;
- G. Signs attached to and projecting from the roof or wall of a building perpendicular to a wall surface more than 36 inches, but not including signs mounted perpendicular to a wall entirely under an awning or roof overhang;
- H. Signs constructed of open light bulbs; but not including exposed neon; and
- I. Billboards and other off-premises signage, unless approved as a part of a comprehensive sign plan.
- J. ~~Banners or other temporary signs when mounted for periods exceeding 45 days.~~

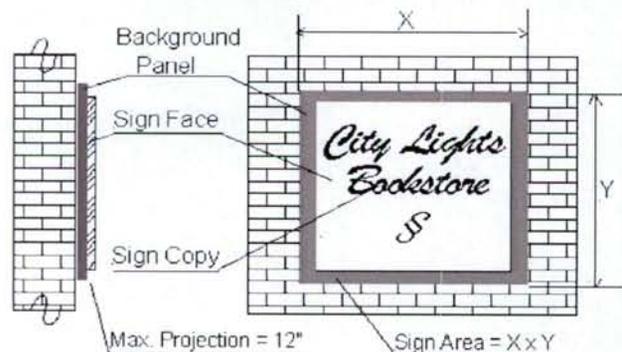


6.12.10 / Sign Measurement

A. Sign Area

1. Single Sign Face

- a. The area of a wall sign or sign with a single face, shall be computed by measuring the sum of:
 - 1) Areas contained within the outside dimensions of the background panel; and
 - 2) Any surface material or color that forms an integral part of the sign, or is used to differentiate the sign from the backdrop or structure against which it is placed. Sign face does not include any supporting framework, base, bracing or decorative fence or wall that is clearly incidental to the sign.
- b. Signs mounted directly on a wall, without a background, shall be



Wall Mounted Sign

measured by totaling the area(s) of the smallest rectangles that will encompass the extreme limits of each word, graphics, or other display.

2. Two or More Sign Faces

If the interior angle between the 2 sign faces is 45 degrees or less, sign area will be measured as a single face. If the 2 faces of a double-faced sign are of unequal area, the area of the sign shall be the area of the larger face. In all other cases, the areas of all faces of a multi-faced sign shall be added together to compute the area of the sign.

3. Spherical or Free-Form Signs

Sign area shall be the sum of the area of sides of the smallest 4-sided polyhedron that will encompass the sign structure.



4. Illuminated Signs

- a. Sign area shall include the entire illuminated surface, or illuminated architectural element, that contains sign copy or graphics.
- b. Backlight architectural awnings shall count toward the sign allowance when the sign copy is visible at night.
- c. Neon banding on a building shall count toward the aggregate maximum signage area.

5. Flags

Flags identifying ~~businesses and non-governmental entities~~ other than governmental, and not approved as temporary or special event signs, shall count toward aggregated sign total.

B. Height

1. Free-Standing Signs

Sign height shall be measured as the distance from the top of the sign structure to the finished grade at the base of the sign. The height of any monument base or other structure erected to support a sign shall be measured as part of the sign height.

2. Wall or Fascia Mounted Signs

Sign height shall be measured as the distance from the top of the sign structure to the finished grade at the base of the subject wall.

6.12.11 / Construction and Maintenance Standards

All signs shall be designed, constructed and maintained in accordance with the following standards:

A. Construction Standards

- 1. All signs shall comply with applicable provisions of the City building and electrical codes.
- 2. Except for permitted banners, flags, temporary signs and window signs conforming in all respects with the requirements of this Section, all signs shall be constructed of permanent materials and shall be attached to the ground, a building or another structure by direct attachment to a wall, frame or structure.
- 3. Signs may be attached flat against canopies made of rigid materials; canopies made of non-rigid materials (e.g. canvas) shall only have signs composed of compatible materials (e.g. paint, stitching, and vinyl).

B. Maintenance Standards

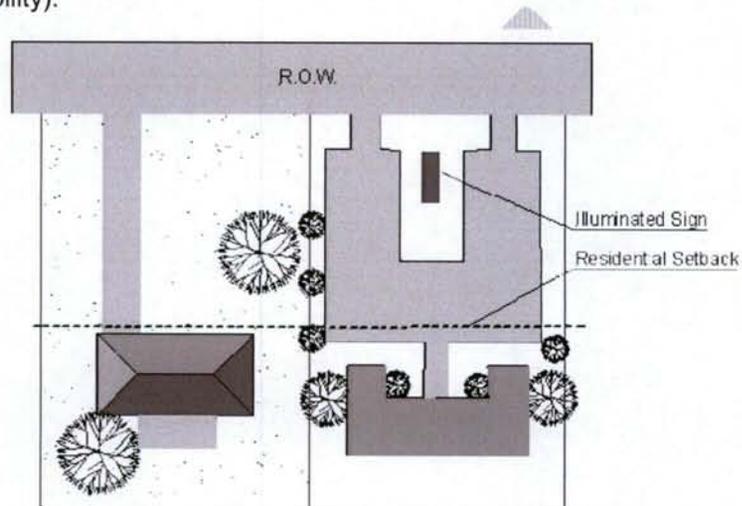
All signs shall be maintained in good structural condition, in compliance with all building and electrical codes at all times, and shall be repaired, replaced, or removed to prevent a public hazard, and subject to the following standards

- 1. A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, ripped or peeling paint, poster paper or other material.

2. A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, that exceeds 15 degrees from vertical.
3. A sign shall not have weeds, trees, vines, or other vegetation growing upon it, or obscuring the view of the sign from the street or right-of-way from which it is to be viewed.

6.12.12 / Visibility Obstructions

- A. No signs shall be erected, and there shall be no lighting of signs or premises, so as to obstruct the view of, or be confused with, any authorized traffic signal, notice or control device. Any such signs or light sources shall be removed at the direction of the Community Development Director.
- B. No sign shall obstruct visibility in the sight triangle (Refer to 6.3.10, Corner Setbacks and Intersection Visibility).



6.12.13 / Illumination

- A. All sign illumination shall be subject to the provisions of Sec. 6.11.4B, Outdoor Retail, Recreational and Other Lighting.
- B. No illuminated sign structure shall be placed at or behind the existing or required setbacks, whichever is greater, of an adjacent residential lot.

