

Appendix A

City Historic Landmark Designation Criteria

The following is an excerpt from the Historic Preservation Ordinance, Article 15 of the City of Sedona Land Development Code.

1507.03 Landmark Designation Criteria. The Commission shall evaluate each structure, site, building or property within an area that is included in an application and may designate it as a landmark if it is determined to possess integrity of location, design, setting, materials, workmanship, feeling and association; and, being at least 50 years old or having achieved significance within the past 50 years if the property is of exceptional importance; and exhibits 1 or more of the following:

- A. Association with events that have made significant contributions to the broad patterns of our history; or
- B. Association with the lives of persons significant in our past; or
- C. Embodiment of distinctive characteristics of a type, period or method of construction, or representing the work of a master, or high artistic values or representing a significant and distinguishable entity whose components may lack individual distinctiveness; or
- D. Information important in the understanding of the pre-history or history of our community.

Appendix B

National Register Criteria for Evaluation

The following is the criteria for National Register of Historic Places eligibility, administered by the U.S. Department of the Interior, National Park Service.

II. NATIONAL REGISTER CRITERIA FOR EVALUATION

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Appendix C

Other Historic Sites

The Historic Resource Survey is intended to be used as a reference document, thus this is a listing of known historic properties that may have been surveyed, are not Landmarks, or have been demolished since the original survey. The majority of this information is taken from the 2008 Historic Resource Survey.

Former Landmark

The following property was a designated City Historic Landmark from 2009 to 2013 and at the request of the landowner, the landmark designation was removed.

<u>Address</u>	<u>Site Number</u>	<u>Anecdotal Name</u>
355 Arroyo Pinon Drive	278	Ralph Block House

Table IV.1 Ineligible Properties

The following are surveyed properties no longer considered eligible, typically due to alterations that have modified the historic integrity. The original survey forms are attached.

<u>Address</u>	<u>Site Number</u>	<u>Anecdotal Name</u>
235 Airport Road	150	Ellinger House
Brewer Road	Unknown	Max Ernst House
Brewer Road	Unknown	CCC Cabin
Brewer Road	Unknown	Sam Hoster House
160 Portal Lane	58	Sally Black Home
1185 W SR 89A	18	Sunset Court
1385 W SR 89A	216	Henry Cook Home
2545 W SR 89A	4	Black Residence
2575 W SR 89A	14	Country Tavern
2675 W SR 89A	15	Jackson School
3250 W SR 89A	5	A.C. Newton root cellar

Table IV.2 Demolished Properties

Previously surveyed properties demolished since the 1992 Historic Resource Survey:

<u>Address</u>	<u>Site Number</u>	<u>Anecdotal Name</u>
Unknown	42	Hart House
Unknown	133	Thrasher House
Purtymun Lane	142A	Ellsworth Schnebly House
860 Jordan Road	143	Roe and Myrtle Smith House
860 Jordan Road	144	John Simons House
135 Bear Wallow Lane	183	Steele Cabin #3
15 El Camino Grande	257	Roberts Pumphouse

**City of Sedona Historic Preservation Commission
HISTORIC RESOURCE SURVEY: Site Information**

HPS-150

Survey area name: Sedona

Zoning: RS-12

Historic name: Ellinger House

Address, location: 120 Airport Road

Tax parcel number, county: 408-26-079, Yavapai

Name of owner: Dean Chiarello

Mail address: 17227 Stadler Circle, Fountain Valley, CA 92708

Phone: Fax:

Historic use(s): Residence

Present use(s): Apartments

Building type: Residence Style: American International

Construction date(s): ca. 1948

Architect/builder: Gene Cook & Edwin Van Deren

Integrity: Poor. Many alterations.

Condition: Good

Site description:

Size of parcel: 1+ acre

Site character (use separate sheet if necessary):

Building description:

Stories: 1

Total floor area: (l) 70' (w) 70'

Foundation material: Concrete

Structural material(s): Wood frame

Exterior wall material(s): Random rubble stone/board & batten

Applied ornamentation:

Roof type: Medium gable and shed

Roof material: Rolled asphalt roofing

Eaves treatment: Plain fascia/exposed rafters

Windows: Aluminum sliding replaced original windows

Entries: Recessed off center

Porches: Open veranda

Storefront(s):

Notable interior: Not observed

Outbuildings: Storage building, one with rock foundation 18' x 30'

