

UNIFIED DEVELOPMENT CODE COMMITTEE A G E N D A

**UNIFIED DEVELOPMENT CODE COMMITTEE
REGULAR MEETING
WEDNESDAY, MARCH 30, 2016
10:00 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 30, 2016, at 10:00 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

Steve Blair, Councilman
Greg Lazzell, Councilman
George Sheats

III. REGULAR ACTION ITEMS

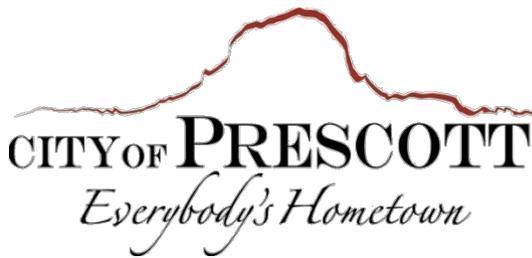
1. Approval of the March 2, 2016 Minutes
2. Continued discussion of Proposed General Engineering Standards
3. Continued discussion of Revision of Sign Regulations
4. Residential Density in the Downtown Business District (March 2nd Staff Memo)
5. Discussion of LDC Amendments (Landscape & Wildland Urban Interface Map)

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 March 23, 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



DRAFT MINUTES of the PRESCOTT UNIFIED DEVELOPMENT CODE COMMITTEE REGULAR MEETING held on MARCH 2, 2016 at 9:00 AM in COUNCIL CHAMBERS ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman Menser called the meeting to order at 9:00 a.m.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	Tom Guice, Community Development Director
Len Scamardo, Vice-Chair	George Worley, Planning Manager
George Sheats	Frank Hall, Community Planner
Mike First	Darla Eastman, Administrative Specialist
Councilman Lamerson	
Councilman Blair	
Councilman Lazzell	

III. REGULAR ACTION ITEMS

1. Review and Discussion of Proposed General Engineering Standards (GES)

Gwen Rowitsch of the Public Works Department introduced the new draft General Engineering Standard's document and stated that it is a stand-alone document, similar to the Land Development Code and will be a Chapter in the City Code. The document organizes the technical engineering items into one document for the ease of application of use for the private sector, contractors and consulting engineers. The GES will require significant modifications to the Land Development Code and that is why the Unified Development Code Committee is being requested to review the document. Historically, the City of Prescott has used the Maricopa Association of Governments standard details, whenever possible.

Henry Hash, Public Works Director, stated that the City of Prescott is one of the few cities without a GES document. The purpose of the GES is to have clear, written guidelines to help both public and private development projects through engineering design and construction. The Public Works Department staff with the assistance of several local engineering firms, including Fann Contracting, the Yavapai County Contractors Association, and the Town of Prescott Valley drafted the GES so that we are all working together under the same standards, rules, and guidelines. He continued by saying that the GES document would not keep us from being flexible, and will also help us work closely with our customers and provide the best service we can. He said he understood that "one size does not fit all". We will make sure the products support the City, as well as, guide the contractors. The GES will be monitored and reviewed each year for efficiency.

Charles Andrews, Public Works City Engineer, stated that we need to set the bar for the minimum standards and be consistent with how we construct and the materials we use. Historically, the City of Prescott has used the Maricopa Association of Governments standard details for guidance of engineering projects in Prescott. Also, many of the items in the new document were addressed elsewhere in City Code. The new GES document compiles technical engineering items into one document for the ease of application and use by the private sector, contractors and consulting engineers. Many of the engineering failures we see today are from the same culprit, and we want to identify that in the GES so we learn from our previous mistakes.

Mr. Andrews continued with presenting the GES document and described examples of each the following areas: 1) Introduction, 2) Grading, 3) Drainage, 4) Water, 5) Wastewater, 6) Transportation & Traffic, 7) Dry Utilities, 8) Survey, 9) Alterations and Modifications, and 10) As-Built and Record Drawings.

Sandy Griffis, Yavapai County Contractor's Association, thanked the Public Works Department staff for developing the GES document. She stated that will help decrease the multiple layers of bureaucracy for developers and contractors in our area. She continued by saying that it has been a pleasure to work with the City's Public Works Department and she is looking forward to the future. She also said that we need these standards and she feels they are a good thing for the City of Prescott, and our industry supports 95% of the document. We have spent over four months and many hours with stakeholders working on the document. We need everyone on the same page and clarification is the key. The 5% we do not agree with is that "one size does not fit all." A lot of that has to do with product and restricting product does not prevent failures. So we need to do our homework and figure out what are the underlying causes of the failures. There is a major cost factor with the products the City wants to include. A good part of the GES document is the Alterations and Modifications section that we have not had in the past. It's important for builders to know we have that ability.

2. Substantial Revision of Sign Regulations

George Worley reviewed the staff report and displayed information on the overhead projector stating that this is a conceptual discussion of the potential changes to the sign codes. Due to a Supreme Court decision last year relating to regulation of content based 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 and that we are remaining content neutral, as well as, in the Land Development Code.

Mr. Worley displayed a table of information from the Land Development Code that showed free-standing signs and sign on buildings that are not content neutral. We will change those sections or remove them. A key component of those protections is that regulations of free speech must be based upon criteria other than the content of the message. We have spent a lot time to come up with a method to reduce the regulations to the portions of free-speech regulations that the court has supported limiting the scope of regulations to time, place, and manner components. With signage, it's often the location, size, and where it is readable. It's the ability of the sign to convey a message. We also looked at the speed limit of the roadways and compared to the need of the size of the sign with the exception of downtown. Mr. Worley continued to discuss the difference between the free-standing signs and signage on the building, as well as, commercial verses residential signs and how they are regulated.

Jon Paladini, City Attorney, discussed the difference between residential and commercial signs. He stated that residential sign and the rights of free-speech is difficult to clarify. The courts say that the residential properties should have more freedom than commercial property because of the personal views of the resident. Legally, we could say that on a residential property you are allowed content relevant, X-number of square feet of signage. We could have problems with time limitations because of political campaign signs or religious signs. It starts to get more complex once you look at the individual property's square footage. Mr. Paladini recommended staying away from time limits because that could just cause more problems in the future, especially with the political signs. Other limitations are that they cannot be lit or have moving parts, those are some objective standards. Also, he recommended to stay away from the number of signs and stay closer to the number of square feet, but again, it ties to the size of the property.

The Committee decided that due to time constraints, the sign regulations and remaining agenda items will continued to be discussed at the next meeting on March 30, 2016.

Residential Density in the Downtown Business District

This item was postponed until the next UDC meeting.

IV. CITY UPDATES

V. SUMMARY OF CURRENT OR RECENT EVENTS

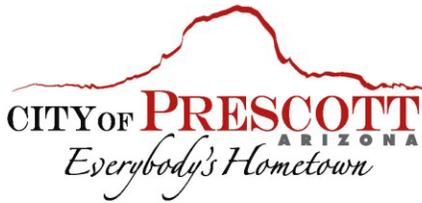
VI. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 11:21 a.m.



Darla Eastman,
Administrative Specialist

Tom Menser, Chairman



Public Works Department

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

DATE: March 21, 2016
TO: Unified Development Committee
FROM: Public Works Department
SUBJECT: General Engineering Standards

At the March 2, 2016 meeting of the Unified Development Committee (UDC), Public Works Staff gave a general overview of the General Engineering Standards (GES) document. At the March 30, 2016 meeting of the UDC, staff will be reviewing the proposed changes and modifications to several chapters of City Code, including the Land Development Code as part of the adoption process of the GES.

Throughout the City Code and Land Development Code documents items that are specified in the GES are proposed to be stricken and a reference to the GES inserted. Additionally, references to the “Engineering Services Department” will be replaced with the “Public Works Department” or the “City Engineer”, as appropriate.

The following is a summary of the major items proposed to be modified in the City Code and Land Development Code:

Title 2, Chapter 2-1, Departments/Public Works

- Minor definition changes

Title 8, Chapter 8-1, Public Ways & Property/Sidewalks

- Reference to YAG standards for construction of sidewalks deleted. Refer to GES, Article 1.

Title 8, Chapter 8-2, Public Ways & Property/City Right of Way

- Removed safety guidelines when working in the right of way and separation between utilities as these items are now in the GES.
- Right-of Way Permit fee proposed to be increased from \$20 to \$50.
- Location of bus benches subject to approval of Public Works Director.

