

Old Town Special Planning Area

Cottonwood, Arizona

DRAFT 6/28/21



PLAN SUMMARY

A new section to the Zoning Ordinance (ZO) is proposed that establishes the Special Planning District as an overlay zone with three character areas: Commercial, Residential and Transitional. The approach of the Section is to rely on the existing ZO as the regulatory starting point, with the new Section defining specific departures from the ZO.

Each of the three character areas address modifications to the ZO by addressing:

- Identification of the visual/formal characteristics of the area, so that users of the Section can understand what it is that is to be preserved.
- A clear statement of intent for that area.
- Additions or subtractions to allowed uses from the base zone.
- Additions or subtractions to property development standards such as setbacks, heights, lot coverage.
- Guidelines for site development.
- Guidelines for building design.

The **Commercial Character Area** mostly coincides with the current Historic District, with minor adjustments to the boundary at certain parcels and extending to the north a short distance to include the commercial properties north of Main Street as it makes the curve to the west coming out of downtown.

The stated intent of the plan for the Commercial Character Area is to “preserve and reinforce the existing and historical pattern and appearance, while allowing for compatible modern infill and respectful rehabilitations for new uses. Continued revitalization of the area should encourage mixed uses with an emphasis on pedestrian amenity and urban connectivity.” The intent includes both an historic preservation goal (preserve and reinforce) as well as a broader planning goal (to encourage traditional urbanism as a revitalization tool).

The proposed approach to guidelines within the Commercial Character Area is, first, to rely on the existing HP Design Guidelines to regulate the treatment of existing buildings and second, to provide better form-based guidelines for any new buildings or additions that may be proposed.

The **Transitional Character Area** includes the parts of Old Town that were historically residences, but which either front onto Main Street or are part of the Cactus and 1st Street streetscapes that are immediately west and east, respectively, of Main Street. This includes all of the areas currently zoned “Commercial Residential” (CR), all of the areas Zoned C-1 Commercial that are not inside the historic district, and parts of the adjacent residential zones along Cactus and 1st Street. These residential strips are included in the Transitional Character Area because they are an unavoidable part of the streetscape on these two streets.

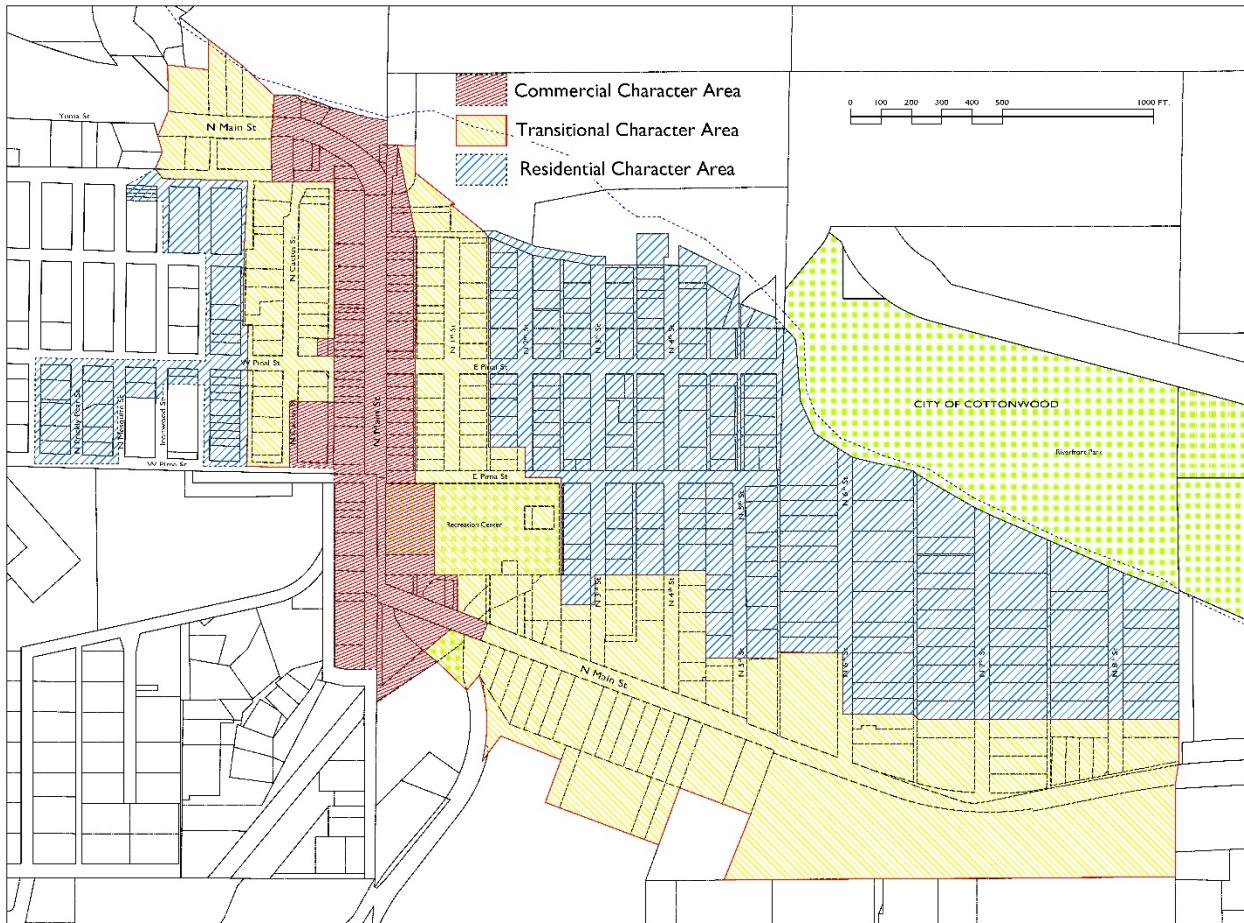
The stated intent of the plan for the Transitional Character Area is “to preserve and reinforce the primary historical urban pattern and appearance while allowing for the respectful adaptive use of residences and compatible infill with either residential or low-intensity commercial uses. Future development of the area will allow mixed use and adaptive use opportunities while preserving an overall residential scale and historic character.” Again, both a preservation goal (preserving the historical pattern of development) and a planning goal (allow low intensity commercial adaptive use or infill) is included.