Alterations: Several additions over the years - unknown ages. Two large sections of house have been stuccoed over, new windows and doors, new doors and windows in red rock section

**City of Sedona Historic Preservation Commission
HISTORIC RESOURCE SURVEY: Site Information**

HPS-58

Survey area name: Sedona

Zoning: RC

Historic name: Sally Black Home

Address, location: Los Abrigados Resort

Tax parcel number, county: 401-19-022A, Coconino

Name of owner: Los Abrigados Partners LTD Partnership

Mail address: 160 Portal Lane, Sedona AZ 86336

Phone: Fax:

Historic use(s): Black Ranch House

Present use(s): Hotel suite

Building type: Commercial cottage

Style: Craftsman

Construction date(s): ca. 1925

Architect/builder: George Black

Integrity: Altered – major additions

Condition: Excellent

Site description:

Size of parcel: 19+ acres

Site character (use separate sheet if necessary): “Buried” in large
timeshare development

Building description:

Stories: 1

Total floor area: Approx. 800 s.f.

Foundation material: Concrete

Structural material(s): Red rock and river rock rubble/frame

Exterior wall material(s): Red rock sandstone and river rock

Applied ornamentation: Quoins

Roof type: Medium pitch gable and flat

Roof material: Shake/rolled asphalt roof (grey)

Eaves treatment: Exposed rafters with plain fascia

Windows: Medium casement-1, new clad units

Entries: Off center, solid core wood, 8-panel double doors

Porches: Open veranda

Storefront(s):

Notable interior: None

Outbuildings: None, though surrounded by timeshare structures

Alterations: Modernized completely on the interior

**City of Sedona Historic Preservation Commission
HISTORIC RESOURCE SURVEY: Site Information**

HPS-18

Survey area name: Sedona

Zoning: C-2

Historic name: Sunset Court

Address, location: 1185 W. Hwy State Route 89A

Tax parcel number, county: 408-26-002, Yavapai

Name of owner: Robert S and Loretta M Larson, JT

Mail address: P. O. Box 619, Sedona AZ 86339

Phone: Fax:

Historic use(s): Motel (3 unit)

Present use(s): Retail

Building type: Commercial

Style: Contemporary Folk

Construction date(s): ca. 1944

Architect/builder: Jay Cook

Integrity: Altered, infill

Condition: Fair

Site description:

Size of parcel: 2+ acres

Site character (use separate sheet if necessary): Shares site with 3 other historic structure, paved lot

Building description:

Stories: 1

Total floor area: Approx. 1400 s.f.

Foundation material: Concrete

Structural material(s): Frame

Exterior wall material(s): Roughly squared random coursed red sandstone

Applied ornamentation: Quoining

Roof type: Low gable, addition of skylights

Roof material: Asphalt shingles

Eaves treatment: Open eaves (rear); plain fascia (front). Exposed rafters at rear; boxed eave at front

Windows: Double hung – wood – 1/1; fixed pane in enclosed spaces, and some aluminum

Entries: Multiple entrances, barn or cabin-style wood doors in original sections; varied wood doors (1 w/sidelights) in new sections

Porches: Southwest styled iron gate enclosed space between separate eastern building

Storefront(s):

Notable interior: None observed

Outbuildings: Storage shed (rear) 12' x 20'

Alterations: Openings between individual motel cabins have been enclosed to create additional rentable space, vertical siding

**City of Sedona Historic Preservation Commission
HISTORIC RESOURCE SURVEY: Site Information**

HPS-216

Survey area name: Sedona

Zoning: C-2

Historic name: Henry Cook Home

Address, location: Corner State Route 89A & Saddlerock Circle

Tax parcel number, county: 408 - 26 - 017, Yavapai

Name of owner: William B. Holman, John & Ann Holman

Mail address: 301 Palisades Drive south, Sedona, AZ 86336

Phone: Fax:

Historic use(s): Residence

Present use(s): Retail

Building type: House

Style: Ranch

Construction date(s): ca. 1944

Architect/builder: Henry Cook

Integrity: Altered, original site, additions

Condition: Fair

Site description:

Size of parcel: 1/8 acre

Site character (use separate sheet if necessary): Nicely landscaped, decorated

Building description:

Stories: 1

Total floor area: Approx. 2100 s.f.