Title 10, LDC, Article 6/General Development Standards

- Off-street Parking & Loading for workforce housing reduced from 2 parking spaces to 1 per dwelling unit, plus .50 guest spaces up to 20 spaces maximum.
- Off-Street Parking & Loading, Sec. 6.2. There is no street cross section for an alley. Improvement requirements for alley’s is now described in LDC 6.2.5.A.2.
- Access Management, LDC, Sec. 6.3 modified to reflect GES standards or references to GES.

- Fences and Walls, LDC, Sec 6.4 clarified the height of retaining walls that need a building permit.
- Landscaping & Screening, LDC, Sec. 6.5
 - Added reference to Arizona Dept of Water Resources Low Water Use Drought Tolerant Plant List and deleted reference to ADWR Plant list for the AMA.
 - Referenced the new Sanitation Dumpster detail, including screening in COP Standard Detail 144P.
- Drainage, Floodplains & Drainageways, LDC, Sec. 6.6
 - References to the Drainage Criteria Manual are deleted. It is being replaced with the GES, Article 3.
 - Drainage detention basin references are deleted. Detention basin criteria is in the GES.
- Site Disturbance, Grading and Restoration Standards, LDC, Sec. 6.7
 - Site disturbance may only occur with a grading permit.
 - Grading permits may be issued with a preliminary plat or preliminary development plan approved by the Community Development Director.
 - Single site development is expanded to clarify when financial assurances are required. Single-family homes are exempt from financial assurances.
 - Bank stabilization is clarified to include multi-family development and single-family parcels that are part of a larger plan of development.
 - Added language to increase the financial assurance amount withheld when permanent stabilization is not established at the conclusion of the project. Added flexibility for actual cost or 20%, whichever is less.
- Hillside Development Standards, LDC, Sec. 6.8
 - Language related to size of driveway culverts is deleted. Culvert sizing is in the GES.

Title 10, LDC, Article 7/Subdivision & Land Split Standards

- Subdivision and Land Split Design Standards, LDC, Sec. 7.4
 - Language added to clarify that P&Z and Council may waive requirements of Subdivision Code, with the exception of the standards of the GES.
 - References to YAG standards are deleted and GES, Article 1 added.
 - Street classifications are now included in the GES and Table 7.4.3.L.
 - There is no street cross section for alley's. Improvement requirements are described in LDC 6.2.5.A.2. and 7.4.3.I.
 - Table 7.4.3.L was updated to reflect new street cross-sections.
 - Sidewalks section updated to clarify requirements and to be consistent with GES.
 - Bikeways and multi-use paths updated to clarify requirements and to be consistent with new street cross-sections.
 - Added flexibility to allow fences in a drainage easement when subsurface conveyance of the 100-year storm is provided.
 - Clarification of how utility easements are measured. No change in size.
 - Added language for backflow prevention.
 - Location and placement of street lights is deleted from LDC. Refer to GES, Article 6.
 - Clarification provided for placement of survey monuments and corner markers. Reference to the new Quad City Standard Detail 120Q "Survey Marker" was added.
- Subdivision and Land Split Improvement Guarantees, LDC, Sec. 7.6
 - The requirements for Financial Assurances were moved to the GES, Section 1.4. The language requiring a financial assurance is still in the LDC in several locations.

Title 10, LDC, Article 8/Review Bodies

- “City Engineer” to replace “Engineering Services Director”.

Title 10, LDC, Article 9/ Administration and Procedures

- Reference to GES and clarification of erosion controls vs a stormwater pollution prevention plan was added to “Site Disturbance and Grading Permit” section of the LDC.
- Clarification added to “Subdivision Plat Review” for information needed on the plan. These changes are a reflection of the items listed in the GES.
- Change in the language to the surveyor’s certificate on the final plat for clarity.
- Added language regarding the subdivision boundary of the plat.
- Added language requiring flood zone information on the plat.
- Added language requiring flow arrows for drainage be added to the plat.
- Electronic survey datum requirements deleted from LDC. Refer to the GES, Article 8.
- Language added to clarify that Council may waive requirements of Subdivision Code, with the exception of the standards of the GES.

Title 10, LDC, Article 11/ Definitions

- Several definitions in the LDC are no longer applicable and proposed to be deleted.
- Several definitions in the LDC were modified to meet current standards or to be consistent between the different chapters of City Code.

Title 16, Chapter 16-1, Street & Utility & Drainage Regulations/Standard Specifications & Detail Drawings & Uniform Standard Specifications for Public Works Construction

- This section is being deleted in its entirety and replaced with the GES, Article 6.

Title 16, Chapter 16-2, Street & Utility & Drainage Regulations/Drainage Regulations

- This section is being deleted in its entirety and replaced with the GES, Article 2 & 3.

Title 16, Chapter 16-3, Street & Utility & Drainage Regulations/Drainage Criteria Manual

- This section is being deleted in its entirety and replaced with the GES, Article 3.
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In addition to the changes to the City Code, the following items are also included in this packet:

General Engineering Standards, Article 1, Introduction

- Article 1 has been reprinted for the committee due to the addition of Section 1.4, Financial Assurances.

General Engineering Standards, Appendix B, Standard Details

- Quad City Standard Details are complete and a part of this packet for review.

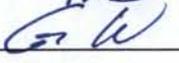
MEETING DATE: 3/30/2016

DEPARTMENT: Community Development

AGENDA ITEM: Amendment to Land Development Code sign regulations - Update

Approved By:

Date:

Director:	Guice, Tom		3.15.16
Planning Manager:	George Worley		3/15/16

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

Following discussion at the March 2, 2016 UDC meeting, staff amended several sections of the proposed draft to incorporate suggestions received, and to better address several aspects of the proposed changes. Revisions from the March 2, 2016 version are shown in red in the attachment.

- Added language for freestanding signs on larger commercial shopping center sites
- Added clarification that drive through menu signs are intended to be screened
- Modified the speed ranges to better reflect the way speeds are posted
- A maximum height is now proposed for temporary signs on residential properties
- Amended Comprehensive sign plans to allow them for large residential projects
- Minor change to the definition of commercial or industrial centers

Attachments

1. Draft LDC Section 6.12 language with updates

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 of a parcel 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 25 mph = 24 square feet of sign area
 - ii. Speed limit 30 to 40 mph = 36 square feet of sign area
 - iii. Speed limit 45 to 55 mph = 48 square feet of sign area
 - iv. Speed limits above 55 mph = 100 square feet of sign area
 - c. Freestanding signs for commercial or industrial centers may have six (6) additional square feet of sign area for each speed category, up to a maximum of 100 square feet.

- d. Freestanding signs shall be limited to a height not to exceed 12 feet.
 - e. Freestanding signs for commercial or industrial centers shall be limited to a height not to exceed 16 feet.
 - f. 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.
 - g. Freestanding signs shall be placed in a landscaped area equal to the permitted sign area.
 - h. Drive through lanes may each have one menu board not exceeding 32 square feet in addition to signs permitted above. The menu board shall be located or screened in such a manner that its content is not readable from off-site.
 - i. 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 shall be located or screened in such a manner that its content is not readable 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 25 mph = 24 square feet of sign area
 - ii. Speed limit 30 to 40 mph = 36 square feet of sign area
 - iii. Speed limit 45 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.
 - f. Freestanding signs are subject to the lighting provisions of 6.11.4.B.
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
 - c. Wall mounted signs are subject to the lighting provisions of 6.11.4.B.

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. Each temporary sign shall be limited to a maximum height of 5 feet.

- d. Damaged or dangerous conditions caused by a temporary sign must be immediately remedied or may result in enforcement action by the City.
- e. 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.

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 **large commercial or residential** 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

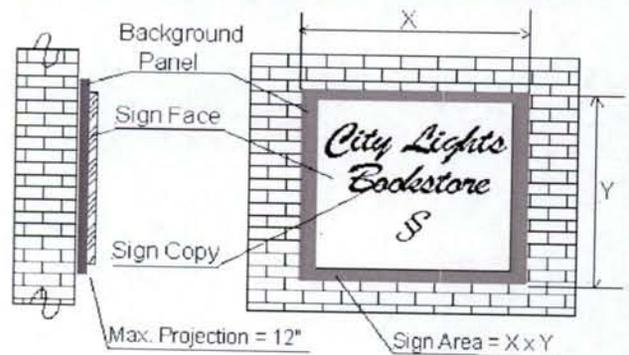
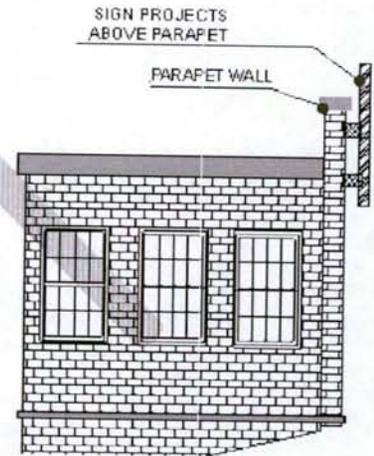
Changeable copy signage shall be subject to the following development standards:

- 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.



