

ZONING - CO

DWELLING/MULTIFAMILY

FOR MIXED-USE PROJECTS IN THE M1, M2, M3, CO, IN, AND L ZONING DISTRICTS, MULTIFAMILY DWELLING UNITS SHALL NOT BE LOCATED ON THE SAME LEVEL AS THE PRIMARY STREET ENTRANCE TO THE BUILDING. THE DIRECTOR OR THE PLANNING AND ZONING COMMISSION MAY ALLOW THE DWELLINGS TO BE LOCATED ON THE PRIMARY STREET ENTRANCE TO THE BUILDING, PROVIDED, THAT SUCH DWELLINGS WOULD BE IN KEEPING WITH THE SURROUNDING USES. IN THE CF ZONING DISTRICT, RESIDENTIAL USES MAY BE ALLOWED AS ACCESSORY USES TO SCHOOLS AND GOVERNMENT OFFICE USES, A BUILDING, GROUP OF BUILDINGS, OR PORTION OF A BUILDING THAT CONTAINS THREE OR MORE DWELLING UNITS OR, FOR MIXED USE PROJECTS WHERE THE RESIDENTIAL COMPONENT IS LESS THAN 50 PERCENT OF THE TOTAL FLOOR AREA, ONE OR MORE DWELLING UNITS LOCATED ON A SINGLE LOT.

DENSITY CALCULATION FOR CO-HOUSING, LIVE/WORK, AND MULTIFAMILY DWELLINGS

SIZE OF DWELLING UNIT DWELLING UNITS FOR DENSITY CALCULATION: PER TABLE 2.5

1,001 SQUARE FEET OR MORE	1 DWELLING UNIT
501 TO 1,000 SQUARE FEET	0.75 DWELLING UNITS
500 SQUARE FEET OR LESS	0.5 DWELLING UNITS

MULTIFAMILY RESIDENTIAL

I. ALL MULTIFAMILY RESIDENTIAL BUILDINGS OR STRUCTURES 2,500 SQUARE FEET OR GREATER IN GROSS FLOOR AREA SHALL BE COMPOSED OF AT LEAST THREE VISUAL BUILDING MASSES OF DIFFERING HEIGHTS AND PLANES.

II. SUCH VISUAL BUILDING MASSES SHALL (KEYED TO FIGURE 5-12):

A. VARY IN HEIGHT VERTICALLY BY A MINIMUM OF TWO FEET FROM ANY ADJACENT MASS OR MASSES;

B. BE 100 SQUARE FEET MINIMUM; AND

C. HAVE A MINIMUM WIDTH AND DEPTH OF SIX FEET.

D. AN UPPER STORY THAT IS RECESSED BY A MINIMUM DEPTH OF SIX FEET SHALL QUALIFY AS A VISUAL BUILDING MASS.

E. DEPTH AND WIDTH DIMENSIONS SHALL BE MEASURED PERPENDICULAR TO EACH OTHER.

DRIVEWAY NOTE

MULTIFAMILY DEVELOPMENT SITES SHALL INCLUDE A MINIMUM OF TWO ACCESS POINTS TO THE MAXIMUM EXTENT PRACTICABLE. AN EXCEPTION MAY BE MADE BY THE CITY ENGINEER WHERE A SITE IS LANDLOCKED BY EXISTING DEVELOPMENT OR OTHER PHYSICAL OR LEGAL CONSTRAINTS, OR WHERE EXISTING NATURAL FEATURES ON THE SITE REQUIRE THE USE OF PROTECTIVE MEASURES THAT WOULD OTHERWISE MAKE A SECOND ACCESS DRIVE INFEASIBLE, OR WHERE THE SMALL SIZE OF THE SITE MAKES DUAL ACCESS UNNECESSARY.

PARKING: DWELLING/MULTIFAMILY

STUDIO: 1 SPACE PER DWELLING UNIT

1 BEDROOM: 1.25 SPACES PER DWELLING UNIT

2+ BEDROOMS: 1.75 SPACES PER DWELLING UNIT

FOR ALL MULTIFAMILY USES OF OVER 10 DWELLING UNITS, A MINIMUM OF 0.5 SPACES OF THE REQUIRED SPACES PER DWELLING UNIT SHALL BE COVERED PARKING SPACES.

MINIMUM REQUIRED BICYCLE PARKING

UNLESS EXEMPTED BY SECTION 5.5.D(3)(B), ALL MULTIFAMILY AND NONRESIDENTIAL DEVELOPMENT SHALL PROVIDE OFF-STREET BICYCLE PARKING SPACES AT A RATIO OF ONE BICYCLE PARKING SPACE PER 10 VEHICLE PARKING SPACES, WITH NO DEVELOPMENT PROVIDING LESS THAN TWO BICYCLE PARKING SPACES.

NUMBER AND SIZE OF LOADING BERTHS REQUIRED

A. THE DIRECTOR MAY APPROVE A VARIATION FROM THE REQUIRED LOADING SPACE REQUIREMENTS IF WARRANTED BY THE BUILDING USE.

B. THE MINIMUM TURNING RADIUS FOR TRUCK TRAFFIC AREAS SHALL BE 40 FEET.

C. A MINIMUM STACKING DISTANCE OF 40 FEET SHALL BE PROVIDED AT ALL INGRESSES/EGRESS ACCESS DRIVES INTERSECTING WITH A STREET. OTHER DISTANCES MAY BE APPROVED BY THE DIRECTOR IF WARRANTED BY LOT SIZE AND CONFIGURATION.