Foundation material: Concrete

Structural material(s): Red rock, wood/frame

Exterior wall material(s): Board & batten/rock (random rubble red sandstone)

Applied ornamentation: None

Roof type: Low gable

Roof material: Composition shingle

Eaves treatment: Boxed eaves

Windows: Aluminum-single pane-sliding

Entries: Wood door-w/4 lites + 4 panels, multiple entries including Dutch door, wood door with 1 full lite.

Porches: None

Storefront(s): Multiple entries

Notable interior: Rock interior wall in part of building, enclosed porch

Outbuildings: None

Alterations: Many appear to have been done to original structure--major additions to both front and rear of building. Changes to interior ceiling since 2001 survey; interior water feature added.

**City of Sedona Historic Preservation Commission
HISTORIC RESOURCE SURVEY: Site Information**

HPS-4

Survey area name: Sedona

Zoning: C-2

Historic name: George Black Residence

Address, location: 2545 West State Route 89A

Tax parcel number, county: 408-24-018, Yavapai

Name of owner: Railroad Inn LLC

Mail address: 3009 N. 67th Place, Scottsdale AZ 85251

Phone: Fax:

Historic use(s): Residence, restaurant

Present use(s): Restaurant

Building type: House/commercial

Style: Vernacular

Construction date(s): ca. 1944

Architect/builder: George Black

Integrity: Altered, many major additions, new windows & openings; no alterations to structure since 1991 survey.

Condition: Good. Fascia deteriorating in some spots.

Site description:

Size of parcel: 2.8 acres

Site character (use separate sheet if necessary): Nicely maintained; patios, gardens; decorative paint.

Building description:

Stories: 1 + basement

Total floor area: Approx. 2500-3000 s.f. w/additions

Foundation material: Concrete

Structural material(s): Stone and frame

Exterior wall material(s): Random coursed red sandstone, stucco (new); wood at gable ends

Applied ornamentation: Quoining, red rock fireplace chimney

Roof type: Low cable, flat w/eaves

Roof material: Composition shingle, built up.

Eaves treatment: Exposed rafters

Windows: Wood fixed, not original

Entries: Offset, recessed, double doors

Porches: Front entry porch

Storefront(s):

Notable interior: Basement

Outbuildings:

Alterations: Many to rear and interior; addition of a tall stucco wall to create a patio on the north completely hides this façade from the sidewalk/street. Skylights added. Overhang over windows.

**City of Sedona Historic Preservation Commission
HISTORIC RESOURCE SURVEY: Site Information**

HPS-14

Survey area name: Sedona

Zoning: C-2

Historic name: Country Tavern

Address, location: 2575 W. Hwy State Route 89A

Tax parcel number, county: 408-24-017, Yavapai

Name of owner: 2575 West Hwy 89A LLC

Mail address: P. O. Box 20053, Sedona AZ 86341

Phone: Fax:

Historic use(s): Package liquor & service station

Present use(s): Retail nursery

Building type: Small commercial building

Style: Contemporary Folk

Construction date(s): ca. 1950

Architect/builder: Leo Flood

Integrity: Facade altered, room added, pumps removed

Condition: Good

Site description:

Size of parcel: .5 acre

Site character (use separate sheet if necessary):

Building description:

Stories: 1

Total floor area: Approx. 1500 s.f.

Foundation material: Concrete

Structural material(s): Wood frame

Exterior wall material(s): Stucco, Shiplap, board & batten in gables, corner boards

Applied ornamentation: Vent in roof above door. Outside signage removed/changed to reflect new business.

Roof type: Medium gable

Roof material: Wood shake, rolled roofing

Eaves treatment: Closed eave

Windows: Wood frame, 1 sliding, 1 picture, single chain hinged at bottom

Entries: Single wood door flanked by two windows; front door modern/flat face

Porches: Porch has 2 metal pipe columns, painted; entry porch in gabled roof

Storefront(s):

Notable interior:

Outbuildings: Cinder block, shingled roof "shed" in rear.

Alterations: Integrity compromised by stucco and added room; courtyard on east created by 6' stucco wall. High walls camouflage the building.