Wall Mounted Sign

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 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. Back lighted 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).

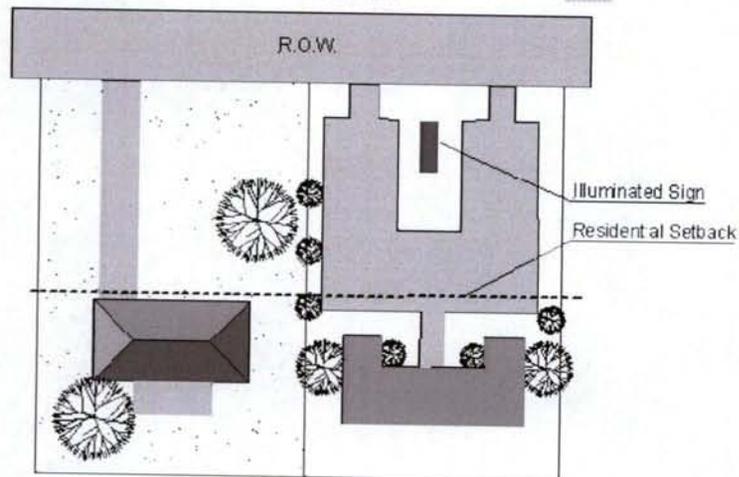
B. Maintenance Standards

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 and common free standing signs.
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.

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.

MEETING DATE: 3/30/2016

DEPARTMENT: Community Development

AGENDA ITEM: Amendment to Land Development Code Landscaping regulations and Wildland Urban Interface map

Approved By:

Date:

Director:	Guice, Tom		3-15-16
Planning Manager:	George Worley		3/15/16

Introduction

In association with the Land Development Code (LDC) amendments required by the proposed adoption of General Engineering Standards (GES), a number of other amendments appear to be appropriate to address other aspects of the LDC. These include a proposed change to the landscaping requirements for commercial and industrial developments to require low water use plants from the Arizona Department of Water Resources (ADWR) list of drought tolerant plants, and a possible amendment to the Wildland Urban Interface (WUI) map to include some portion of the recent Deepwell Ranch annexations.

Background

The LDC currently recommends using plants from an incorporated list for commercial development projects. It also contains an older version of the ADWR Low Water Use Drought Tolerant Plant List in Appendix C for reference. Given the significant efforts of the City to appropriately manage water resources, changing LDC language to make the use of ADWR approved plants in all future commercial project landscaping may be appropriate. The proposed amendment would refer to the current edition of the ADWR list and would make it mandatory for all new commercial developments to use only approved plants from the list.

As a result of the recent annexations west of SR 89 and north of Pioneer Parkway, the Fire Department is evaluating the need to amend the WUI map to appropriately classify portions of the annexed area as subject to the WUI code requirements.

Attachments

1. Draft LDC Section 6.5 landscaping code language with updates
2. Current LDC plant list to be deleted
3. ADWR Low Water Use Drought Tolerant Plant List
4. Draft Wildland Urban Interface map

Sec. 6.5 / Landscaping and Screening

6.5.1 / Purpose

This article provides standards for the installation and maintenance of landscaping, walls and screening devices in order to preserve and enhance the natural environment and beauty of the city, to minimize the adverse effects of development, and to promote the general welfare of the citizens of Prescott. Landscaping materials, including ground cover, shrubs, and trees facilitate the control of erosion and the reduction of glare and dust, and soften the visual impact of building masses. Walls and screening devices allow the separation of potentially incompatible uses and the buffering of road noise and intensive activities.

Commentary:

The goal of these regulations is to create pedestrian shade, screen parking lots and provide a high quality appearance along the public rights-of-ways.

Landscaping, walls and screening devices together, help to effectuate privacy, logical development, and enhancement of property values. In order to preserve the unique natural character of the city, these standards emphasize the retention of native trees, shrubs, rock formations, and other natural site features. To conserve water resources, use of drought tolerant plant materials and efficient irrigation systems is encouraged required. See Section 6.5.5 C for acceptable plant materials. Commercial, multifamily and subdivision-wide landscaping plans may require submittal of a water demand analysis to verify water usage and necessary meter size determination.

6.5.2 / Applicability

This Section shall apply to:

- A. All new multi-family and nonresidential development;
- B. Change of use from residential to nonresidential where City approvals are required;
- C. Change of use from single-family to multi-family residential where City approvals are required; and
- D. Expansion, remodeling, and renovation of existing buildings on a lot or building tract, or a related or stand alone parking lot shall provide an amount of landscaping and screening commensurate with the level or scale of the improvements.

Commentary:

Expansions, remodeling and renovations should provide commensurate landscaping. For example, an addition that represents a 25 percent increase in floor area relative to the existing improvements shall prompt a requirement to provide a 25 percent increase in the lot or building tract's deficient landscaping and screening.

6.5.3 / General Requirements

A. Landscape and Site Plan

All proposed buildings and uses shall be shown on a landscape and site plan prepared by an Arizona registrant, unless waived by the Community Development Director. Landscaping shall be installed per approved plan unless otherwise modified by the Community Development Director. All landscape and site plans shall indicate:

1. Location of existing and proposed buildings, parking areas, drainage and street improvements;
2. Location of existing trees outside of building footprints;
3. Locations and general types of landscaped treatment areas -- i.e., lawn areas, low-water use areas, and inorganic areas;
4. Proposed plant or inorganic materials to be used in each treatment area;
5. Underground irrigation systems to be used in each planted area; and
6. Curbs, walls and screening devices.
7. Permanent slope stabilization requirements.

B. Location of Utilities and Drainage Facilities

1. Existing and Proposed utilities shall be located, when possible, so that their installation will not adversely affect vegetation to be retained on a site.

2. Drainageways and detention basins may be located within landscaped areas when designed compatible with the planted area and plant species, in accordance with the City of Prescott General Engineering Standards.

C. Installation

Landscaping, underground irrigation systems, walls and screening structures shall be installed in accordance with the approved landscape or screening plan prior to issuance of a final Certificate of Occupancy for the building or use. The Building Official may grant a temporary Certificate of Occupancy for up to 6 months when a performance bond is provided by the applicant to guarantee the completion of any incomplete landscape or screening improvements.

D. Maintenance Requirements

1. Unless otherwise specified, the maintenance of landscaping in the public right-of-way is the responsibility of the adjacent property owner, whether an individual, corporation, or homeowner's association.
2. Landscaped areas shall be reasonably maintained by the owner or the lessee of the property, including pruning, trimming, weeding, and other requirements necessary to create an attractive appearance for the development. Lack of maintenance of required landscaping material shall constitute a violation of this Code.
3. Plant materials not surviving shall be replaced within 90 days of its demise.

E. Landscaping in Rights-of-way

Approval of the Public Works Director is required prior to placing landscaping and other improvements in rights-of-way.

F. Irrigation

All required landscaped areas shall include a permanent, underground water irrigation system as defined herein to insure the long-term health and growth of the landscape. Irrigation system design shall take into consideration the water-demand characteristics of plant or landscape materials used. Alternative irrigation systems may be approved the Community Development Director subject to proven effectiveness.

Commentary:

Xeriscape plants, high water use plants and inorganic materials (like gravel) obviously have different irrigation needs. This section reminds the reader that respective water requirements of alternative landscape materials should be taken into consideration when designing irrigation systems. See also Appendix C for drought tolerant plants required within public rights-of-way.

G. Site Disturbance

Any portion of a site disturbed by site preparation and/or construction, especially cut or fill slopes, shall be adequately revegetated and stabilized, prior to issuance of a Certificate of Occupancy in accordance with the City of Prescott General Engineering Standards.

6.5.4 / Existing Vegetation – Replacement and Credits

- A. To the extent practical, existing significant landscape features shall be preserved and incorporated into the final landscape and site plans. Existing landscaping may be used to meet the requirements of this Code if it meets the purpose and intent of this article and is included on the approved landscape plan. Such vegetation shall be protected during all phases of site development and given sufficient area and means for growth and water absorption. A credit of up to a 200 percent may be allowed toward shrubs otherwise required pursuant to Sec. 6.5.5, Minimum Landscaping Standards; Sec. 6.5.8, Screening Standards; and Sec. 6.5.6, Parking Area Landscaping, for every shrub greater than 2 square feet that is preserved or transplanted.