The proposed approach to guidelines within the Transitional Character Area is to combine certain aspects of the Commercial and Residential character areas to create a literal transition, or buffer, between the two. It appears that the CR zone in the existing ZO was attempting to create such a transition, so most of the requirements of the Transitional Character Area are based on the existing CR zone standards. From a formal perspective, the area uses mostly the site patterns and building forms of the Residential Character Area, while borrowing some of the less-intense commercial uses of the Commercial Character Area, which would be most compatible with nearby residential uses and which would be logical candidates for adaptive use of older houses. The boxier commercial building forms are allowed as an alternative only along Main Street and the short stretches of Pima and Pinal extending east and west of Main, which already have the beginnings of a commercial storefront appearance. Other areas are restricted to using buildings of the residential form.

The **Residential Character Area** encompasses the remainder of the Old Town residential streets to the east and west of Main Street that are not in the Transitional Character Area.

The stated intent of the plan for the Residential Character Area is “to preserve and reinforce the existing and historical residential pattern and appearance, while allowing for compatible modern infill and building additions. Future development of the Residential Character Area will allow limited densification in response to the need for housing within walking distance of the commercial areas as a source of neighborhood services and employment.” The intent names both the preservation goal (preserve historical residential appearance) and a planning goal (limited additional residential density to support nearby commercial areas).

Uses remain from the base zoning, with the addition of an allowance for one guest house, which is the same as the CR Zone; this should also be considered appropriate for historic single family areas, which often had such units. Property development standards allow for smaller lots and smaller yards compared to existing zoning, both for single family and multifamily uses. Height is reduced by one story. These standards are all more typical in the existing development pattern (although less densely, overall). Design guidelines or existing buildings are the HP guidelines by reference. Building design standards for new construction are typical of the residential building forms seen in the area.



Old Town Character Areas

PROPOSED REGULATORY PROVISIONS

Add to Section 201 DEFINITIONS:

Blade Sign: A type of sign, not exceeding four feet in width, which projects out perpendicularly from a building face, has a thickness which does not exceed 20 percent of the overall height of the sign, and may or may not extend above a roof line.

Amend Section 413 (R-1 Single Family Residential) as follows:

D. PROPERTY DEVELOPMENT STANDARDS.

[Add]

9. In the OT overlay zone, these development standards shall be modified as set forth in Section 428 for the applicable Character Area.

Amend Section 414 (R-2 Single Family Multiple Family Residential) as follows:

D. PROPERTY DEVELOPMENT STANDARDS.

[Add]

11. In the OT overlay zone, these development standards shall be modified as set forth in Section 428 for the applicable Character Area.

Amend Section 415 (R-3 Multiple Family Residential) as follows:

D. PROPERTY DEVELOPMENT STANDARDS.

[Add]

12. In the OT overlay zone, these development standards shall be modified as set forth in Section 428 for the applicable Character Area.