**City of Sedona Historic Preservation Commission
HISTORIC RESOURCE SURVEY: Site Information**

HPS-15

Survey area name: Sedona

Zoning: C-2

Historic name: Jackson School

Address, location: 2675 W. Hwy State Route 89A/County records, 2655 # on building

Tax parcel number, county: 408-24-012A, Yavapai

Name of owner: Leslie McCandless

Mail address: 750 Dry Creek Rd, Sedona AZ 86336

Phone: Fax:

Historic use(s): Old school

Present use(s): Retail

Building type: School

Style: Commercial

Construction date(s): ca. 1925

Architect/builder: Frank Jackson

Integrity: Fair to Poor. Altered original site, major additions to rear and front, new false façade.

Condition: Good

Site description:

Size of parcel: .5 acres

Site character (use separate sheet if necessary):

Building description:

Stories: 1

Total floor area: Approx. 600 s.f.

Foundation material: Concrete

Structural material(s): Wood frame

Exterior wall material(s): Original wood shiplap (stucco now)

Applied ornamentation: None

Roof type: Gable, low pitch, flat w/parapet

Roof material: Asphalt shingle

Eaves treatment: Exposed rafters

Windows: Back has original casement-medium 4/4, metal fixed with 24 lites; Front addition has 3 large picture windows; 1 large picture window on 2nd floor

Entries: Addition obscures original entry; New, double steel window-less doors in rear of building.

Porches: Veranda over store front door (not original)

Storefront(s): Not original, "Santa Fe" style addition with large picture windows

Notable interior: Three round wooden support beams in front room, unknown if original from porch

Outbuildings: None

Alterations: Considerable north addition to original room on street side of building effectively hides and dwarfs original school building. Upstairs (where school bell previously existed) renovated and used for storage.

**City of Sedona Historic Preservation Commission
HISTORIC RESOURCE SURVEY: Site Information**

HPS-5

Zoning: L

Survey area name: Sedona

Historic name: A. C. Newton Root Cellar

Address, location: 3250 West State Route 89A

Tax parcel number, county: 401-11-082, Yavapai

Name of owner: Joel L & Sheila F Gilgoff, JT

Mail address: PMB 401 2675 W Hwy State Route 89A, Sedona AZ 86336

Phone:

Fax:

Historic use(s): Root cellar

Present use(s): Pool pump shelter for hotel pool

Building type: Storage

Style: Vernacular

Construction date(s): ca.1937

Architect/builder: A.C. "Shorty" Newton

Integrity: Poor. Roof structure totally replaced with "Santa Fe" style roof.

Condition: Fair

Site description:

Size of parcel: 1.1 acre

Site character (use separate sheet if necessary): Contemporary southwest style hotel and parking lot. Site is totally developed and structure mostly hidden.

Building description:

Stories: 1

Total floor area: Approx. 200 s.f.

Foundation material: Concrete

Structural material(s): Concrete

Exterior wall material(s): Red stone random roughly squared/river rock random rubble

Applied ornamentation:

Roof type: Original shed low pitch replaced w/Santa Fe style parapet & flat roof

Roof material: Composition

Eaves treatment: Vertical board and plain fascia with exposed rafters

Windows: None

Entries: Old door opening now open w/metal security gate

Porches: None

Storefront(s):

Notable interior: Concrete ceilings

Outbuildings: None

Appendix D Index of Historic Sites

All historic sites referenced in the Historic Resource Survey are listed below, sorted by address. For more information on the site, go to the Section listed (Sections I, II, III, or Appendix C).

<u>Street Address</u>	<u>Anecdotal Name</u>	<u>Construction Date</u>	<u>Survey Site #</u>	<u>Status</u>	<u>Section</u>
115 Airport Road	Cook Cemetery	1918		City Landmark	I
225 Airport Road	Rainbow Ray Focus	c. 1953	254	Surveyed	III
235 Airport Road	Ellinger House		150	Ineligible	C
330 Apache Trail	Madole House-330 Apache Trail	1965	270	Surveyed	III
355 Arroyo Pinon Drive	Ralph Block House		278	Removed Landmark	C
15 Art Barn Road	Art Barn/George Jordan Packing Shed	c. 1939	48	Surveyed	III
40 Art Barn Road	George Jordan Well House	1939	46	Surveyed	III
352 Back O' Beyond	Mystery Ranch Cabin	1920s	276	Surveyed	III
135 Bear Wallow Lane	Steele Cabin #3		183	Demolished	C
135 Bear Wallow Lane	Steele Cabins	c. 1930	184-5	Surveyed	III
Brewer Road	Max Ernst House		?	Ineligible	C
Brewer Road	CCC Cabin		?	Ineligible	C
Brewer Road	Sam Hoster House		?	Ineligible	C
65 Brewer Road	Old Post Office	c. 1938	41	Surveyed	III
65 Brewer Road	Black Ranch Hired Hands House	c. 1950	263	Surveyed	III
100 Brewer Road	Hart Store*	1926		City Landmark National Register	I
250 Brewer Road	Ranger Station*	1917/1934		City Landmark National Register	I
335 Brewer		1938	285	Surveyed 2014	II
360 Brewer Road	Pushmataha Building	1957 or 1960		City Landmark	I
670 Brewer Road	Casa Del Rey	1960	253	Surveyed	III