6.12.14 / Sign-related Definitions

Sign-related terms shall have the following meanings as used in this Section:

Table 6.12.14

SIGN-RELATED DEFINITIONS	
Term	Definition
Awning	Same as canopy.
Banner, temporary	A sign that is painted or displayed upon cloth or other flexible material.
Canopy	A shelter or cover projecting from and supported by an exterior wall or building.
Center (Commercial or Industrial)	A group of 3 or more businesses associated by common agreement or under common ownership with common parking facilities.
Club, Service or Civic	An association of persons for some common, nonprofit purpose, but not including groups organized primarily to render a service that is customarily carried on as a business.
Landscaping	Landscaping may include trees, shrubs, ground cover, vines, walkways, ponds, fountains, sculpture and other organic and inorganic materials used for creating an attractive appearance and for the control of erosion and noise and for the separation of pedestrians and vehicles.
Maintenance	The repairing or repainting of a sign or sign structure; changing of reader panels or directory signs; or renewing copy, which has been made unusable by ordinary wear and tear or weather, is considered maintenance. Reasonable alterations, not including substantial structural replacements, shall be considered maintenance.
Roof Line	The highest point of a structure including parapets, but not to include domes, spires, chimneys or heating or cooling mechanical devices.
Sign	Any device for visual communication which is used to or intended to attract the attention of the public for business or professional purposes, when the display of this device is visible beyond the boundaries of the property upon which the display is located. The term "sign" shall not include any flag, badge, or insignia of any government or governmental agency. The term "sign" shall not include the displays or advertising devices in a merchant's window or within the interior of a building.
Sign, Animated	The movement or the optical illusion of movement of any part of the sign structure, design or pictorial segment including the movement of any illumination or the flashing, scintillating or varying of light intensity. The automatic changing of all or any part of the facing of a sign or any sign or part of a sign set in motion by movement of the atmosphere shall be considered animation. Time and temperature devices shall not be considered as animation under this Code.
Sign, Billboard	An off-site sign that directs attention to a business, commodity, service, entertainment or product not related to uses on the site where the sign is located.
Sign, Cabinet	A sign that contains all the text and/or logo symbols within a single enclosed case.
Sign, Canopy	Any sign erected directly upon a canopy.
Sign, Changeable Copy	A sign that is capable of regular and routine change of copy, which may be other than the name of the business advertised. There are two types of changeable copy signage permitted: 1) Manual: utilizes a manual means of changing copy. May or may not be internally illuminated. Also referred to as a reader board or marquee, and 2) Electronic: Utilizes an electronic means of changing copy, either remotely or by automatic means. These signs include, but are not limited to, displays using incandescent lamps, LEDs, LCDs, or a flipper matrix. Also referred to as electronic message centers and electronic message boards.

SIGN RELATED DEFINITIONS	
Term	Definition
Sign, Directional	Public signs erected by or on behalf of a governmental body to convey public information and direct or regulate pedestrian or vehicular traffic.
Sign, Directory	Any sign listing the names, uses and/or location of the tenant's businesses or activities conducted within a building or group of buildings. A sign designed to show the relative locations of the several business establishments within a shopping center or other multi-tenant development.
Sign, Fascia	A sign that is located on the horizontal piece covering the joint between the top of a wall and the projecting eaves of the roof.
Sign, Free-Standing	A sign which is erected on its own self-supporting permanent structure, detached from any supporting elements of a building.
Sign, Identification	A sign that directs attention to a business, commodity, service, entertainment or product related to uses on the site where the sign is located and which is not otherwise defined in this Ordinance.
Sign, Illuminated	A sign whose surface is lighted internally or externally.
Sign, Mural (move to follow "Maintenance")	Murals painted on exterior walls of businesses shall be permitted, subject to review and approval by the Community Development Department to determine that, the artistic rendering does not advertise the business in any way, including subject matter or wording, and that the proposed mural is appropriate for the existing use of the building. The Community Development Department may review the background and artistic expertise of the artist based on samples of previous work. Approved murals or artistic renderings shall not be considered as signage.
Sign, Nonconforming	Any sign that is not allowed under this Code, but which, when first constructed, was lawful.
Sign, Parapet and Mansard	A sign permanently affixed to a wall or surface that is designed to protect the edge of a roof.
Sign, Political	A sign which supports the candidacy of any candidate for public office or urges action for or against any other matter on the ballot of primary, general, or special elections.
Sign, Portable	Any sign not permanently affixed to the ground or a structure on the site it occupies.
Sign, Projecting	Any sign attached to a building or other structure and extending in whole or in part more than 12 inches beyond the building.
Sign, Roof	A sign erected in any way upon a building or structure that extends above the roof line of the building or structure.
Sign, Structure	The supports and framework of the sign.
Sign, Temporary	Any sign not intended for permanent display as authorized in Sec. 6.12.5, Permitted Signs, and excluding portable signs.
Sign, Wall-mounted	A sign mounted flat against, projecting less than 12 inches or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of said wall.
Signage, On-site	An attached or freestanding sign, which correctly identifies a business, commodity, service or product conducted, sold or offered on the same premises where the sign is located.
Signage, Pan-channel	An individual letter that is 3 dimensional and is constructed by means of a 3-sided metal channel.

Free-standing Signs

	Current Code	Posted Speed Limit	Proposed Code
Diagram 1	24 sf	25 mph	24 sf
Diagram 2	24 sf	40 mph	36 sf
Diagram 3	100 sf <i>(2 sf per 1' setback)</i>	55 mph	48 sf

Wall Signs

	Current Code	Building Setback	Proposed Code
Diagram 1	80 sf	20'	40 sf
Diagram 2	80 sf	40'	80 sf
Diagram 3	80 sf	60'	120 sf

