

Sedona Land Development Code, Article 6 (District Regulations)

Section 625 (CF) Community Facilities District.

625.01 Purposes. This district is intended primarily for the accommodation of public/semi-public uses (other than street rights-of-way); the identification of public-accessible areas where all persons would have the opportunity to be involved in and enjoy civic, cultural and recreational pursuits; and the identification and preservation of areas of historic significance.

625.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Uses Subject to Conditional Use Permit.

1. Accessory uses and structures, located on the same site as a conditional use.
2. Cemeteries, columbariums and related facilities.
3. Commercial uses incidental and accessory to other listed uses (such as concession stands and small gift shops).
4. Cultural centers.
5. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in SLDC [914](#).
6. Historical landmarks.
7. Libraries and museums.
8. Municipal golf courses.
9. Public buildings and grounds.
10. Public parks and parks maintenance facilities intended for regular parks and recreation maintenance purposes. On-site long-term storage of heavy earth-moving equipment and large trucks is prohibited.
11. Public or private nonprofit educational institutions.
12. Public and semi-public community centers and recreational facilities (such as swimming pools and youth activity centers).

13. Public utility and public service substations, water tanks, pumping plants and similar installations, including public utility repair and storage facilities. On-site long-term storage of heavy earth-moving equipment and large trucks is prohibited.

14. Public utility offices.

B. Uses Subject to Temporary Use Permit. Any use prescribed in SLDC [407](#).

625.03 Approvals Required. Prior to the construction of physical improvements and the issuance of a building permit for all uses, development review approval shall be obtained as outlined in SLDC [401](#). Where required, conditional use permits shall be obtained as outlined in SLDC [402](#) and temporary use permits shall be obtained as outlined in SLDC [407](#).

625.04 Property Development Standards. The following property development standards shall apply to the site of a permitted or conditional use; these requirements are minimums unless otherwise noted.

A. Lot Area. Each lot shall have a minimum lot area of 10,000 square feet.

B. Lot Dimensions.

1. All lots shall have a minimum width of 100 feet.

2. All lots shall have a minimum depth of 100 feet.

C. Lot Coverage. Maximum lot coverage shall not exceed 25%.

D. Floor Area Ratio. Floor area ratio shall not exceed 0.50.

E. Yards.

1. Front Yard. There shall be a front yard having a depth of not less than 30 feet.

2. Side Yard. There shall be a side yard of not less than 15 feet.

3. Rear Yard. There shall be a rear yard of not less than 20 feet.

F. Access. All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access has been approved by the Director. Each building site shall have a minimum width easement or right-of-way for access of 20 feet.

G. Distance Between Buildings. There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

H. Accessory Structures. Accessory structures and architectural features shall comply with the requirements of Article [9](#) SLDC.

I. Height and Screening Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article [9](#) SLDC.

J. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article [9](#) SLDC.

K. Utilities. Utilities shall be provided in compliance with the provisions of Article [9](#) SLDC.

L. Trees. Trees shall be preserved and planted to comply with the provisions of Article [9](#) SLDC.

M. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article [9](#) SLDC.

N. Landscaping. The landscaping provisions of Article [9](#) SLDC shall apply.

O. Off-Street Parking. Off-street parking shall comply with the provisions of Article [9](#) SLDC.

P. Signs. Signs shall comply with the provisions of Article [11](#) SLDC.

Q. Design Standards. The provisions of Article [10](#) SLDC shall apply as administered through the development review process of Article [4](#) SLDC.

[Amended during 2012 recodification].

626 P – Parking District.

626.01 Purpose. This district is intended to provide and identify areas reserved and developed exclusively for public or private off-street parking areas and to accommodate the establishment of parking districts which provide an alternate means of meeting the off-street parking requirements for multiple businesses in a defined area.

626.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted Uses and Structures.

1. Accessory uses and structures located on the same site as a permitted use.
2. Public or private open parking lots, including incidental control gates, pay boxes or guard sheds, shall be permitted as a matter of right.

B. Uses Subject to Conditional Use Permit.

1. Accessory uses and structures located on the same site as a conditional use.

2. Public or private garages or other parking structures including incidental appurtenances.

C. Uses Subject to Temporary Use Permit. Any use prescribed in SLDC [407](#).

626.03 Approvals Required. Before the construction of physical improvements and the issuance of a building permit for all uses development review approval shall be obtained as outlined in SLDC [401](#). Where required, conditional use permits shall be obtained as outlined in SLDC [402](#) and temporary use permits as outlined in SLDC [407](#).

626.04 Property Development Standards. The following property development standards shall apply to all permitted land and building uses:

A. Yards.

1. A minimum 10-foot-wide front and street side setback area shall be required. These setback areas shall be landscaped except for necessary walks and drives.
2. A parking garage or structure shall maintain a minimum setback of 20 feet from any property in an Office Professional, General Commercial or Residential zoning district.

B. Walls, Fences and Required Screening.

1. Wherever off-street parking lots abut property in any Office Professional, General Commercial or Residential zoning district, a masonry wall, solid wood fence or other suitable screening and/or screen landscaping 6 feet in height shall be erected and maintained between the parking lot and these districts.
2. Wherever off-street parking lots are situated across the street from property in any Office Professional, General Commercial or Residential zoning district, a masonry wall or berm and/or screen landscaping 3 feet in height shall be erected and maintained between the parking lot and the front property line.

C. Height Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article [9](#) SLDC.

D. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article [9](#) SLDC.

E. Utilities. Utilities shall be provided in compliance with the provisions of Article [9](#) SLDC.

F. Trees. Trees shall be preserved and planted to comply with the provisions of Article [9](#) SLDC.

G. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article [9](#) SLDC.

H. Landscaping. All required landscaping shall comply with the requirements of Article [9](#) SLDC.

I. Off-Street Parking. The provisions of Article [9](#) SLDC shall apply.

J. Signs. The provisions of Article [11](#) SLDC shall apply.

K. Development Standards.

1. The design and configuration of a parking lot shall comply with the site development standards prescribed in Article [9](#) SLDC.

2. The design and configuration of a parking garage or structure shall comply with the site development standards prescribed in Article [9](#) SLDC or as specified in the conditional use permit.

L. Design Standards. The provisions of Article [10](#) SLDC shall apply as administered through the development review process of SLDC [401](#).