Commentary:

For example, if a total of 20 inches of tree caliper are removed from outside the building footprint, a minimum of 10 inches must be replaced; preserving and/or transplanting 5 inches would meet the replacement requirement.

- B. The tree replacement requirement shall be 50 percent of the total caliper of trees removed from outside of the building envelope. A 200 percent credit toward the tree replacement requirement shall be granted for retaining and preserving healthy trees 4" or greater in caliper size, excluding Siberian Elm. This tree credit shall also count toward required landscaping in Sec. 6.5.5, Minimum Landscaping Standards; Sec. 6.5.8, Screening Standards; and Sec. 6.5.6, Parking Area Landscaping. Trees to be preserved shall be adequately protected from vehicles, undermining or collapse.

6.5.5 / Minimum Landscaping Standards

All undeveloped areas of each lot or tract and the adjacent right-of-way or parkway shall be landscaped with trees, shrubs, grasses, ground cover and other organic and assorted inorganic materials that create an attractive appearance in accordance with the requirements of this Section; provided, however, smooth concrete or asphalt surfaces are not landscaping. Clustering of trees and shrubs is encouraged.

A. Trees, Shrubs, and Grasses

Recommended plant materials for on-site landscaping are listed in the [Arizona Department of Water Resources Low Water Use Drought Tolerant Plant List \(See Appendix C\). Plant Palette below.](#) Minimum landscaping shall include the following frequency and size of plantings:

1. Trees

One tree shall be utilized per 25 linear feet (in no case closer than 25 feet apart) of required landscaped area.

2. Shrubs

Four shrubs per 250 square feet (or fraction thereof) of required landscaped area shall be provided.

3. Grasses, ground covers, and inorganic materials

Any combination of grasses, ground covers, and inorganic materials may be used for the balance of the required landscaping at the developer's discretion, however, a dressing of gravel, decomposed granite or mulch shall be required to hold moisture, slow runoff, and restrain weed growth. Such dressing material shall be selected and sized to withstand potential removal by wind and stormwater flows.

B. Plant Types/Minimum Plant Sizes

The following minimum plant size requirements shall apply in all cases:

Table 6.5.5B

PLANT TYPE/ MINIMUM PLANT SIZES	
Deciduous Trees	One to 1.5 inch caliper (measured one foot above ground)
Evergreen Trees	5 feet tall
Shrubs	5-gallon container size + 18 inches tall
Woody Ground Cover	1-gallon container with 12 inch spread

C. Landscape Plant List

1. Public Rights-of-Way

~~See Appendix C for a list of required plants compiled by the Arizona Department of Water Resources for the Prescott AMA. These plant species are required for use within any public right-of-way where potable water is utilized for irrigation.~~

2. All Other Applicable Properties and Public Rights-of-Way

~~Plants used to satisfy landscape requirements other than public rights-of-way are not specified in the interest of property owner discretion and creativity. However, please see the recommended plant list, or Plant Palette, in the Commentary following: shall be limited to those listed in the current Arizona Department of Water Resources Low Water Use Drought Tolerant Plant List.~~

Delete Table

Commentary: Use of locally appropriate shrubs, trees and grasses or plants with low-water demand characteristics is encouraged, but not required, in all cases in order to minimize the consumption of water. Recommended (not required) plant materials for general landscaping include the following (Plant Palette):

NATIVE OR NATURALIZED TREES AND SHRUBS

Chaparral Zone:

- Acer negundo/Box elder - 2
- Cercocarpus ledifolius/Mountain mahogany - 4,5
- Cowania mexicana stansburiana/Cliff rose - 5
- Cupress arizonica/Arizona cypress - 2
- Juniperus deppeana/Alligator juniper - 2
- Pinus edulis/Pinon pine - 3
- Platanus wrightii/Arizona sycamore - 2
- Quercus gambelii/Gambel oak - 3

Appropriate Non-Native Chaparral Zone Trees and Shrubs Include:

- Acer glabrum/Rocky Mt. Maple - 3
- Elaeagnus angustifolia/Russian olive - 3
- Fraxinus velutina/Arizona ash - 2
- Robinia ambigua 'Idahoensis'/Idaho Locust - 3
- Salix matsudana 'Navajo'/Desert Willow - 2

Non-Native Deciduous Trees

- Acer palmatum/Japanese maple - 3
- Cercis occidentalis/Eastern redbud - 3
- Juglans nigra/Black walnut - 1
- Liquidambar styraciflua/American sweetgum - 1
- Malus floribunda/Flowering crabapple - 3
- Populus tremuloides/Quaking aspen - 2
- Prunus spp./Flowering cherry - 3
- Pyrus calleryana/Flowering pear - 2
- Quercus palustris/Pin oak - 2
- Quercus rubra/Red oak - 1
- Rhus typhina/Staghorn sumac - 3
- Salix caprea/Pussy willow - 3
- Sorbus aucuparia/Mountain ash - 2
- Tilia tomentosa/Silver linden - 2

Non-Native Deciduous Shrubs:

- Amelanchier laevis/Serviceberry - 3
- Berberis thunbergi/Redleaf barberry - 6
- Caragana arborescens/Siberian peashrub - 4
- Chaenomeles speciosa/Flowering quince - 6
- Cotoneaster horizontalis/Creeping cotoneaster - 6
- Cotoneaster microphyllus/Rockspray cotoneaster - 6
- Euonymus alata/Winged euonymus - 4
- Forsythia suspensa/Forsythia - 6
- Kolkwitzia amabilis/Beauty bush - 4

Ponderosa Pine/Gambel Oak Zone:

- Cupress arizonica/Arizona cypress - 2
- Juniperus scopularium/Rocky Mt. Juniper - 2
- Pinus ponderosa/Ponderosa pine - 1
- Quercus gambelii/Gambel oak - 3
- Cedrus Deordora/Deordora Cedar
- Picea Pungens/Blue Spruce

Appropriate Non-Native Ponderosa Pine /Gambel Oak Zone Trees and Shrubs Include:

- Crataegus spp./Hawthorn - 3
- Pinus nigra/Austrian pine - 2
- Pinus sylvestris/Scotch pine - 1
- Leland Cypress - 2
- Emerald Isle Cypress - 3

Non-Native Evergreen Trees

- Pinus latifolia/Lodgepole pine - 1
- Pinus monticola/White pine - 1

Non-Native Evergreen Shrubs

- Artemisia tridentata/Big sagebrush - 5
- Atriplex canescens/Four-wing saltbush - 6
- Fallugia paradoxa/Apache plume - 6
- Juniperus spp./Juniper - varies
- Mahonia aquifolium/Oregon grape - 5
- Pinus mugo/Mugho pine - 4
- Pyracanthia coccinea/Firethorn - 4
- Santolina chamaecyparissus/Lavendar cotton -
- Yucca baccata/Datil Yucca - 6

- Potentilla fruticosa/Cinquefoil - 6
- Prunus virginiana/Choke cherry - 3
- Rhamnus frangula 'Columnaris'/Tallhedge buckthorn - 3
- Rhus glabra/Smooth sumac - 4
- Ribes spp./Currant - 6
- Rosa rugosa/Rose - 6
- Sambucus canadensis/Elderberry - 4
- Syringa vulgaris/Common lilac - 4
- Viburnum opulus/European cranberry - 4

Lonicera fragrantissima/Winter honeysuckle - 5

Weigela florida/Flowering weigela - 6

Philadelphus coronarius/Sweet mockorange - 4

Buddleia davidii/butterfly bush - 4

Key to plant height at maturity:

1 - Large Canopy Trees range >60'

3 - Small Canopy Trees range 30'-60'

5 - Understory Trees range 15'-30'

2 - Tall Shrubs range 8'-15'

4 - Medium shrubs range 5'-8'

6 - Low Shrubs range 2'-5'

6.5.6 / Parking Area Landscaping

Parking lot landscaping shall be subject to the following minimum standards:

A. Parking Lot Perimeters

1. Street Frontages

- a. All parking lots adjacent to a street shall be landscaped with a minimum width of 10 feet on site (measured from the right-of-way edge), with plantings as specified in Sec. 6.5.5, Minimum Landscaping Standards. Right-of-way edges shall be cleaned up and integrated with the street frontage landscaping. The minimum landscape strip may be reduced along part of the frontage provided an average landscaped width of 10 feet is maintained along the overall frontage.
- b. In addition, parking areas with street frontages longer than 200 feet shall be screened from street view to a height of 3 feet with a masonry wall, berm or dense landscaping, or a combination of 2 or more of these elements. Such walls shall utilize materials and otherwise be designed to be compatible with the architecture of the principal structure on the site. Landscaping shall be provided adjacent to the outside of such walls with plantings as specified in Sec. 6.5.5, Minimum Landscaping Standards.