REQUIRED OFF STREET LOADING BERTH

1 REQUIRED

10' X 25' LOADING BERTH SIZE

HEIGHT REQUIREMENTS

BUILDING HEIGHT IS MEASURED BY ESTABLISHING THE FOLLOWING:

1. HORIZONTAL PLANE

AN IMAGINARY HORIZONTAL PLANE, FROM THE HIGHEST POINT AT NATURAL GRADE WITHIN THE FOOTPRINT OF THE BUILDING, NO PART OF A BUILDING OR STRUCTURE SHALL EXCEED 22 FEET IN HEIGHT FOR SINGLE-FAMILY USES OR 25 FEET FOR MULTIFAMILY USES IN RM-1 AND RM-2 ZONING DISTRICTS, AS MEASURED FROM THIS PLANE, EXCEPT FOR THOSE AUTHORIZED EXCEPTIONS IN SECTION 2.24.E(3). THIS PLANE DOES NOT APPLY TO MULTIFAMILY PROJECTS IN RM-3 ZONING DISTRICTS, MULTIFAMILY PROJECTS IN COMMERCIAL ZONING DISTRICTS, MIXED-USE AND OTHER NONRESIDENTIAL BUILDINGS. (SEE "1" IN FIGURE 2-6). AND

2. PARALLEL PLANE

AN IMAGINARY PLANE THAT PARALLELS THE EXISTING NATURAL TERRAIN, MEASURED VERTICALLY FROM ANY POINT OF THE BUILDING OR STRUCTURE TO NATURAL GRADE. NO PART OF A BUILDING OR STRUCTURE, EXCLUSIVE OF THE EXCEPTIONS IN SECTION 2.24.E(3) AND/OR THE ALTERNATE STANDARDS IN SECTION 2.24.E(4), SHALL EXCEED 22 FEET IN HEIGHT AS MEASURED FROM THIS PLANE. (SEE "2" IN FIGURE 2-6).

E. AREAS OF RUGGED TERRAIN WITH A WIDTH OF LESS THAN 25 FEET SHALL NOT BE INCLUDED WHEN ESTABLISHING IMAGINARY PLANES.

MULTIFAMILY DENSITY

18-25 UNITS/ACRE ARE WHAT IS CURRENTLY THOUGHT OF AS THE "TYPICAL" SUBURBAN MULTIFAMILY STRUCTURE. THEY ARE A GOOD OPTION FOR LARGER SITES - NOT INHERENTLY WALKABLE, SMALLER BUILDINGS, WITH 4 UNITS PER LEVEL AROUND STAIRWAYS - TWO TO THREE STORIES, WALK-UP WITH OPEN-AIR STAIRWAYS - ORGANIZED WITH SURFACE PARKING IN FRONT AND AROUND.

PROJECT DATA		BUILDING DATA		LOT STANDARDS	
PROJECT DESCRIPTION:	CONCEPTUAL DESIGN	BUILDINGS: 5 (11,000 TOTAL SQFT.)		WIDTH	60'
PROJECT ADDRESS:	325 W STATE ROUTE 89A SEDONA, AZ 86336	DWELLING: 30 UNITS		AREA	10,000 SQFT
APN	401-47-001	UNIT TYPES: 6 PER BUILDING		SETBACK - FRONT	10'
ZONING	CO	1. (X3) 2 BEDROOM, 1.5 BATH / 2,150 SQFT		SETBACK - SIDE	NONE
AREA OF BUILDING	53,000 SQFT	2. (X3) 1 BEDROOM, 1.5 BATH / 1,515 SQFT		SETBACK -SIDE, STREET ABUTTING	10'
LOT SIZE	317,224.82 SQ.FT. (7.28 ACRES)			SETBACK -REAR	NONE
COUNTY	COCOA			SETBACK -WHERE ABUTTING	20'
GOVERNING CODES	CITY OF SEDONA LDC, 2018 IBC, 2018 FGC, 2018 IRC, 2018 IPC, 2018 IMC, 2017 NEC, 2006 IECC	PARKING REQUIREMENTS 12 SPACES PER BUILDING (1.75 = 2 BEDROOM + / 1.25 = 1 BEDROOM) 60 SPACES REQUIRED TOTAL 1 LOADING BERTH SPACE (10' X25') BICYCLE PARKING 1:10 PARKING SPACES (4 TOTAL)		RESIDENTIAL ZONING DISTRICT)	
				BUILDING HEIGHT	25' - 40' MAX 4-6 BUILDINGS = (+2) +10 MAX CREDIT = (+5) 60% (190,334.4 SQFT MAX) 80%
				BUILDING COVERAGE	
				TOTAL COVERAGE	

CONCEPTUAL DESIGN DRAWINGS
NOT FOR CONSTRUCTION

D E R E K
L I L L E S V E
D E S I G N

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ARCHITECTURAL DRAWINGS ARE MADE TO EXPLAIN A DESIGN. CONTRACTORS AND SUB-CONTRACTOR ARE REQUIRED TO BUILD AND INSTALL PER INDUSTRY STANDARD AND TO MANUFACTURES SPECIFICATIONS. IN THE EVENT OF AN ISSUE WITH ANY CONSTRUCTION DETAILS OR MATERIALS INSTALLATIONS, THE CONTRACTOR OR SUB-CONTRACTOR WILL BE HELD RESPONSIBLE.

CONCEPTUAL SITE PLAN



1 CONCEPTUAL SITE PLAN
SCALE 1" = 20'

D	A	T	E
7	-	1	9 - 2 0 2 4
8	-	1	4 - 2 0 2 4
9	-	1	3 - 2 0 2 4
3	-	1	6 - 2 0 2 5

P R O J E C T

CONCEPTUAL DESIGN
325 W STATE ROUTE 89A
SEDONA, AZ 86336

1



















