<u>Street Address</u>	<u>Anecdotal Name</u>	<u>Construction Date</u>	<u>Survey Site #</u>	<u>Status</u>	<u>Section</u>
690 Brewer Road	Warren and Steele Home	c. 1945	252	Surveyed	III
780 Chapel Road	Chapel of the Holy Cross*	1956		City Landmark National Register	I
400 Color Cove Road	Philips, Dorothy House	1955		City Landmark	I
55 Copper Cliffs Drive		1967	286	Surveyed 2014	II
145 Copper Cliffs Drive	Hart Dairy and Home	c. 1930	37	Surveyed	III
65 Deer Trail Drive	Bela Horvath Studio and House	1945	261	Surveyed	III
15 El Camino Grande	Roberts Pumphouse		257	Demolished	C
100 El Camino Grande	Da Voss-Hawley House	1940s		City Landmark	I
200 El Camino Grande	Roberts Home	1962	258	Surveyed	III
110 Elk Road	Cook House - Biddles	1956	262	Surveyed	III
35 Gassaway Place	Gassaway House	c. 1937		City Landmark	I
395 Jordan Road	Old Library	1969	280	Surveyed	III
470 Jordan Road	George Jordan Rental	c. 1935	54	Surveyed	III
735 Jordan Road	Jordan Ranch*	1931-1947		City Landmark National Register	I
860 Jordan Road	Roe and Myrtle Smith House		143	Demolished	C
860 Jordan Road	John Simons House		144	Demolished	C
355 Juniper Drive	Da Voss #2 Home	1944	265	Surveyed	III
55 Kachina Drive	Ritzinger House "Karibu"	1955	287	Surveyed 2014	II
215 Kachina Drive	Bennett-Purtyman Cabin	1922		City Landmark	I
130 Last Wagon Drive	Madole House-130 Last Wagon	1965	268	Surveyed	III
235 Madole Road	Madole House-235 Madole Road	c. 1960	275	Surveyed	III
39 Meteor Drive	Nininger House	1959-60		City Landmark	I

<u>Street Address</u>	<u>Anecdotal Name</u>	<u>Construction Date</u>	<u>Survey Site #</u>	<u>Status</u>	<u>Section</u>
75 Oak Creek Blvd.	Ira Smith House	c. 1941	264	Surveyed	III
270 Oak Creek Cliffs Drive	James Babbitt House/Stronghold	1941	281	Surveyed 2014	II
333 Oak Creek Cliffs Drive	John Babbitt House	1941	282	Surveyed 2014	II
130 Pony Soldier Road	Madole House-Pony Soldier	1962		City Landmark	I
160 Portal Lane	Sally Black Home		58	Ineligible	C
Purtymun Lane	Ellsworth Schnebly House		142A	Demolished	C
10 Ranch House Circle	Doodlebug Ranch	1936		City Landmark	I
255 Rockridge Drive	Saddlerock Ranch	c. 1950		City Landmark	I
86 Saddlerock Circle	Cook House-Saddlerock	1952	260	Surveyed	III
100 Schnebly Hill Road	Farley Homestead	1925/1932		City Landmark	I
290 Schnebly Hill Road	Sedona and T.C. Schnebly Home	c. 1927	30	Surveyed	III
340 Smith Road	Williamson House	1953 or 1955		City Landmark	I
219 N SR 89A	Old Post Office	c. 1950	255	Surveyed	III
241 N SR 89A	Oak Creek Tavern & Market	c. 1945	63	Surveyed	III
255 N SR 89A	First Sedona Fire Station	1947	43	Surveyed	III
299 N SR 89A	Bob Bradshaw Photo Shop	c. 1949	213	Surveyed	III
479 N SR 89A	George Jordan's Sales Building	1939		City Landmark	I
880 N SR 89A	Purtymun/Lomacasi House	c. 1924	139	Surveyed	III
901 N SR 89A	Red Rock Lodge	c. 1940	50	Surveyed	III
1145 W SR 89A	Zaharek Gallery	1963	259	Surveyed	III
1185 W SR 89A	Sunset Court		18	Ineligible	C
1185 W SR 89A	Sunset Court/Cook Cabins-Grocery	c. 1944	19-21	Surveyed	III