2. Other Parking Perimeters

Non-frontage perimeters of a parking lot shall be landscaped with a 5 foot wide landscape strip with plantings as specified in Sec. 6.5.5, Minimum Landscaping Standards. This minimum landscape strip may be reduced to 3 feet when a minimum 3-foot high wall is provided in accordance with Sec. 6.5.6A.1.b., above.

3. Transfer of Required Landscaping

The Community Development Director may approve the transfer of required parking area landscaping from required locations to other locations on the site, provided the purpose for this section is achieved.

4. Landscape Protection

All landscaped areas adjacent to vehicular parking and access areas shall be protected by 6-inch vertical concrete curbing, 6-inch pre-cast bumpers, or similar materials in order to control storm water flows and minimize damage by vehicular traffic. Vehicles may overhang landscaped areas up to 2-feet into landscaped areas that are at least 5-feet wide, but may not overhang sidewalks and other pedestrian walkways. This provision applies equally to vehicle display areas.

B. Landscaped Islands

Parking lots with more than 50 spaces shall provide landscaped parking islands according to the following standards:

1. All landscaping parking islands shall be a minimum of 4 feet wide and contain a minimum of 40 square feet in area; provided, however, landscape islands may be aggregated into fewer and larger islands that meet overall planting and area standards.

Low Water Use Drought Tolerant Plant List

Official Regulatory List for the Arizona Department
of Water Resources, Prescott Active Management Area



2200 East Hillisdale Road
Prescott, AZ 86301

Photo - Jim Morgan

(928) 778-7202
www.azwater.gov

LOW WATER USE DROUGHT TOLERANT PLANT LIST

OFFICIAL REGULATORY LIST FOR THE ARIZONA DEPARTMENT OF WATER RESOURCES PRESCOTT ACTIVE MANAGEMENT AREA

This is an official regulatory list that was developed to guide the regulated community in choosing low water use and drought tolerant landscaping plants. Within the Prescott AMA, all plants irrigated with groundwater within any publicly owned right-of-way of a highway, street, road, sidewalk, curb or shoulder which is used for travel in any ordinary mode, including pedestrian travel, may be used only if the plants are listed on the ADWR Low Water Use Plant List (or any subsequent modifications to the list) for the Prescott AMA. Per the Third Management Plan, the director may waive this requirement under special circumstances. This requirement does not apply to any portion of a residential lot that extends into a publicly owned right-of-way.

This list can also be used as a resource for residents and businesses that are interested in conserving water through low-water-use landscaping. These plants can be grown in the Prescott area with no-to-moderate supplemental irrigation once the plant is established. All plants listed can grow with less water than traditional high water use landscape plants and do not require more than the Prescott AMA criteria for low water use plants: a maximum of 12 inches of supplemental irrigation on an annual basis, not including rainfall.

Individuals wishing to add or delete plants from the list may submit an application for modification to the Prescott AMA office for consideration. The list will be amended as appropriate. The list and application may be downloaded from the ADWR website at www.azwater.gov.

An advisory committee reviews all applications for modification and submits recommendations to the AMA Director for final consideration.

The Prescott AMA extends its gratitude to the following members of the Plant List Advisory Committee for their generous contribution of time and expertise:

Dusty Eiker, Mountain West Landscape Resources
Charlie Hildebrandt, Mountain Path Landscaping
Steve Morgan, T. Barnabas Kane & Associates
Jeff Schalau, University of Arizona – Yavapai County Cooperative Extension
Nichole Trushell, Highlands Center for Natural History
Harold Watters, Watters Design & Garden Center

Cover Photo: Special thanks to Jim Morgan of Wings of Nature, Wildlife Photography and Recordings, for the use of his photo: Mexican cliff rose, *Cowania mexicana stansburiana*

DEFINITIONS AND KEY TO SYMBOLS

Water Use
 The amount of supplemental irrigation that may be needed on an annual basis under normal precipitation conditions once the plant is established. During an abnormally dry year, it may be necessary to increase irrigation to achieve average annual precipitation in addition to the suggested supplemental irrigation.

1 = 0 - 4 inches
 2 = 5 - 8 inches
 3 = 9 - 12 inches

Note: 0.62 gallons of water is equivalent to one inch of precipitation on one square foot of soil.

Botanical Name

International binomial system in which the first name represents genus, and the second, species. Additional words may be added to the name to describe further subdivisions.

Common Name

The non-scientific name by which a species of plant is known.

Local Zone

Area(s) within the Prescott AMA where the plant will usually succeed and where it should not require more water than the amount of supplemental irrigation indicated under Water Use:

G = Grassland - 4,400' - 5,000' (average annual rainfall 10 - 14 inches)
 T = Transition - Pinyon Juniper/Chaparral/Oak Woodland - 4,400' - 6,000' (average annual rainfall 12 - 16 inches)
 P = Ponderosa/Montane - 5,500' - 7,800' (average annual rainfall 16 - 20 inches)

Spreads in Cultivated Areas

Plant may aggressively spread by seed, sucker or other method in prepared, irrigated areas. Invasive species have been purposely left off this list.

Seasonal Color

The season(s) in which the plant shows color in the form of blooms or foliage. Details regarding bloom and foliage color are included in the Comments column.

W = Winter
 SU = Summer
 SP = Spring
 F = Fall

Evergreen or Deciduous

E = Evergreen - has foliage that persists and remains green throughout the year
 D = Deciduous - loses foliage at the end of the growing season
 S = Semi-deciduous - partially loses foliage at the end of the growing season
 SC = Succulent - has thick, fleshy, water-storing leaves or stems

Origin

Area or country to which the plant is native

N = North
 W = West
 CA = California
 N Am = North America
 Med = Mediterranean
 S = South
 C = Central
 Mtn = Mountain
 S Am = South America
 E = East
 MW = Midwest
 U.S. = United States
 Mex = Mexico

Comments

Includes notable information about the plant

TREES: Perennial woody plants having a main trunk and usually a distinct crown

Water Use	Botanical Name	Common Name	Local Zone	Spreads in Cultivated Areas	Seasonal Color	Evergreen or Deciduous	Origin	Comments
2	<i>Albizia julibrissin</i>	Silk Tree, Mimosa	G,T	No	SU	D	Asia	Pink flower clusters
2	<i>Calocedrus decurrens</i>	Incense Cedar	G,T,P	No		E	W U.S.	
2	<i>Cedrus atlantica</i>	Atlas Cedar	G,T,P	No		E	Middle East	
2	<i>Cedrus deodara</i>	Deodar Cedar	G,T,P	No		E	Asia	
2	<i>Quercus occidentalis</i>	Common Hackberry	G,T,P	No	F	D	E U.S.	Gold foliage in Fall
1	<i>Quercus reticulata</i>	Western Hackberry	G,T,P	No	F	D	W U.S.	Gold foliage in Fall
3	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	T,P	No	SP	D	MW U.S.	Intense fuchsia blooms, waxy green leaves
1	<i>Chilopsis linearis</i>	Desert Willow	G	No	SP/SU	D	SW U.S.	White to pink blooms
2	<i>Chitalpa tashkentensis</i>	Chitalpa	G,T	No	SP/SU	D	Hybrid	Pink blooms, Chilopsis/Catalpa cross
3	<i>Cotinus coggygria</i>	Purple Smoke Tree	G,T,P	No	SU/F	D	Eurasia	Purple foliage, red to orange in Fall, smoke-like flowers
3	<i>Crataegus laevigata</i>	English Hawthorn	G,T,P	No	SP/F	D	Med	White to pink blooms in Spring, yellow foliage in Fall
3	<i>Crataegus coccinea</i>	Scarlet Hawthorn	G,T,P	No	SP/F	D	MW U.S.	Rosy pink blooms in Spring, yellow foliage in Fall
2	<i>Cupressus arizonica</i>	Arizona Cypress	G,T	No		E	SW U.S.	
3	<i>Fraxinus velutina</i>	Arizona Ash	G,T	No	F	D	SW U.S.	Gold foliage in Fall, F. v. Modesto is a popular variety
3	<i>Gleditsia thacanthos inermis</i>	Thornless Honey Locust	G,T,P	No	F	D	MW U.S.	Yellow foliage in Fall, colored leaved varieties available
2	<i>Juglans major</i>	Arizona Walnut	G,T,P	No	F	D	SW U.S.	Yellow foliage in Fall
1	<i>Juniperus deppeana</i>	Alligator Juniper	G,T,P	No		E	SW U.S.	
1	<i>Juniperus monosperma</i>	One-seed Juniper	G,T,P	No		E	SW U.S.	
1	<i>Juniperus osteosperma</i>	Utah Juniper	G,T,P	No		E	SW U.S.	
1	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	G,T,P	No		E	W U.S.	
2	<i>Juniperus virginiana</i> 'Cupressifolia'	Hillspire Juniper	G,T,P	No		E	E U.S.	