Amend Section 418 (C-1 Light Commercial) as follows:

D. PROPERTY DEVELOPMENT STANDARDS.

[Add]

8. In the OT overlay zone, these development standards shall be modified as set forth in Section 428 for the applicable Character Area.

Amend Section 420 (CR Commercial Residential) as follows:

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 5,000 Sq. Ft.
2. Minimum Average Lot Width: 50 Ft.
3. Minimum Front Yard: a. 20 Ft. from garage/carport to the back of entry, porch or deck
b. 15 Ft. from main structure, including covered entry, porch or deck.
4. Minimum Side Yard: a. 5 Ft.
b. Where a lot adjoins a lot in a residential district along its side lot line, there shall be a 15 Ft. minimum side yard for non-residential or mixed use development and 10 Ft. for single family residential development.
c. Where a lot line abuts a street there shall be a 10 Ft. side yard.
5. Minimum Rear Yard: 5 Ft.

1. Single Family residence standards shall be:

- a. Minimum Lot Area: 2,500 square feet for a single residence, 4,000 square feet for a residence with a Guest House
- b. Minimum average Lot Width: 40 feet
- c. Maximum lot coverage: 40%
- d. Minimum Front Yard: 5 feet
- e. Minimum Side Yards: 3 feet + 10 feet; where a lot line abuts a street, there shall be a 10 foot side yard.
- f. Minimum Rear Yard: 10 feet.

2. Multiple Family Residential and Commercial standards shall be:

- a. Minimum Lot Area: 5,000 square feet.
- b. Minimum Lot Area per Dwelling Unit: 2,500 square feet.
- c. Minimum average Lot Width: 50 feet
- d. Maximum lot coverage: 40%
- e. Minimum Front Yard: 5 feet

f. Minimum Side Yards: 3 feet + 10 feet;

 I. Where a lot line abuts a street, there shall be a 10 foot side yard.

 II. Where a lot adjoins a lot in a residential district along its side lot line, there shall be a 10 Ft. minimum side yard.

g. Minimum Rear Yard: 10 feet.

h. Food and beverage establishments shall be limited to 1500 square feet floor area.

(New)

Section 429 – “OT” Zone, Old Town Special Planning District Overlay Zone

A. PURPOSE

1. The Old Town Special Planning District Overlay provides guidance in the review of development proposals within Old Town, and is intended to preserve the historic character of the different parts of Old Town while encouraging respectful rehabilitation of historic building stock and construction of historically compatible new buildings and features.
2. All new construction and alteration work within the OT zone visible from the public right-of-way and requiring a building permit shall be subject to Design Review.

B. APPLICABILITY

1. The Old Town Special Planning District Overlay may be applied to properties within Old Town identified in the map of the Old Town Special Planning Area.
2. The OT zoning classification is an overlay zone that is attached to a standard zoning district. Any zoning district may be considered as the base zone. Properties zoned with the OT Overlay Zoning District designation shall retain the uses of and are subject to the regulations of the underlying zoning except as specifically modified by this section.
3. The Old Town Special Planning Area map identifies three Character Areas with differing goals and standards. Modifications to uses and regulations applicable to any property carrying the OT Overlay Zone shall be governed by the character area in which it resides.
 - a. Character Area 1: Commercial.
 - b. Character Area 2: Transitional.
 - c. Character Area 3: Residential.
4. To identify an Old Town Special Planning District Overlay Zone on the City’s Zoning Map, “OT” shall be added to the underlying zoning designation as a hyphenated suffix.

C. CHARACTER AREA 1 – COMMERCIAL

1. Description: The Commercial Character Area primarily overlays the Cottonwood Commercial Historic District.
2. Intent: The intent of the Commercial Character Area is to preserve and reinforce the existing and historical pattern and appearance, while allowing for compatible modern infill and respectful rehabilitations for new uses. Continued revitalization of the area should encourage mixed uses with an emphasis on pedestrian amenity and urban connectivity.
3. Use. As defined by underlying zoning, with the following amendments.
 - a. Residences are allowed as part of a mixed use building on the second floor or above, with unit types Efficiency/Studio or larger as defined in the R-3 Zone. Residential uses shall not be subject to property development standards of the R-3 Zone.
 - b. Manufactured Home Parks are not allowed.
 - c. Wholesale establishments are not allowed.
 - d. Hotels and Motels are an allowed use.
4. Property Development Standards: Defined by underlying zoning, with the following modifications.
 - a. Setbacks:
 - I. Façade should orient to primary street with a maximum setback of 5 feet. (Exception: where historic pattern is shown to have been greater, historic setback may be followed.)
 - II. Side and rear setbacks not required.
 - b. Lot Coverage: no maximum.
5. Site Design Guidelines
 - a. Fences/Walls: Should be 4 feet or less in height within front 20 feet. Preferred materials: stone, brick, stucco.
 - b. Parking, driveways, and paving: Parking should be set back from Main Street front property lines a minimum of 20 feet to encourage a pedestrian environment. All vehicular parking shall be screened from view from Main Street by minimum 3-foot high solid screen fence or permanently maintained landscaping.
 - c. Pedestrian walks: Preferred materials are scored concrete, brick, flagstone, concrete pavers.
 - d. Landscaping: Required trees and shrubs along Main Street may be replaced by permanent structures such as awnings or arcades providing 6 feet minimum width

