

Helpful City of Flagstaff Zoning and Development Links

Updated April 15, 2020

GIS Public Portal on the City of Flagstaff website: <https://map-flagstaff.opendata.arcgis.com/>.

- Includes maps for Zoning, transportation, parking, neighborhoods, floodplains, and much more
- **Zoning Map** available at:
<https://gis.flagstaffaz.gov/portal/apps/sites/#/opendata/app/e875b6af210e466095227070ee2ccc94>
 - Click on the magnifying glass (**red circle**) to search for your **parcel address or APN**
 - Click on the stack of papers (**blue circle**) to **turn on/off map layers** (Address, Zoning, Historic Districts, Incentive/Tax Districts, Sign Districts, Parking Districts, Zoning Overlays, Lighting Zones, Parcels)
 - Click on the four squares (**green circle**) to see **satellite imagery** and **change the base map**



Zoning Code: <https://www.codepublishing.com/AZ/Flagstaff/>. Click on the plus sign to “City Code,” and go to Title 10 Flagstaff Zoning Code):

- **Permitted uses and standards by zone**
 - [10-40.30.030](#) Residential Zones
 - [10-40.30.040](#) Commercial Zones
 - [10-40.30.050](#) Industrial Zones
 - [10-40.30.060](#) Public and Open Space Zones
 - [10-40.40](#) Transect Zones
 - [10-50.110](#) Specific to Building Types
 - [10-50.120](#) Specific to Private Frontages
- **Other topics:**
 - [10-20.40](#) Permits and Approvals
 - [10-30.30](#) Heritage Preservation
 - [10-30.60](#) Site Planning Design Standards
 - [10-50.20](#) Architectural Design Standards
 - [10-50.30](#) Building Height
 - [10-50.40](#) Encroachments
 - [10-50.50](#) Fences and Screening
 - [10-50.60](#) Landscaping Standards
 - [10-50.70](#) Outdoor Lighting Standards
 - [10-50.80](#) Parking Standards
 - [10-50.90](#) Resource Protection Standards
 - [10-50.100](#) Sign Standards
- **Specific Uses**
 - [10-40.60.020](#) Accessory Buildings and Structures
 - [10-40.60.030](#) Accessory Dwelling Units (ADUs) (See [10-80.20.010](#) for definitions of ADU types)
 - [10-40.60.180](#) Home Occupations
 - [10-40.60.250](#) Mini-Storage Warehousing
 - [10-40.60.260](#) Mixed Use
 - [10-40.60.280](#) Planned Residential Development
 - [10-40.60.310](#) Telecommunication Facilities

Comprehensive Planning: <https://www.flagstaff.az.gov/1342/Comprehensive-Planning>

- Regional Plan 2030: <https://www.flagstaff.az.gov/2945/The-Plan>
- Interactive Web Map that shows current and future Activity Centers, streets, trails, and more
<http://flagstaff.maps.arcgis.com/apps/MapSeries/index.html?appid=2111c45a846447aabdc3fc1d06c61aa3>
- Completed Specific Plans: <https://www.flagstaff.az.gov/1344/Completed-Area-Plans>

Permits, Development Applications, and More

Current Planning Homepage:

<https://www.flagstaff.az.gov/150/Current-Planning>

- Applications
 - Concept/Site Plan Packet
 - Subdivision Platting Packet
 - Zoning Map/Minor Regional Plan Amendment
 - Concept Zoning Map Amendment
 - Major Regional Plan Amendment
 - Conditional Use Permit
 - Annexation
 - Appeal for Board of Adjustments
 - Outdoor Lighting
 - Parking Lot Maintenance
 - Pre-Application Meeting
- Planner of the Day Information

Building Safety Homepage:

<https://www.flagstaff.az.gov/494/Building-Safety>

- Adopted Building Codes and Amendments
- Applications
 - Residential & Commercial Building Permit
 - Demolition Permit
 - Over-The-Counter Permits (plumbing, electrical, mechanical, roofing)
 - Manufactured or Factory-Built Permit Application
- Building Inspections
 - Forms
 - How to Schedule a Building Inspection
 - Information on electronic permitting and building inspection protocol
- Other information
 - Estimated Building Permit fees
 - Permitting Unpermitted Construction
 - Link to Fire Sprinkler and Alarm Systems permit (Flagstaff Fire Department)
 - Stormwater Resources for Contractors
 - Building Plan Reviewer of the Day

Code Administration and Permitting Homepage:

<https://www.flagstaff.az.gov/618/Code-Administration-Permitting>

- Appeal (for prior Zoning Code Administration and Board of Adjustment decisions)
- Minor Improvement Permit
(for fences, accessory buildings <200 sq. ft., decks < 30 inches above ground, and not attached to the primary structure. Structures that do not meet these criteria require a Building Permit)
- Outdoor Lighting Permit
- Permanent Sign Permit
- Temporary Wall Banner Permit
- Variance
- Request for Zoning or Subdivision Code Interpretation
- Sidewalk Encroachment Permit
- Temporary Use Permit
- Civic/Non-Profit Banner Reservation Application
- Zoning Code Text Amendment Application
- Zoning Verification Letter

Engineering Applications Homepage:

<https://www.flagstaff.az.gov/1494/Engineering-Applications>

- Grading Permit Application and Certification Forms
- Civil Construction Plan Submittal and Processing
- Public Improvements Permit
- Permit to Work in Public Right of Way or Easements
- Temporary Encroachment in Right of Way
- Guidelines for Preparing the Engineer's Estimate for Land Development
- Parking Lot Maintenance Permit
- Materials Approval Requirements
- Stockpile Permit
- Wireless Facility Permit
- Link to Stormwater Forms and Information

Engineering Design Standards:

<https://www.flagstaff.az.gov/482/Engineering-Design-Standards>