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Water Use	Botanical Name	Common Name	Local Zone	Spreads in Cultivated Areas	Seasonal Color	Evergreen or Deciduous	Origin	Comments
TREES (continued):								
3	<i>Koeleruteria paniculata</i>	Goldenrain Tree	G,T,P	No	SP/F	D	Asia	Bright yellow blooms in Spring, gold foliage and reddish seed pods in Fall
3	<i>Malus</i> spp.	Flowering Crabapple	G,T,P	No	SP/F	D	N Hemisphere	Intense white to red blooms in Spring, colorful foliage in Fall
2	<i>Picea densata</i>	Black Hills Spruce	G,T,P	No		E	N U.S.	
2	<i>Pinus aristata</i>	Bristlecone Pine	T,P	No		E	W U.S.	
2	<i>Pinus edulis</i>	Pinyon Pine	G,T,P	No		E	SW U.S.	
2	<i>Pinus heldreichii</i>	Bosnian Pine	G,T,P	No		E	Europe	
2	<i>Pinus monophylla</i>	Singleleaf Pinyon Pine	G,T,P	No		E	SW U.S.	
3	<i>Pinus nigra</i>	Austrian Pine	G,T,P	No		E	Europe	
2	<i>Pinus ponderosa</i>	Ponderosa Pine	T,P	No		E	W U.S.	
2	<i>Pinus sylvestris</i>	Scotch or Scots Pine	G,T,P	No		E	Europe	
2	<i>Pistacia chinensis</i>	Chinese Pistache	G,T	No	F	D	China	Orange to red foliage
2	<i>Prunus emarginata</i>	Bitter Cherry	G,T,P	No	SP	D	W U.S.	White blooms
3	<i>Prunus padus</i>	Mayday Tree	G,T,P	No	SP	D	Eurasia	White blooms
3	<i>Prunus serotina</i>	Black Cherry	G,T,P	No	SP	D	MW, E U.S.	White blooms
2	<i>Prunus virginiana demissa</i>	Western Chokecherry	G,T,P	No	SP	D	W U.S.	White blooms
1	<i>Quercus arizonica</i>	Arizona White Oak	T,P	No		D	SW U.S.	Leaves drop May/June, refoliate early Summer
2	<i>Quercus buckleyi</i>	Texas Red Oak	G,T,P	No	F	D	S U.S.	Red foliage
1	<i>Quercus emoryi</i>	Emory Oak	T,P	No		D	SW U.S.	Leaves drop May/June, refoliate early Summer
1	<i>Quercus gambelii</i>	Gambel Oak	P	No		D	SW U.S.	
3	<i>Quercus lobata</i>	California White Oak	G,T	No		D	CA	
3	<i>Quercus macrocarpa</i>	Bur Oak	T,P	No	F	D	N Am	Yellow and brown foliage

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TREES (continued):								
2	<i>Quercus virginiana</i>	Southern Live Oak	G,T,P	No		E	SE U.S.	Heritage is a good cultivar.
2	<i>Rhus typhina</i>	Staghorn Sumac	G,T,P	Yes	F	D	N Am	Red to orange foliage
2	<i>Robinia ambigua</i>	Locust	G,T,P	No	SP	D	Hybrid	Pink to purple blooms, some cultivars subject to breakage
2	<i>Robinia pseudoacacia</i>	Black Locust	G,T,P	No	SP	D	E, C U.S.	White blooms
2	<i>Sophora japonica</i>	Japanese Pagoda Tree	G,T,P	No	SP	D	Asia	Yellow blooms, persistent seed pods
1	<i>Ulmus parvifolia</i>	Chinese Elm	G,T	No		D	Asia	Attractive mottled bark
SHRUBS: Woody plants of relatively low height, having several stems arising from the base and lacking a single trunk; a bush								
1	<i>Acacia greggii</i>	Catclaw	G,T	Yes	SP	D	W U.S.	Yellow blooms
1	<i>Agave parryi</i>	Century Plant	G,T,P	No		SC	SW U.S.	Blooms after twenty years
2	<i>Amelanchier laevis</i>	Serviceberry	G,T,P	No	SP/F	D	E U.S.	Write to pink colored blooms in Spring, yellow to orange foliage in Fall
2	<i>Amelanchier utahensis</i>	Utah Serviceberry	G,T,P	No	SP	D	W U.S.	White blooms
2	<i>Amorpha fruticosa</i>	False Indigo	G,T,P	No	SP/F	D	E U.S.	Purplish blue blooms in Spring, yellowish foliage in Fall
1	<i>Arctostaphylos</i> spp.	Manzanita	T,P	No	SP/SU	E	W U.S.	Pink blooms
1	<i>Artemisia frigida</i>	Fringed Sage	G,T,P	Yes	SP	E	W U.S.	Yellow blooms
1	<i>Artemisia ludoviciana</i>	Prairie Sage	G,T,P	Yes	SP	E	W U.S.	Yellow blooms
1	<i>Artemisia 'Powis Castle'</i>	Powis Castle	G,T,P	No		E	Hybrid	Silver foliage
1	<i>Artemisia tridentata</i>	Big Sagebrush	G,T,P	No	SP	E	W U.S.	Yellow to green blooms, very fragrant after rain
1	<i>Atriplex canescens</i>	Four-wing Saltbush	G,T,P	No		E	W U.S.	Persistent seeds of interest
2	<i>Buddleia davidii</i>	Butterfly Bush	G,T,P	No	SU/F	D	China	White to purple blooms June - October
1	<i>Caesalpinia gilliesii</i>	Bird of Paradise	G,T	Yes	SP/SU	D	S Am	Yellow blooms with long red stamens

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SHRUBS (continued):								
1	<i>Caragana arborescens</i>	Siberian Peashrub	G,T,P	No	SP/SU	D	Asia	Yellow blooms, attracts grasshoppers
2	<i>Caryopteris x clandonensis</i>	Blue Mist	G,T,P	Yes	SU	D	Hybrid	Blue blooms, attracts bees
1	<i>Ceanothus fendleri</i>	Fendler's Buckbrush	T,P	No	SU	E	W.U.S.	White blooms, thorny
1	<i>Ceanothus greggii</i>	Desert Ceanothus, Mojave Buckbrush	G,T,P	No	SU	E	W.U.S.	White blooms, thorny
1	<i>Ceanothus integerrimus</i>	Deer Brush	G,T,P	No	SU	E	W.U.S.	White blooms, attractive growth form
1	<i>Cercocarpus betuloides</i>	Birch Leaf Mountain Mahogany	G,T,P	No	F	E	W.U.S.	Fall seeds with feathery tails
1	<i>Cercocarpus ledifolius</i>	Curl-leaf Mountain Mahogany	G,T,P	No	F	E	W.U.S.	Fall seeds with feathery tails
1	<i>Cercocarpus montanus</i>	Mountain Mahogany	G,T,P	No	F	D	W.U.S.	Fall seeds with feathery tails
2	<i>Chaenomeles speciosa</i>	Flowering Quince	G,T,P	No	SP	D	Asia	White to red showy blooms
1	<i>Chamaebatia millefolium</i>	Fernbush	G,T,P	No	SU	S	W.U.S.	White blooms, needs excellent drainage, prefers alkaline soil
1	<i>Encarnia nauseosa (Chrysothamnus nauseosus)</i>	Gray Rabbit Brush	G,T,P	Yes	SU	E	W.U.S.	Yellow blooms
2	<i>Cotoneaster glaucophyllus</i>	Gray Cotoneaster	G,T,P	No	SP/WI	E	Asia	White blooms in Spring, red berries in Winter
2	<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	G,T,P	No	SP/WI	E	Asia	White blooms in Spring, red berries in Winter
2	<i>Cotoneaster lacteus</i>	Parney Cotoneaster	G,T,P	No	SP/WI	E	Asia	White blooms in Spring, red berries in Winter
2	<i>Cotoneaster microphyllus</i>	Little-leaf Cotoneaster, Rockspray Cotoneaster	G,T,P	No	SP/WI	E	Asia	White blooms in Spring, red berries in Winter
1	<i>Dasyllon wheeleri</i>	Sotol, Desert Spoon	G,T	No	SU	SC	SW U.S.	White flower spike, long spiny foliage
1	<i>Elaeagnus pungens</i>	Silverberry	G,T	No	WI	E	Asia	Small white fragrant blooms, multicolored foliage
1	<i>Ephedra viridis</i>	Mormon Tea	G,T	No	SP	E	SW U.S.	Yellow blooms, green stem structure
1	<i>Ericameria laricina</i>	Turpentine Brush	G,T	No	SU/F	S	SW U.S.	Yellow blooms
1	<i>Fallingia paradoxa</i>	Apache Plume	G,T,P	Yes	SP	S	SW U.S.	White blooms, pink feathery seed head
1	<i>Krascheninikovia lanata (Ceratoles lanata)</i>	Winterfat	G,T,P	No	F	E	W.U.S.	Spike-like woolly white seed head