Diagram 1

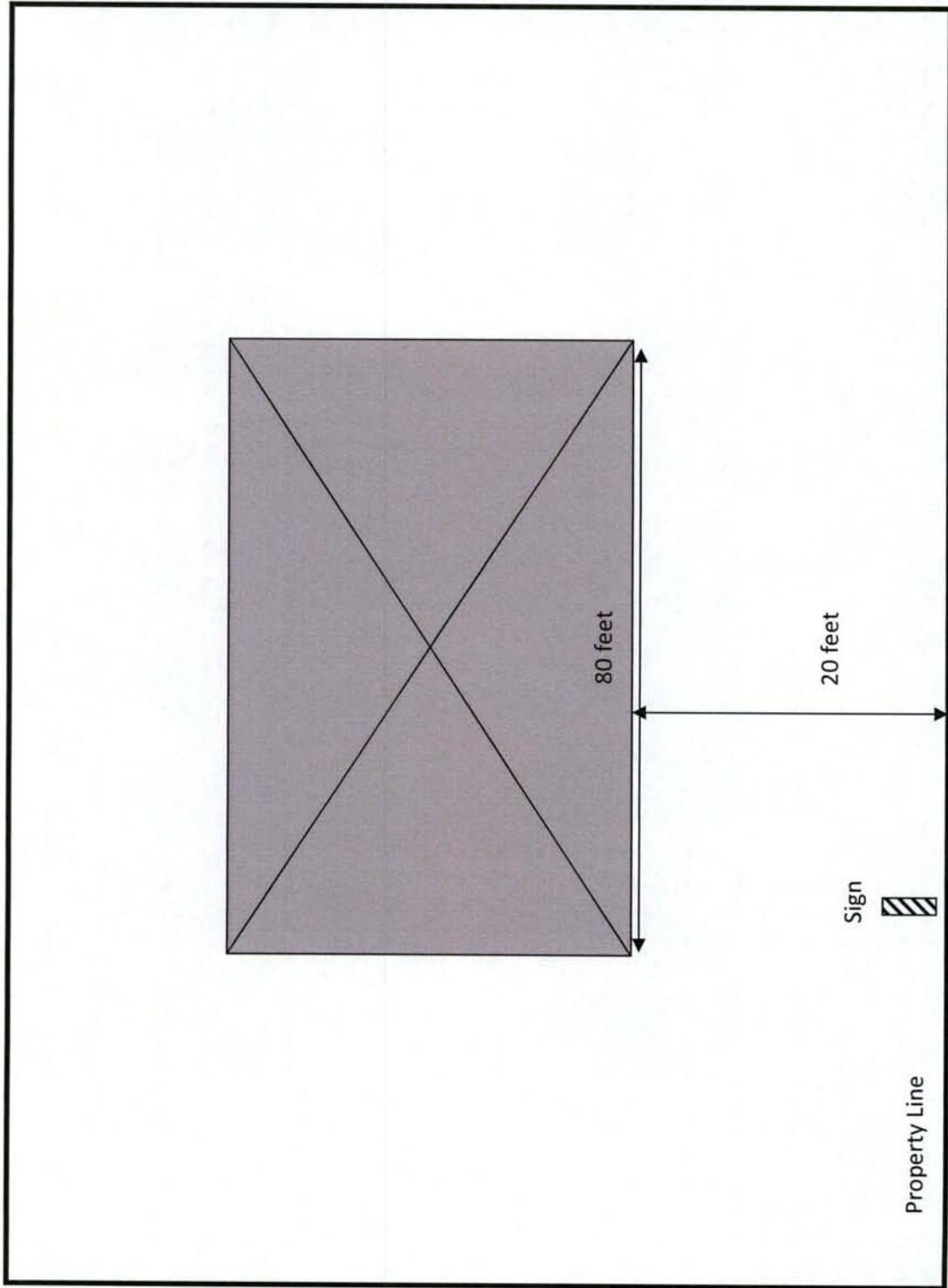


Diagram 2

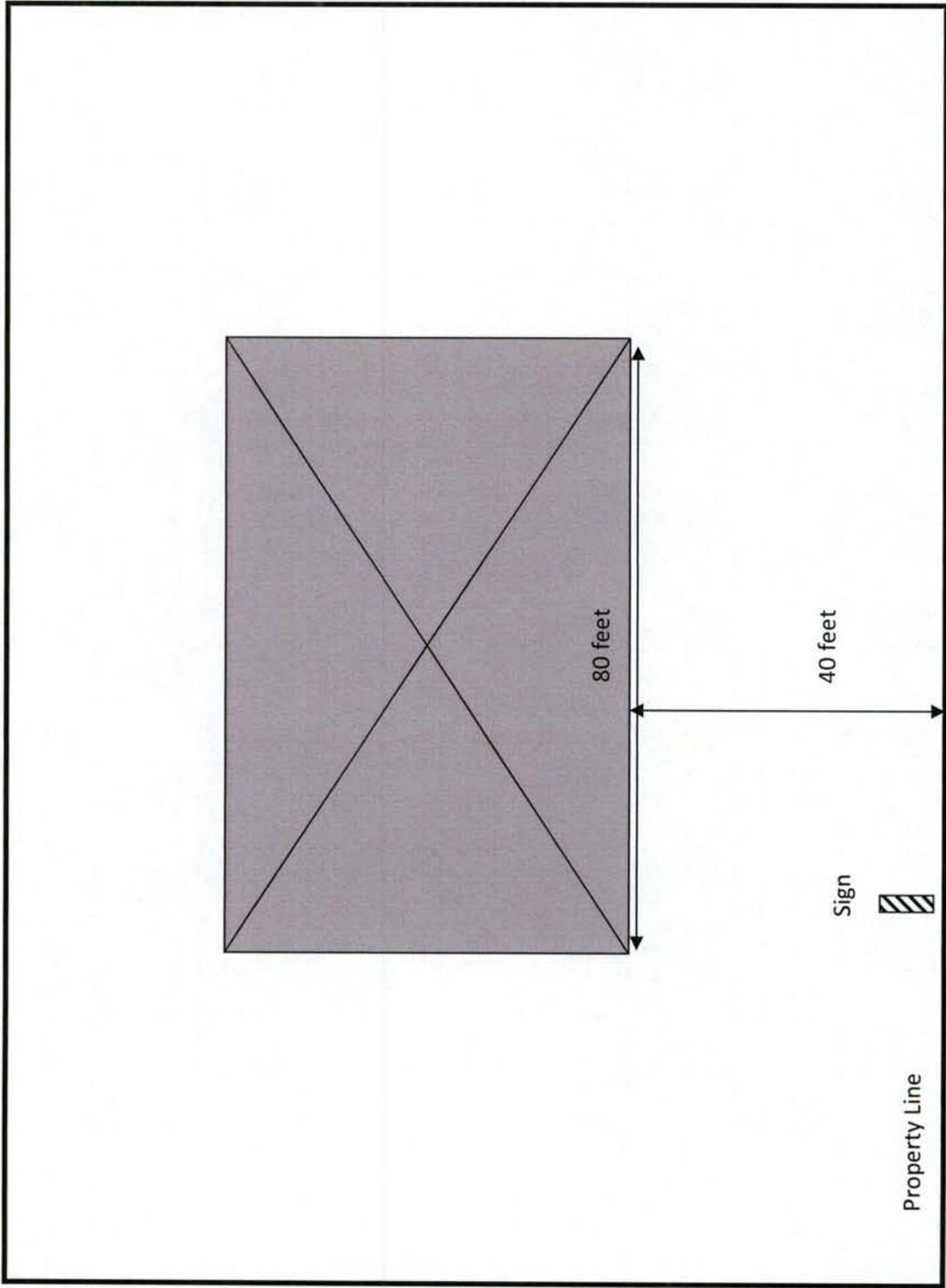
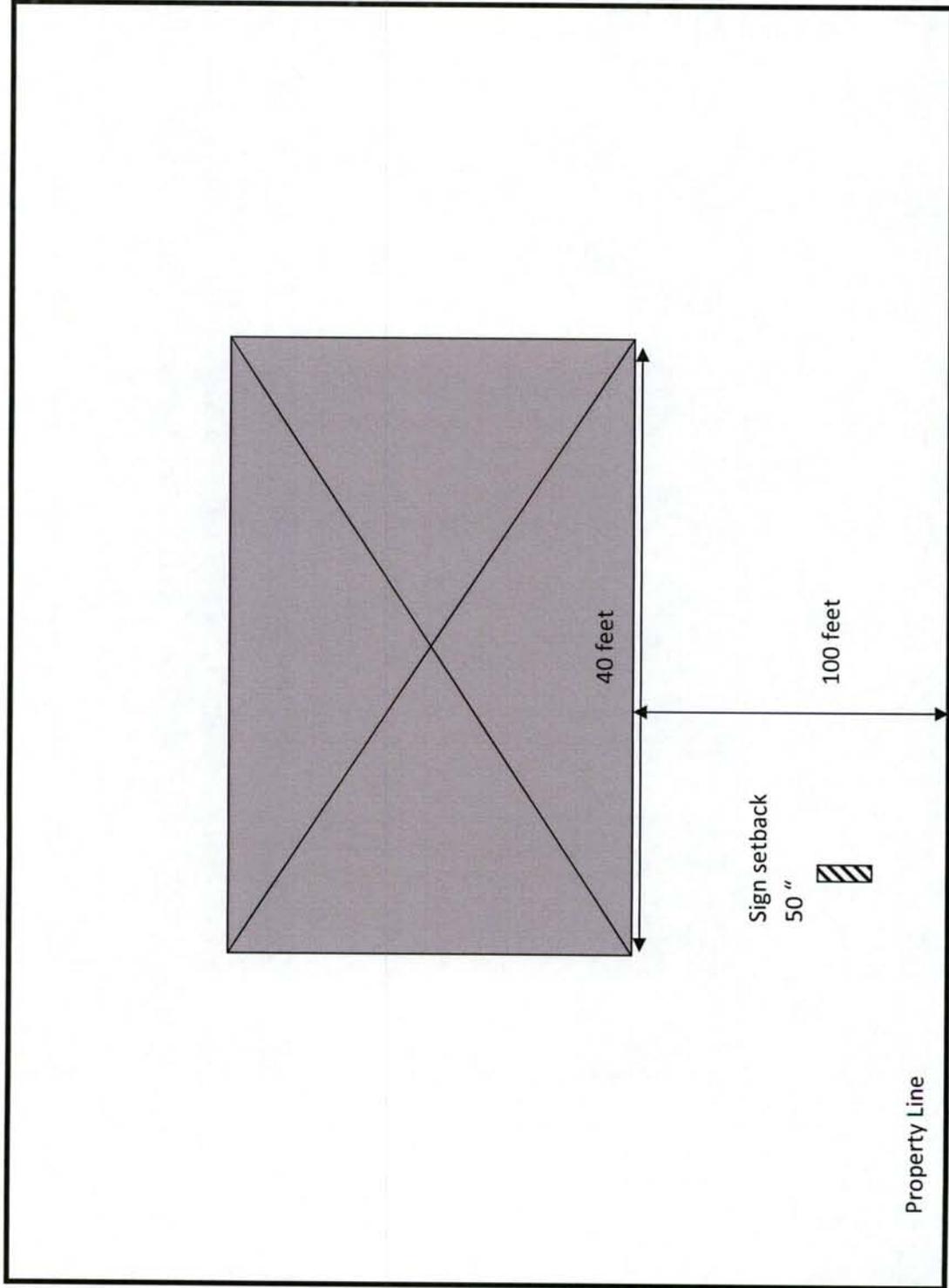


