Single Family Overview

Planning and Zoning

City Of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

The following information is meant to provide a starting place when designing a single-family house. This is not meant to comprehensively outline every planning and zoning requirement. Recent code changes, code sections not cited below, and/or requirements of other divisions/departments could impact the design of the house. Homeowners should review the all applicable codes and consult with their selected professionals (architects, designers, contractors, engineers, etc.) during the design process. City Staff can only conduct a complete review of the plans after a building permit application has been submitted.

City Staff Contact Information:

- Planning and Zoning: planning@sedonaaz.gov; Megan Yates, Associate Planner (myates@sedonaaz.gov or 928-203-5090)
- Building (Construction and Permitting Procedures): Building Permit Technicians: PermitTechs@sedonaaz.gov or (928) 282-1154
- Engineering (Drainage, floodplains, soils requirements): Michael Righi, Assistant Engineer, mrighi@sedonaaz.gov or 928-203-5088

Subdivision/Final Plat: Review the approved Final Plat on file with the County Recorder's Office. Some plats have additional restrictions for buildings, setbacks, land disturbance, height, etc.

Home Owner's Association (HOA): The City does not review for HOA Requirements; the property owner is responsible for knowing and complying with additional restrictions placed on a property by the HOA.

Zoning: Check the zoning of your property at www.sedonaaz.gov/gis, click on "New GIS map viewer" and find your property. Click on the property, zoning is listed in the information box.

Setbacks: Setbacks for zoning districts are in LDC Article 2. For properties on a private street or easement, setbacks are measured from the edge of the access/ingress/egress easement, not the property line. For properties zoned PD, check the Final Plat for setbacks or building envelopes.

Lot Coverage: LDC Article 2. Lot coverage limitations vary by zoning district. Calculations (total square footage and percentage) for both building coverage and total coverage must be shown on the plans. Building coverage includes all enclosed spaces and total coverage includes building coverage plus all impervious surfaces (patios, walkways, etc.) and driveways regardless of material.

Heights: LDC Section 2.24.E. Heights are measured to natural grade and are generally limited to 22 feet above natural grade, with some allowances to go higher based on the design of the house and topography of the site. Plans submitted for permits must include a roof plan overlaid on a natural contour map (with contours continuing through the footprint of the house) and all roof ridges, eaves, and parapets labeled in the same format as the contours. Changes in roof height (e.g., steps in the parapets) must be clearly identified. If a sloped roof is proposed, clearly show slope of roof. If alternate standards are being used (heights over 22 feet above natural grade), application of alternate standards must be clearly shown on the plans.

Driveways: LDC Section 5.4.E(3). Driveways are limited to 30 feet in width within the front and exterior side setbacks and must be a minimum of 20 feet deep (face of garage/carport to the property line). Uncolored concrete is not permitted for driveways.

Parking: LDC Section 5.5.D. 2 parking spaces are required for the first 4 bedrooms. One additional parking space is required for each additional bedroom. For example, a 7 bedroom house would require 5 parking spaces. A parking space is a 9' x 18' unobstructed area where a vehicle can be parked. Houses over 1,500 square feet are required to have a garage. In the RMH, RS-6, and RS-10 zoning districts, half of all required parking must be in a

garage. In all other zoning districts, a minimum 2-car, 400 square foot garage is required, and half of all required parking must be in a garage. There are additional requirements if garages are converted into habitable space.

Landscaping/Construction Envelope Fencing: LDC Section 5.6.C. Only trees within the construction area are permitted to be removed. Plans must show a construction envelope fence on the construction side of all trees to be preserved.

Mechanical Equipment Screening: LDC Section 5.6.D. Mechanical equipment must be screened from all adjacent properties. Roof-mounted equipment must be screened by a parapet wall that is an integral part of the building design. Ground mounted equipment must be screened by a wall or dense vegetation.

Fences and Walls: LDC Section 5.6.E. Fences and walls in the front and exterior side setbacks are limited to 4 feet in height and 6 feet in height in all other setbacks. Fences and walls within 10 feet of a driveway are limited to 3 feet in height to maintain a visibility triangle. Retaining walls are limited to a maximum cut/fill of 16 feet and must be terraced if they are over 8 feet. If a combination of fence and retaining wall is proposed, height is limited to 8 feet on the low side of finish grade and to the height limit of a fence in that location from the high side of finish grade. Additional design standards may apply to fences and retaining walls.

Utilities: LDC Section 5.7.D. All new utilities shall be underground.

Building Design/Massing: LDC Section 5.7.F(2). Buildings between 1,000 and 2,000 square feet must have 2 masses. Buildings over 2,000 square feet must have 3 masses. Masses are required in plan view and elevation view and must be a minimum of 6 feet in width and depth and a minimum of 100 square feet. Elevation view masses must also have a minimum of 2 foot vertical offset. Masses must be visible from the street.

Building Color: LDC Section 5.7.F(5). Generally, buildings are limited to a light reflectance value (LRV) of 38% or less and a chroma of 2 or less.

- If LRV is reduced, chroma may be increased.
- If a building uses alternate standards for heights, a lower LRV is required.
- Buildings over 5,000 square feet are limited to a lower LRV.
- Roofs and fences are subject to the same color restrictions.
- Physical samples of all proposed exterior colors and materials (not printouts or pictures) must be submitted with the building permit.
- Dunn Edwards paints provide both LRV and chroma values and the City's Community Development Department can evaluate other proposed colors.

Exterior Lighting: LDC Section 5.8. All fixtures must be fully shielded, and the lighting color is limited to 4000K. A complete residential exterior lighting application must be submitted with the building permit.

Accessory Dwelling Units (ADUs): LDC Section 3.4. Each property is permitted a single-family house and one additional habitable structure (ADU). When a property owner is constructing an ADU, they will be required to provide a complete and accurate floorplan of the main house and all other structures on the property to ensure that the proposed ADU is permitted. In addition, ADUs:

- Must meet the same setback and design criteria as the primary house.
- May be attached or detached – anything without an internal connection to the primary house is considered an ADU.
- Are limited to 50% of the size of the main house.
- Are permitted to have a full kitchen, but must have at least a kitchenette.
- Must share a driveway with the primary house (a separate driveway is not permitted for the ADU).
- May only be rented out as a short-term rental if the owner of the property resides in the primary house (no restrictions for long-term rental).