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SHRUBS (continued):								
2	<i>Forestiera neomexicana</i>	Desert Olive	G,T,P	No	SP/F	D	SW U.S.	Yellow fragrant blooms in Spring, yellow foliage in Fall, attracts birds
2	<i>Forsythia x intermedia</i>	Forsythia	G,T,P	No	SP	D	Hybrid	Profuse yellow blooms
1	<i>Garrya wrightii</i>	Wright's Silk Tassel	T,P	No		E	SW U.S.	Will grow in full shade
1	<i>Hesperaloe parviflora</i>	Red Yucca	G,T,P	No	SU	SC	N Mex	Yellow or red blooms
2	<i>Holodiscus dumosus</i>	Mountain Spray	G,T,P	No	SP/F	D	Mtn U.S.	White blooms in Spring, orange to red foliage in Fall
2	<i>Juniperus</i> spp.	Juniper (Shrubs)	G,T,P	No		E	Various	Select suitable cultivar for application
3	<i>Kolkwitzia amabilis</i>	Beauty Bush	G,T,P	No	SP	D	China	Yellow center with pink bloom
3	<i>Lonicera fragrantissima</i>	Winter Honeysuckle	G,T,P	Yes	SP	S	Asia	White fragrant blooms
2	<i>Lonicera tatarica</i>	Tatarian Honeysuckle	G,T,P	No	SP	D	Asia	White to pink blooms
1	<i>Maclura pomifera</i>	Oseage Orange	G,T,P	Yes	F	D	S U.S.	Can produce large inedible fruit, thorny hedgerow shrub
2	<i>Mahonia aquifolium</i>	Oregon Grape	G,T,P	Yes	SP/WI	E	NW U.S.	Yellow fragrant blooms in Spring, burgundy foliage in Winter
1	<i>Mahonia fremontii</i>	Fremont Barberry	G,T	No	SP	E	SW U.S.	Yellow blooms
1	<i>Nolina microcarpa</i>	Beargrass	G,T,P	No	SU	E	SW U.S.	Interesting white flower stalk
1	<i>Opuntia</i> spp.	Prickly Pear, Chollas - hardy species only	G,T,P	No	SU	SC	SW U.S.	Showy cactus blooms, colors vary
2	<i>Philadelphus microphyllus</i>	Little-leaf Mock Orange	T,P	No	SU	D	SW U.S.	White fragrant blooms
2	<i>Physocarpus monogynus</i>	Mountain Ninebark	T,P	No	SP/F	D	W U.S.	White to pink blooms in Spring, red to orange foliage in Fall
2	<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	G,T,P	No	SU	D	W U.S.	Showy yellow blooms all Summer in sun
2	<i>Prunus pumila</i> v. <i>besseyi</i> (<i>Prunus besseyi</i>)	Western Sand Cherry	G,T,P	No	SP	D	W U.S.	White blooms
3	<i>Prunus x cistena</i>	Cistena Plum	G,T,P	No	SP/SU/F	D	Hybrid	Pink fragrant blooms in Spring, purple foliage in Summer, red foliage in Fall
2	<i>Prunus tomentosa</i>	Nanking Cherry	G,T,P	No	SP	D	Asia	White fragrant blooms, exfoliating bark
1	<i>Purshia mexicana</i> (<i>Cowania mexicana</i>)	Cliffrose	G,T,P	No	SU	E	SW U.S.	White fragrant blooms

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SHRUBS (continued):								
2	<i>Pyracantha</i> spp.	Firethorn	G,T,P	No	SP/F	E	Med	White blooms in Spring, colorful fruit in Fall, thorny bird habitat
1	<i>Quercus turbinella</i>	Scrub Live Oak	G,T,P	No		E	SW U.S.	Drought deciduous, acorns attract wildlife
1	<i>Rhamnus californica</i>	California Buckthorn	G,T,P	No	SU	E	SW U.S.	Tolerates shade, colorful dark red berries
1	<i>Rhamnus crocea</i>	Hollyleaf Buckthorn	G,T	No	SU	E	SW U.S.	Tolerates shade, colorful bright red berries
1	<i>Rhus aromatica</i>	Gro-low, Fragrant Sumac	G,T,P	Yes	SP/F	D	E U.S.	Yellow blooms in Spring, red foliage in Fall
1	<i>Rhus glabra</i>	Smooth Sumac	G,T,P	Yes	SU/F	D	N Am	Red fruit in Summer, red foliage in Fall
1	<i>Rhus trilobata</i>	Three Leaf Sumac	G,T,P	No	SU/F	D	SW U.S.	Red fruit in Summer, red to orange foliage in Fall
1	<i>Robinia neomexicana</i>	New Mexico Locust	G,T,P	Yes	SP/F	D	SW U.S.	White to pink blooms in Spring, yellow foliage in Fall
2	<i>Rosa rugosa</i>	Rugosa Rose	G,T,P	No	SP	D	Asia	Colors vary, colorful rose hips
2	<i>Salvia greggii</i>	Autumn Sage	G,T	Yes	SU/F	S	SW U.S.	Red to pink blooms, attracts hummingbirds, insects
2	<i>Santolina chamaecyparissus</i>	Gray Santolina, Lavender Cotton	G,T,P	No	SU	E	Med	Yellow blooms, full sun, cut back for best results
1	<i>Spartium junceum</i>	Spanish Broom	G,T,P	Yes	SP	E	Med	Yellow blooms, green stem structure
1	<i>Yucca</i> spp.	Yucca	G,T,P	No	SP/SU	SC	SW U.S.	Showy cream blooms on stalk, zone hardiness depends on species
GROUNDCOVERS: Low-growing dense growth of plants								
VINES: Weak-stemmed plants that derive support from climbing, twining, or creeping along a surface								
2	<i>Cotoneaster dammeri</i>	Lowfast Cotoneaster	G,T,P	Yes	SP/F	E	China	White blooms in Spring, red berries in Fall
2	<i>Jasminum nudiflorum</i>	Winter Jasmine	G,T,P	Yes	SP	E	China	Yellow blooms
2	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	G,T,P	Yes		E	N Am	Blue foliage turns violet in Winter
2	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper	G,T,P	Yes		E	Eurasia	
3	<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle	G,T,P	Yes	SP/SU	S	Asia	White to yellow fragrant blooms
1	<i>Mahonia repens</i>	Creeping Oregon Grape	T,P	Yes	SP/SUMI	E	W U.S.	Yellow blooms in Spring, purple fruit in Summer, burgundy foliage in Winter