Diagram 3



MEETING DATE: 3/2/16

DEPARTMENT: Community Development

AGENDA ITEM: Multi-family Residential Density in the Downtown Business District.

Approved By:		Date:
Director:	Guice, Tom <i>TG</i>	2-24-16
Planning Manager:	George Worley <i>GW</i>	2/24/16
Community Planner:	Frank V. Hall <i>FVH</i>	2/23/16

Introduction

The purpose of this item is to discuss the possibility of increasing the multi-family residential density standard in the Downtown Business District (DTB).

Background

During a recent Pre-Application Conference (PAC), an applicant proposed a new multi-family residential building that included six (6) apartments on a 7,500 square foot lot in the DTB. The applicant was advised that the base residential density of Article 4, Section 4.9.3.B.5.a of the Land Development Code (LDC) permits a maximum of three (3) multi-family residential units on a 7,500 square foot lot.

The applicant noted that the last sentence in the purpose statement in Article 4, Section 4.9.1 states:

“The DTB district provides opportunities for the development of a full range of uses including; restaurants, business and governmental offices, retail stores, theaters, museums, individual residences and high density housing.”

As a result, the applicant submitted an email to the Community Development Department requesting a zoning amendment to increase the multi-family residential density in the DTB zoning district. The applicants email is attached.

AGENDA ITEM: Multi-family Residential Density in the Downtown Business District

Existing DTB Zoning Density

As stated above, Article 4, Section 4.9.3.B.5.a limits a 7,500sf lot to a maximum of three (3) multi-family dwelling units.

Without the additional site amenities described in Section 4.9.3.B.5.b.2-3, a fourth multi-family unit would require the lot to be at least 8,700 square feet in area. Each additional unit without recreational or open space amenities adds 1,200 square feet to the minimum lot size.

The increase in lot area needed for more than three (3) units decreases when open space or recreational amenities are included in the multi-family development. For example, a fourth multi-family unit with a courtyard or gym would require the lot to be 8,150 square feet.

**Article 4, Section 4.9.3.B.5
Multi-Family Dwellings:**

- a. 3 Units: 7,500 square feet/ lot
- b. Each Additional Unit:
 - 1) Without recreational and open space amenities (e.g., courtyard, gym, game room, pool) =10 percent of total site area: 1,200 square feet/ unit
 - 2) With recreational and open space amenities (e.g., courtyard, gym, game room, pool) =10 percent of total site area: 650 square feet/ unit
 - 3) With public-private partnership elements that contribute amenities such as public parking, mixed-use development, civic space, or other significant enhancements deemed by City Council appropriate for the highest density consideration: 530 sq. feet/ unit.

2015 General Plan

Goal 2 and Strategy 2.1 of Land Use Element 5 of the 2015 General Plan states:

Goal 2 - "Preserve the identity and image of downtown as a historic government, business, cultural and residential center by expanding cultural and leisure facilities and activities, and maintaining a mix of uses for the benefit of both visitors and residents"

Strategy 2.1 - "Maintain and encourage an expansion of the mix of commercial and residential uses in the downtown."