<u>Street Address</u>	<u>Anecdotal Name</u>	<u>Construction Date</u>	<u>Survey Site #</u>	<u>Status</u>	<u>Section</u>
1385 W SR 89A	Henry Cook Home		216	Ineligible	C
2545 W SR 89A	Black Residence		4	Ineligible	C
2575 W SR 89A	Country Tavern		14	Ineligible	C
2611 W SR 89A	Red Rock Cottage	1954	251	Surveyed	III
2675 W SR 89A	Jackson School		15	Ineligible	C
3035 W SR 89A	Gibson Home	1957	7	Surveyed	III
3235 W SR 89A	Rainbow's End	c. 1943	6	Surveyed	III
3250 W SR 89A	A.C. Newton root cellar		5	Ineligible	C
251 SR 179	Pumphouse, USFS	1935		City Landmark	I
541 SR 179	Dr. Gamble Home	c. 1950	222	Surveyed	III
2855 SR 179	Treasure Art Gallery	1961	271	Surveyed	III
30 Sugarloaf Drive	Pearl Coons Home	1966	266	Surveyed	III
50 Tranquil Avenue	Rigby/Madole House	c. 1948	1	Surveyed	III
225 Wilson		1955	283	Surveyed 2014	II
55 Woodland		1969	288	Surveyed 2014	II
2035 Yavapai		1951	284	Surveyed 2014	II
280 Zane Grey Drive	Van Ess House	1964		City Landmark	I
Unknown	Hart House		42	Demolished	C
Unknown	Thrasher House		133	Demolished	C
multiple	Owenby Ditch	c. 1880s- early 1900s		City Landmark	I

Appendix E Abbreviations

AIA	American Institute of Architects	HPC	Historic Preservation Commission
APN	Assessor's Parcel Number	SR	State Route
USFS	United States Forest Service		

City of Sedona Zoning Districts:

Residential:

RS-5A	Single-Family Residential District – minimum lot size of 217,800 square feet or 5 acres per lot.
RS-70	Single-Family Residential District – minimum lot size of 70,000 square feet per lot.
RS-36	Single-Family Residential District – minimum lot size of 36,000 square feet per lot.
RS-35	Single-Family Residential District – minimum lot size of 35,000 square feet per lot.
RS-18a	Single-Family Residential District – minimum lot size of 18,000 square feet per lot.
RS-18b	Single-Family Residential District – minimum lot size of 18,000 square feet per lot.
RS-12	Single-Family Residential District – minimum lot size of 12,000 square feet per lot.
RS-10a	Single-Family Residential District – minimum lot size of 10,000 square feet per lot.
RS-10b	Single-Family Residential District – minimum lot size of 10,000 square feet per lot.
RS-6	Single-Family Residential District – minimum lot size of 6,000 square feet per lot.
RMH-12	Single-Family Residential and Mobile Home District – minimum lot size of 12,000 square feet per lot.
RMH-10	Single-Family Residential and Mobile Home District – minimum lot size of 10,000 square feet per lot.
RMH-6	Single-Family Residential and Mobile Home District – minimum lot size of 6,000 square feet per lot.
RM-1	Medium Density Multifamily District – not more than 8 dwelling units per acre.
RM-2	High Density Multifamily District – not more than 12 dwelling units per acre.
RM-3	High Density Multifamily District – not more than 20 dwelling units per acre.
MH	Manufactured Home District.
PRD	Planned Residential District.

Commercial:

CN	Neighborhood Commercial District
OP	Office Professional District
C-1	General Commercial District
C-2	General Commercial District
C-3	Heavy Commercial/Light Manufacturing District
RC	Resort Commercial District
L	Lodging District

Supplementary Districts:

PD	Planned Development District
CF	Community Facilities District
P	Parking District
OS	Open Space and Recreation District
NF	National Forest District
SU	Special Use District
H	Historic District