Water Use	Botanical Name	Common Name	Local Zone	Spreads in Cultivated Areas	Seasonal Color	Evergreen or Deciduous	Origin	Comments
GROUNDCOVERS & VINES (continued):								
3	<i>Parthenocissus inserta</i>	Woodbine	T,P	Yes	F	D	N Am	Early red foliage
3	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	T,P	Yes	F	D	N Am	Early red foliage
3	<i>Parthenocissus tricuspidata</i>	Boston Ivy	T,P	Yes	F	D	Asia	For best results plant in the shade
2	<i>Teucrium chamaedrys 'prostratum'</i>	Gemander	G,T,P	Yes	SU	E	Eurasia	Pink blooms
2	<i>Thymus praecox arcticus</i>	Creeping Thyme	G,T,P	Yes	SU	E	Eurasia	White to pink blooms, water use varies by soil conditions
GRASSES: Characterized by slender leaves, called blades, which usually grow arching upwards from the ground								
Cool Season Grasses: Prefer supplemental irrigation January - March								
1	<i>Aristida purpurea</i>	Purple Three-awns and varieties	G,T,P	No	SU	S	SW U.S.	Purple seed heads
1	<i>Festuca glauca</i>	Blue Fescue	G,T,P	No		S	Eurasia	Blue foliage year round
1	<i>Koeleria cristata</i>	Junggrass	G,T,P	No		S	W U.S.	
1	<i>Nassella tenuissima</i>	Mexican Feather Grass	G,T,P	No	SU	S	SW U.S.	Delicate wispy golden to pink flower spikes
1	<i>Pascopyrum smithii</i>	Western Wheatgrass	G,T,P	No	SU	S	W U.S.	Blue-green foliage
Warm Season Grasses: Prefer supplemental irrigation June - August								
1	<i>Bothriochloa barbroidis</i>	Cane Beardgrass	G,T,P	No	F	S	SW U.S.	Cream seed heads
1	<i>Bouteloua curtipendula</i>	Side-Oats Grama	G,T,P	No		S	SW U.S.	
1	<i>Bouteloua eriopoda</i>	Black Grama	G,T,P	No		S	SW U.S.	
1	<i>Bouteloua gracilis</i>	Blue Grama	G,T,P	No		S	SW U.S.	
1	<i>Bouteloua hirsuta</i>	Hairy Grama	G,T,P	No		S	SW U.S.	
1	<i>Eragrostis intermedia</i>	Plains Lovegrass	G,T,P	No		S	SW U.S.	
1	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	G,T,P	No		S	Eurasia	Blue foliage year round

Water Use	Botanical Name	Common Name	Local Zone	Spreads in Cultivated Areas	Seasonal Color	Evergreen or Deciduous	Origin	Comments
GRASSES (warm season continued):								
1	<i>Andropogon scoparius</i> (<i>Schizachyrium scoparium</i>)	Little Bluestem	G,T,P	No		S	N Am	
1	<i>Lycurus phleoides</i>	Wolftail	G,T,P	No		S	SW U.S.	
1	<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Deergrass	G,T,P	No	F	S	SE U.S.	Pinkish airy flower spikes
1	<i>Muhlenbergia emersleyi</i>	Bullgrass	G,T,P	No	F	S	SW U.S.	Cream feathery flower spikes
1	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	Autumn Glow Muhly	G,T,P	No	F	S	SW U.S.	Grayish flower spikes
1	<i>Muhlenbergia rigens</i>	Deergrass	G,T,P	No	F	S	SW U.S.	Showy creamy yellow flower spikes
1	<i>Sporobolus airoides</i>	Alkali Dropseed, Alkali Sacaton	G,T,P	No		S	SW U.S.	Robust, requires deep soil
1	<i>Sporobolus cryptandrus</i>	Sand Dropseed	G,T,P	No		S	SW U.S.	
1	<i>Sporobolus contractus</i>	Spike Dropseed	G,T,P	No		S	SW U.S.	
PERENNIALS: Flowering for several to many growing seasons								
2	<i>Achillea millefolium</i>	White Yarrow	G,T,P	No	SP/SU	N/A	Eurasia	White blooms
2	<i>Agastache cana</i>	Texas Hummingbird Mint	G,T,P	No	SU	N/A	SW U.S.	Varying reddish to pink, needs full sun
2	<i>Asclepias tuberosa</i>	Butterfly Weed	G,T,P	No	SU	N/A	W U.S.	Showy orange blooms, attracts butterflies
2	<i>Baileya multiradiata</i>	Desert Marigold	G,T	No	SP - F	N/A	SW U.S.	Showy yellow blooms, needs full sun
2	<i>Berlandiera lyrata</i>	Chocolate Flower	G	No	SP - F	N/A	SW U.S.	Yellow rays with dark eye, needs full sun, frost tender above 5,000'
3	<i>Cleome spinosa</i>	Spider Flower	G,T,P	No	SU	N/A	S Am	White to pink blooms
2	<i>Coreopsis grandiflora</i>	Coreopsis, Tickseed	G,T,P	No	SU - F	N/A	SE U.S.	Yellow to orange daisy-like blooms
2	<i>Coreopsis tinctoria</i>	Plains Coreopsis, Golden Coreopsis	G,T,P	No	SU - F	N/A	N Am	Yellow to red daisy-like blooms, sometimes planted as an annual
2	<i>Datura wrightii metaloides</i>	Jimsonweed, Sacred Datura	G,T,P	No	SU - F	N/A	SW U.S.	Large white blooms, opens in evening, highly poisonous if ingested
2	<i>Eriogonum</i> spp.	Buckwheat	G,T,P	No	SU - F	N/A	SW U.S.	White to pink blooms in Summer turn burgundy in Fall

Water Use	Botanical Name	Common Name	Local Zone	Spreads in Cultivated Areas	Seasonal Color	Evergreen or Deciduous	Origin	Comments
PERENNIALS (continued):								
2	<i>Eschscholzia californica</i>	California Poppy	G,T,P	Yes	SP	N/A	CA	Yellow to orange blooms, often planted as an annual
2	<i>Gaillardia grandiflora</i>	Blanket Flower	G,T,P	Yes	SU - F	N/A	SW U.S.	Yellow to red blooms with maroon bands
1	<i>Gutierrezia sarothrae</i>	Snakeweed	G,T,P	Yes	SU - F	N/A	SW U.S.	Yellow blooms
2	<i>Helianthemum nummularium</i>	Sunrose	G,T,P	No	SP/SU	N/A	Europe	Pastel blooms
2	<i>Helianthus multiflorus</i>	Showy Goldeneye	G,T,P	No	SU	N/A	SW U.S.	Large daisy-like yellow blooms all Summer
2	<i>Iris germanica</i>	Bearded Iris	G,T,P	No	SP	N/A	Europe	Colors vary, javelina resistant
2	<i>Kniphofia uvaria</i>	Red Hot Poker	G,T,P	No	SP/SU	N/A	S Africa	Colors vary, attracts hummingbirds
1	<i>Linum lewisii</i>	Blue Flax	G,T,P	No	SU	N/A	SW U.S.	Blue blooms, opens in morning
2	<i>Melampodium leucanthum</i>	Blackfoot Daisy	G,T,P	No	SU	N/A	SW U.S.	White daisy-like blooms with yellow eye
1	<i>Mirabilis multiflora</i>	Giant 4 O'Clock	G,T,P	No	SU	N/A	SW U.S.	White to purple blooms, opens late afternoon, roots and seeds poisonous if ingested
3	<i>Monarda</i> spp.	Bee Balm	T,P	No	SU	N/A	E U.S.	Pink to red blooms
1	<i>Oenothera caespitosa</i>	White-Tufted Evening Primrose	G,T,P	No	SU	N/A	W U.S.	White blooms, opens in evening
1	<i>Oenothera speciosa (Oenothera berlandieri)</i>	Mexican Evening Primrose	G,T,P	Yes	SU	N/A	SW U.S.	Pinkish blooms, a favorite of rabbits
1	<i>Penstemon</i> spp.	Penstemon	G,T,P	No	SU	N/A	W U.S.	Colors vary, select species by zone
1	<i>Perovskia atriplicifolia</i>	Russian Sage	G,T,P	No	SU	N/A	Asia	Profuse purple blooms
1-3	<i>Senecio</i> spp.	Groundsel	G,T,P	No	SU	N/A	Various	Colors vary, water use varies by species, select species by zone
1	<i>Tetaneuris acaulis (Hymenoxys acaulis)</i>	Angelita Daisy	G,T	No	SU	N/A	W U.S.	Yellow blooms, water sparingly
2	<i>Teucrium chamaedrys</i>	Germander	G,T,P	No	SU	E	Eurasia	Pink blooms
1	<i>Verbena rigida</i>	Verbena	G,T	No	SU	N/A	SW U.S.	Blue blooms
1	<i>Zinnia grandiflora</i>	Desert Zinnia	G,T	No	SP-F	N/A	SW U.S.	Yellow blooms with orange eye

6.10.3 / Wildfire Hazard Mapping