Discussion

Should the base residential density of 3 multifamily units on a 7,500 square foot lot be increased in the DTB district?

AGENDA ITEM: Multi-family Residential Density in the Downtown Business District

Options to Consider

Option 1 – Simply increase the number of multi-family units allowed in the DTB for a 7,500sf lot.

Option 2 – Use only the maximum residential density for the DTB district at 58 units to the acre for multi-family residential dwelling types per Article 4, Section 4.9.3.A of the LDC without consideration of lot size and delete the requirement for recreational and open space amenities to increase residential densities. If this maximum density was the only calculation used to determine the number of multi-family units in the DTB then a 7,500sf lot could be developed with 9 multi-family units.

Attachments

1. Article 4, Section 4.9 – LDC (Existing)
2. 2015 General Plan Land Use Element – 5.5 Downtown
3. Citizen Email – Mr. James Griset

Hall, Frank

From: James Griset [jamesgriset@yahoo.com]
Sent: Monday, February 08, 2016 4:08 PM
To: Hall, Frank
Cc: James Griset
Subject: Jim Griset - Apartment Density /Parking in the DTB

James R. Griset
444 Old Newport Blvd., Suite A
Newport Beach, CA 92663
928-273-1976
email: jamesgriset@yahoo.com

2/8/16

Frank Hall, Chair
Pre-Application Conference - Community Development Department
City of Prescott
201 S. Cortez
Prescott, AZ 86303
Sent by email to: frank.hall@prescott-az.gov

Re: Submittal to the upcoming Unified Development Code Committee (UDC)
& Followup to PAC 16-005 on 1/21/16
Regarding my building at 136 S. Montezuma
(at Whiskey Row crosswalk)
Dear Frank,

First off, I want to thank you, Tom Guice and George Worley for your comments and guidance pertaining to my/Doug Stroh's submittal for the 1/21/16 PAC.

I am writing this letter to request an increase in the residential density in the Downtown Business District (DTB) and to reduce or eliminate the parking requirements in the DTB.

As you know, our proposal, as presented to the PAC, was for 6 one bedroom apartments (3 per floor), on two floors, over ground level parking or in the event that a commercial use was desired, as an option for the ground floor, it would be for 6 apartments, on two floors over an appropriate and permitted commercial use.

I have been hanging around Prescott for over 20 years and have noticed that there is a shortage of nice apartments in the DTB.

In the olden days, in many cities and towns, there were always apartments above the commercial uses. Then, of course, everybody moved to the suburbs.

The trend now seems to be adding housing in the central business districts of many cities. Lofts etc. are very popular.

While the density standards are more liberal in other areas of Prescott, the current 3 units for a 7,500 square foot in the DTB would make my project unfeasible. If the building codes allowed, I would prefer to increase the number of apartments to 9. However, the necessity of another stairwell and its required location make those additional 3 units almost impossible at this time.

It is interesting to note that hotel rooms are exempt such density restrictions and parking requirements, in the DTB.

Therefore, I respectfully ask that The City of Prescott find a way to increase the apartment density in the DTB and to reduce or eliminate the parking requirements in the DTB.

Thank you very much. Please let me know how I can further assist you in achieving my goal.

Best regards,

Jim Griset

2015 GENERAL PLAN

Proactive land-use planning for these areas is essential to mitigate potential adverse impacts on existing residential areas, maintain good circulation, connectivity, ensure adequate buffering of adjacent land uses and plan for future infrastructure needs.

5.4.1 Transition and Special Study Areas Goals and Strategies

Goal 1 Involve the residents and property owners of the area in the planning process and policy development for their area.

Strategy 1.1 Encourage the use of development agreements to address unique circumstances, such as traffic safety and residential buffering, which arise out of Neighborhood Plans.

Strategy 1.2 Encourage the use of historic preservation overlay districts where appropriate.

Goal 2 Analyze transition and special study areas for their potential in helping to meet community challenges such as economic development, housing needs, historic preservation and open-space conservation and traffic connectivity.

Strategy 2.1 Develop incentives and modified development standards to better direct appropriate land uses in transition and special study areas while protecting nearby residential uses.

Goal 3 Support flexibility in setbacks, site coverage and height in return for acceptable development design, which maintains the character of transitioning areas, but also furthers implementation of neighborhood and land-use plans for the area.

Strategy 3.1 Initiate rezoning, where appropriate, to support the character, goals and uses identified in specific area plans or neighborhood plans adopted for transition areas.

Strategy 3.2 Encourage infill development in these areas while protecting the existing neighborhood.

5.5 DOWNTOWN

Since Robert Groom first surveyed Prescott in 1863, the Plaza and downtown have been utilized as governmental, commercial, residential and as public gathering places. Prescott has successfully retained a high level of historic identity. The Courthouse Plaza and the surrounding downtown contribute more to the heritage, early traditions and character of Prescott than any other area in the City. The layout of downtown and the various building styles provide insight to what life was like at the turn of the 20th century for early residents of Arizona's Territorial Capital.

The downtown, with historic buildings, mixed commercial and residential uses, pedestrian orientation, street landscaping and small-town flavor is recognized as the heart of the community. The Courthouse Plaza and downtown area are the focal point of the community and the most visible symbol of Prescott and its character as an historic city. Elements making up this character include zero setbacks, walkable streets, mature trees, lawn areas, human scale architecture and building size, as well as the open space of the Plaza with its mature landscaping, bandstand, fountain and statuary.

Downtown accounts for a significant amount of the City's sales tax base. It remains a primary visitor attraction for Prescott, supporting vibrant tourist and retail uses featuring arts, entertainment, hotels, restaurants, coffee shops, bookstores and museums. The downtown

supports an important historic residential area as well as continuing uses for Federal, County and City government. The Downtown vision is the preservation of the physical, historic and visitor-friendly attributes so it may continue to be a major economic force and tourist draw for the City. The goals and policies of the Downtown Specific Area Action Plan (adopted by the City in May 1997) are reinforced in this General Plan.

Recent restoration efforts in the downtown core include an adaptive re-use renovation of the Knights of Pythias building, removal of "ski-jump" awnings on all buildings installed over the original horizontal awnings in the late 1960s, a façade restoration on the Otis building including restoration of the Goldwater's neon sign, the reunification of the Bashford-Burmister buildings under one ownership and a renovation of the Union Block building. These renovation efforts are a testament to the business owners recognizing the value of historic preservation within the downtown core, and to their working in partnership with the City through the permit process while maintaining building safety codes and American Disabilities Act requirements.

A challenge for all historic downtowns is the provision of parking for automobiles. Prescott's downtown parking garage is an important component of the downtown parking plan, but the City may need to seek other properties appropriate for public parking and work with private property owners who desire to offer their vacant properties for paid parking.

5.5.1 Downtown Land Use Goals and Strategies

Goal 1 Enhance public-private partnerships within the downtown.

Strategy 1.1 Continue the City's participation with all organizations which focus on the downtown to facilitate and coordinate public and private downtown projects.

Strategy 1.2 Continue to support downtown businesses and organizations in promoting and organizing events in the downtown.

Goal 2 Preserve the identity and image of downtown as a historic government, business, cultural and residential center by expanding cultural and leisure facilities and activities, and maintaining a mix of uses for the benefit of both visitors and residents.

Strategy 2.1 Maintain and encourage an expansion of the mix of commercial and residential uses in the downtown.

Strategy 2.2 Continue to encourage municipal, county, state and federal government services and facilities in the downtown.

Goal 3 Preserve and enhance historic downtown assets.

Strategy 3.1 Implement a policy to maintain downtown infrastructure and amenities.

Strategy 3.2 Emphasize adaptive re-use of historic buildings, including those outside of established preservation districts, to encourage their maintenance and preservation.

Strategy 3.3 Review and update the Prescott Historic Preservation Master Plan, the Downtown Action Plan and the Courthouse Plaza

Historic Preservation District ordinance regularly to maintain their usefulness and relevance.

Goal 4 Create and maintain safe multi-use open space areas within downtown.

Strategy 4.1 Develop and implement a landscaping inventory to protect, restore and expand the number of street trees and other landscaping in the public right-of-way in the downtown area.

Strategy 4.2 Improve and maintain pedestrian and bicycle accessibility and amenities.

Strategy 4.3 Seek potential locations for additional public and paid parking facilities on vacant parcels in and near the downtown.

END

5.6 BUSINESS, COMMERCIAL AND INDUSTRIAL LAND USES

Business, commercial, and industrial development, produce employment opportunities and income for City residents. However, successful income producing strategies are not based only on the quantity of these areas, but rather having the right size and types of business ventures in the right locations with available infrastructure and energy.

Currently, the largest areas set aside for industrial uses are in the vicinity of the airport and in the Sundog Ranch/Industrial Way area. Smaller industrial areas are located in Sandretto Hills, Miller Valley Rd. and the Sixth Street area north of Sheldon St. Additional commercial and industrial areas may be created through annexation. Expanding opportunities for commercial, industrial and business uses in order to attract higher paying jobs and to promote Prescott as competitive in the regional marketplace is important. A balanced income producing area will have a mix of housing and ensure that future site development is carefully managed to avoid negative impacts.

5.6.1 Aggregates

The City is required (per SB 1598 modifying ARS 9-461.05) to include information in the General Plan regarding sources of currently identified aggregates, policies to preserve aggregates sufficient for future development and policies to avoid incompatible land uses. "Aggregate" refers to cinder, crushed rock or stone, decomposed granite, gravel, pumice, pumicite and sand.

Currently a single source of aggregate exists within the city limits. Sand and gravel is mined from Granite Creek on the east side of the airport north of SR89A, for use in the manufacture of concrete. The Land Development Code allows mining of aggregates in industrially zoned areas with an approved Special Use Permit. Several conditions of approval must be met to protect adjacent land uses and remediate the site. However, federal and state laws allow mining of aggregates without local approvals.

5.6.2 Prescott Municipal Airport, Ernest A. Love Field

Airport land-use protection must be addressed to assure the continued economic vitality of the airport. Residential subdivisions are south and east of the airport. Additional subdivisions, both within the City and in unincorporated areas, are possible near the airport. Development issues raise the need for regional cooperation to address airport land use, airport noise and other concerns to ensure that further residential or other incompatible land use infringement on the airport does not occur.

The airport is a substantial transportation and economic asset to Prescott and the surrounding areas, and is owned and operated by the City of Prescott. The airport is a key for economic

- b. Multi-use Projects
 - 1) Interior of Multi-use Projects: 0 feet
 - 2) Perimeter of Multi-use Projects: 7 feet
- 3. Rear: 10 feet
- 4. Corner: 8 feet

Commentary:

Side setbacks for attached residential uses and multi-use, nonresidential developments may be reduced to 0 feet; provided, however, that adjacent to perimeter project property lines minimum side yard setbacks shall be adhered to.

4.8.4 / District Standards

District standards applicable in the BR district include the following:

- A. Maximum building/structure height greater than the otherwise applicable maximum height up to a 100-foot maximum may be approved subject to the approval of a Special Use Permit pursuant to Sec. 9.9.
- B. New construction with alley access shall provide at least 50 percent of required parking in the rear yard accessed via the alley.

Sec. 4.9 / Downtown Business (DTB)

4.9.1 / Purpose

The Downtown Business (DTB) District is a moderate to high intensity retail, service and business district. The DTB district provides specific standards for the development of business, service, entertainment, and residential uses in the Downtown Business area. DTB district standards are intended to preserve and enhance the unique historic and pedestrian character of downtown Prescott. The DTB district provides opportunities for the development of a full range of uses including; restaurants, business and governmental offices, retail stores, lodging, theaters, museums, individual residences and high density housing.

4.9.2 / Allowed Uses

Uses are allowed in the DTB district in accordance with the Use Table of Sec. 2.3. Such uses shall be housed in permanent buildings in permanent locations unless otherwise noted.

4.9.3 / Density and Dimensional Standards

All development in the DTB district is subject to the standards of this section, the Measurements, Computations and Exceptions specified in Sec. 2.7.3 and other applicable provisions of this Code.

- A. **Maximum Densities:** 58.0 dwelling units/acre
- B. **Minimum Lot Areas:**
 - 1. **Single-Family Dwellings:** 6,000 square feet
 - 2. **Duplex Dwellings:** 3,000 square feet
 - 3. **Patio Home Dwellings:** N/A
 - 4. **Townhouse Dwellings:** N/A
 - 5. **Multi-Family Dwellings:**
 - a. 3 Units: 7,500 square feet/ lot
 - b. Each Additional Unit:
 - 1) Without recreational and open space amenities (e.g., courtyard, gym, game room, pool) =10 percent of total site area: 1,200 square feet/ unit
 - 2) With recreational and open space amenities (e.g., courtyard, gym, game room, pool) =10 percent of total site area: 650 square feet/ unit
 - 3) With public-private partnership elements that contribute amenities such as public parking, mixed-use development, civic space, or other significant enhancements deemed by City Council appropriate for the highest density consideration: 530 sq. feet/ unit.

Commentary:

For a lot to be eligible for any multi-family dwellings, the lot must have at least 7,500 square feet.

6. Nonresidential Uses: None

START

- C. **Minimum Lot Width:**
 - 1. **Single-Family Dwellings:** 50 feet/ lot
 - 2. **Duplex Dwellings:** 50 feet/ lot
 - 3. **Patio Home Dwellings:** N/A
 - 4. **Townhouses:** N/A
 - 5. **Multi-Family Dwellings:** 50 feet
 - 6. **Nonresidential Uses:** None
- D. **Maximum Lot Coverage:**
 - 1. **Single-Family Dwellings:** 40 percent
 - 2. **Duplex Dwellings:** 40 percent
 - 3. **All Other Uses:** None
- E. **Maximum Building/Structure Height:**
 - 1. **Single-Family Dwellings:** 35 feet
 - 2. **Duplex Dwellings:** 35 feet
 - 3. **All Other Uses:** 50 feet, up to 100 feet by SUP (See Sec. 4.9.4E)
- F. **Minimum Setbacks:**
 - 1. **Single-Family Dwellings:**
 - a. **Front:** 15 feet
 - b. **Side:** 7 feet
 - c. **Rear:** 10 feet
 - d. **Corner:** 10 feet
 - 2. **Duplex Dwellings:**
 - a. **Front:** 15 feet
 - b. **Side:** 7 feet
 - c. **Rear:** 10 feet
 - d. **Corner:** 10 feet
 - 3. **All Other Uses:** None

4.9.4 / District Standards, Guidelines, and Procedures

District standards, guidelines and procedures applicable in the DTB district include the following:

A. Special Uses Permits

1. Applicability

Notwithstanding other provisions to the contrary and as necessary to determine compatibility relative to Sec. 4.9.4B, "Compatibility Review Guidelines," the following development proposals shall be subject to a courtesy review by the Prescott Preservation Commission, review and recommendation by the City's Planning & Zoning Commission, and approval by the City Council pursuant to the provisions of Sec. 9.9:

- a. Construction of new structures 10,000 square feet and larger;
- b. Expansion of existing structures by 50 percent or more floor area; and
- c. Remodeling that adds 50 percent or more to the value of existing structures relative to the pre-remodel values.

Upon reliance of the Compatibility Review criteria outlined in Sec. 4.9.4B, the Prescott Preservation Commission shall provide its determination to the Planning and Zoning Commission as to the development proposal's consistency with the guidelines listed therein. The Planning and Zoning Commission shall review such determination and make its recommendation to the City Council. The City Council shall approve or deny the development proposal.

2. Additional Submittal Requirements

A complete application shall be submitted to the Community Development Director as set forth in Sec. 9.1.3. In addition, such applications shall include the following:

- a. A complete site plan must accompany all applications for a Special Use Permit as set forth in Sec. 9.8;
- b. Building elevations illustrating all exposed façades;
- c. Scaled drawings showing how the structure will appear from the adjacent street frontage(s) and from at least 2 other locations in the community as determined by the Community Development Director;
- d. Building materials and colors, and
- e. Other information sufficient to demonstrate conformance with these guidelines.

B. Compatibility Review Guidelines

The compatible relationship of proposed development to the unique character of Prescott's downtown area is of critical public concern for any structures or site improvements. The intent of these design guidelines is to help protect the unique character of Prescott's downtown area. Without prescribing particular architectural designs or materials, compatibility review shall consider the architectural context of any proposed projects with the goal of achieving development that complements the immediate and surrounding areas.

1. Construction and exterior building materials shall be high quality and long lasting.
2. Structures shall demonstrate the general principles of good design including but not limited to those dealing with form, mass, scale, height, texture and color. Specific consideration shall be given to compatibility with other like structures in the vicinity where such structures are substantially in compliance with this LDC.
3. The architectural design of structures and their materials and colors shall be visually harmonious with the overall appearance, history and cultural heritage of downtown Prescott. Generous use of architectural interest elements is encouraged.
4. All mechanical equipment shall be screened from view in accordance with the requirements of Sec. 6.5.8E.

C. Parking and Loading

1. Off-street parking and loading shall be provided for all uses in accordance with the provisions of Sec. 6.2, Off-street Parking and Loading, and particularly Sec. 6.2.2C, Change of Use. Where surface parking lots are developed, such parking areas shall be screened in all cases from street view in accordance with the applicable requirements of Sec. 6.5.6, Parking Area Landscaping.
2. Notwithstanding the off-street parking requirements of Sec. 6.2, Off-street Parking, off-street parking within the DTB shall not be required for permitted uses within buildings constructed prior to 1968. For uses in buildings constructed from 1968 to the present, retail stores, restaurants and other hospitality-related uses in the Retail, Service and Business Categories as defined by Sec. 11.1.5E.3.a. and Sec. 11.1.5E.3.c shall not be required to provide off-street parking. It shall be the applicant's responsibility to provide sufficient documentation as to the construction date of the building.
3. Fees In Lieu of Parking. Within the DTB, off-street parking requirements for uses not exempted by paragraph 2, above, may be satisfied by payment of an in-lieu parking fee, in an amount and manner established by the City Council by resolution. Such payment shall be

Commentary:

It is the intent of this section to provide for the future "waiver" of parking requirements for those uses that contribute to the tourism and hospitality nature of downtown Prescott. This waiver will apply after development of the required garage. Until that time, full compliance with the City parking standards will be required for all uses.

made prior to the issuance of a Certificate of Occupancy. In-lieu fees in the DTB shall be governed by the following:

- a. The in-lieu fee may not be used for more than 20 required parking spaces for any use.
- b. The in-lieu fee may be used at the time of a change of use on a site resulting in additional required parking which cannot physically be accommodated onsite, subject to other provisions of this section (Specifically Section 4.9.4.C.2).
- c. The in-lieu fee may be used at the time of a change to structures on a site which results in a reduction of the number of existing physical parking spaces on the site and/or an addition to the floor area of the building, subject to other provisions of this Section (Specifically Section 4.9.4.C.2).
- d. The in-lieu fee option may be requested by a tenant with the property owner's written consent. The in-lieu fee agreement shall be in a form approved by the City Attorney and will establish the number of parking spaces and the total amount of the in-lieu fees under the agreement. Such agreement shall run with the use, provided however, that it may be terminated, modified or replaced to comply with the provisions of paragraphs a. through c. above, subject to other provisions of this Section (specifically Section 4.9.4.C.2).

D. Landscaping

The landscaping requirements in Sec. 6.5, Landscaping and Screening, shall apply with the following exceptions:

1. Street frontage landscape strips may be reduced to 0 feet in direct relationship to the building setback.
2. Where low screening walls are provided to screen parking lots, the street frontage landscape strips may be reduced by up to 5 feet in width with plantings placed on the street side of the screening wall.

E. Height

Notwithstanding other provisions to the contrary, building height up to 100 feet may be allowed subject to the approval of a Special Use Permit pursuant to Sec. 9.9. Issues to be considered as part of such reviews shall include:

1. Compatibility of the size and scale of the proposed structure with other like structures in the vicinity where such structures are substantially in compliance with this LDC;
2. Topography of the site and vicinity -- the Community Development Director shall determine the site area to be displayed;
3. Effect on the view shed from surrounding areas;
4. Fire and public safety considerations;
5. Adequacy of parking to serve the proposed structure; and
6. Effect on the streetscape, including but not limited to, proposed setbacks and landscaping.

F. Signs

All signs and sign permits approved within the Downtown Business (DTB) District pursuant to the requirements of Sec. 9.7, Sign Permits and Comprehensive Sign Plans, shall be in accordance with the following standards:

1. Maximum Aggregated Signage

All signs not specifically exempt pursuant Sec. 6.12.3, Exempt Signs, except for murals and entrance signs, shall count toward the maximum aggregated allowable total signage as specified in Sec. 6.12.5, Permitted Signs.

2. Entrance Signs

Buildings with public access easements may install signage at the entrance façade sized up to 2x the width of the access easement. This shall be in addition to the maximum aggregated allowable total signage allowed for "Business (1 or 2 Businesses)" in Table 6.12.5B.

3. Sign Placement

All wall signs other than perpendicular signs shall be installed flat against the building façade where architecture permits.

- a. One suspended perpendicular sign per building shall be permitted not to exceed 4 linear feet in overhang. A right-of-way permit shall be required when the sign encroaches over the right-of-way.
- b. One perpendicular entrance sign per customer entrance is permitted when placed under the awning. The sign shall be centered under the awning as measured across the sidewalk.

4. Painted Signs and Murals

Wall signs and murals painted directly on façades are permitted when complementary to the building. The Community Development Director may require that such signs and murals be subject to the review of the Preservation Commission.

5. Flashing, revolving or roof-mounted signs

Flashing, revolving or roof-mounted signs shall be prohibited. No sign shall extend above the top of any part of the roofline.

6. Changeable Copy Signs

Theater marquees may use scrolling, electronic changeable copy signs.

7. Façade Insets or Bands

Many historic buildings include insets or bands within the façade design specifically for signage. Where this condition exists, allowed signage shall be constrained within this area and shall not extend beyond the provided insets or bands. This shall not limit overall signage allowances to the inset or façade design.

8. Neon Signs

Neon signs are allowed and shall count toward the total allowable sign area calculation. Use of neon is also acceptable as a building accent, provided the area contained within the neon tube used for such accent lighting shall count toward the total allowable sign area calculation.

9. Sign Lighting

- a. Preferred sign lighting shall be by incandescent or neon tube fixtures. Lettering may be painted or individually cut figures. Neon may be used for lettering if set into individually cut channel-type figures. Internally illuminated fluorescent signs are discouraged. Translucent panels where used must be limited in bright lighting in accordance with the requirements of Sec. 6.11.4B, Outdoor Advertising Displays and Signs Lighting.
- b. Fluorescent lighting shall not be allowed, either exposed or as a backlight, with the exception of under-awning security lighting.

10. Seasonal Bunting

Seasonal bunting shall be considered temporary signage and may be allowed in accordance with the provisions of Table 6.12.5C, Temporary Sign Standards.

11. Sandwich Signs

Sandwich signs are not allowed on site, but may be allowed in the right-of-way, per City Code, Title VIII, Sec. 8-4-2.

G. Grandfathered Signs in Downtown Area

Commentary:

Signs within the DTB district play a significant role in the historic fabric of the downtown area as well as functioning to advertise commercial activities. Prescott downtown is a unique area with complex variations in setbacks, rights-of-way, and many historic buildings. Therefore, it is important that signage be treated differently than in other commercial areas of Prescott. Signs, when used properly, can be an important design element that adds to the overall design. Signs should be used for identification only, and not for advertising. Building signage should complement, rather than distract, from the architecture of the building or character of the district

The following signs are considered contributions to the historic character of the Downtown Business District. Although some may be nonconforming, their historic value merits their preservation.

1. A.J. Head Hotel
2. A1 Beer at The Palace
3. Arizona National Bank Time & Temperature Sign
4. Dinner Bell
5. First National Bank of Arizona
6. Hassayampa Hotel
7. Hotel St. Michael
8. Hotel Vendome
9. Lily Ice Cream at 145 N. Cortez
10. Sam Hill signs in Montezuma sidewalk (2)
11. Sam Hill Warehouse
12. The Bird Cage
13. US Post Office
14. Valley National Bank on E. Gurley
15. Yavapai County Courthouse

END

Commentary:
 See Sec. 9.5, Planned Area Development, for applicable PAD procedures and criteria.

Sec. 4.10 / Industrial Transition (IT)

4.10.1 / Description

The Industrial Transitional (IT) District is a moderate-intensity business and light-industrial district that provides a transitional zone between adjacent residential and business uses and more intense industrial uses. The IT district provides specific standards for the development of business and low-intensity industrial uses. IT district standards facilitate the development of Industrial Light uses in well-designed landscaped settings while providing performance standards and buffering requirements designed to minimize potential negative impacts on adjacent uses. Typical IT district uses include: small-scale manufacturing, indoor storage, research and development, and large commercial services. In addition, multi-family dwellings may be permitted as a transitional use.

4.10.2 / Allowed Uses

Uses are allowed in the IT district in accordance with the Use Table of Sec. 2.3. Such uses shall be housed in permanent buildings in permanent locations unless otherwise noted.

4.10.3 / Density and Dimensional Standards

All development in the IT district is subject to the standards of this section, the Measurements, Computations and Exceptions specified in Sec. 2.7.3, and other applicable provisions of this Code.

- A. **Maximum Densities via PAD:** 14.0 dwelling units/acre
- B. **Minimum Lot Area:**
 1. **Multi-Family Dwellings:**
 - a. **3 Units:** 7,500 square feet/ lot
 - b. **Each Additional Unit:** 3,600 square feet/ unit
 2. **Nonresidential uses:** None
- C. **Minimum Lot Width:**
 1. **Multi-Family Dwellings:** 50 feet/ lot
 2. **Nonresidential Uses:** None

Commentary:
 For a lot to be eligible for any multi-family dwellings, the lot must have at least 7,500 square feet.