shade for a minimum of 75% of building frontage. Such structures shall comply with 404 W. 2.

6. Building Design Guidelines

- a. Rehabilitation of existing buildings shall be regulated by the current Historic Preservation Standards and Guidelines. Supplementary guidelines are provided in this Section related to new construction or additions within the Character Area.
- b. Scale and Form: Building height and scale shall be per base zoning standards. Building form should address the public sidewalk at Main Street with a predominantly open façade at the first floor through the use of entries, storefront windows, openings, or a combination of such elements. A minimum of 25% of the linear street front along the sidewalk should be glazed. Upper stories, where they occur, should be differentiated from the first story with a lesser amount of opening area.
- c. Architectural Expression: New construction may reference, but should not mimic, historical styles of architecture present in the streetscape now or historically, and should be clearly differentiated as a modern building. A clearly modern design without historical reference is acceptable within the limits of other guidelines of this Character Area, such as scale, form, and materials. A modern reconstruction of a historic building on its original site, accurately detailed and evidenced by historical photographs or other documentation is also acceptable.
- d. Building Elements
 - I. Walls: With the exception of storefronts and entries, walls should present a solid appearance with surface materials visually compatible with those of other buildings existing in the character area, such as stucco, wood siding, brick, and stone.
 - II. Doors/Entries: Entries should be easily identified as such. Entries should engage the pedestrian way. Glazed entry doors, sidelights and recessed entries flanked by storefronts are encouraged.
 - III. Windows/Storefronts: Glazing materials should present a generally clear appearance with visible transmittance of 50% or greater. Reflective and tinted or colored glass are discouraged. In new construction, storefront and window frames and/or sashes may be of any material. Where window lights are proposed to be divided by window grids, they should have the appearance of true divided lights and not be within or behind the glazing.
 - IV. Roofs/Eaves/Parapets: New buildings should have the predominant appearance of low-slope roofs concealed behind parapets. Parapets are particularly encouraged at the primary Main Street façade. Steeply pitched roofs or those in which the roof and roofing material is a dominant element of the design are not appropriate.
 - V. Awnings/Canopies/Porches: Awnings, arcades, or canopies shading the public walkway are encouraged.

- VI. Signs – Blade type signs allowed on Main Street only. Such signs may extend a maximum of four feet above the top of the building parapet.
- VII. Mechanical elements should be screened from view from the ground level near the building.

D. CHARACTER AREA 2 – TRANSITIONAL

- 1. Description: The Transitional Character Area buffers between the more intense Commercial Character Area and the less intense Residential Character Area, and provides a lower intensity of commercial development along Main Street outside of the historic commercial core. The Transitional Character area combines and moderates between characteristics of the Commercial and Residential areas.
- 2. Intent: The intent of the Transitional Character Area is to preserve and reinforce the primary historical urban pattern and appearance while allowing for the respectful adaptive use of residences and compatible infill with either residential or low-intensity commercial uses. Future development of the area will allow mixed use and adaptive use opportunities while preserving an overall residential scale and historic character.
- 3. Use: Uses per CR Zoning District.
- 4. Property Development Standards: per CR Zoning District.
- 5. Site Design Guidelines
 - a. Fences/Walls: Should be 4 feet or less in height within front 20 feet; 6 feet or less elsewhere. Preferred materials: stone, brick, stucco, wood.
 - b. Parking, driveways, and paving: Parking should be placed behind the primary building front. All vehicular parking shall be screened from view by minimum 3-foot high solid screen fence or permanently maintained landscaping.
 - c. Pedestrian walks: Preferred materials are scored concrete, brick, flagstone, concrete pavers.
 - d. Landscaping: The use of tree species prevalent in the Old Town area is encouraged.
- 6. Building Design Guidelines
 - a. Rehabilitation of existing buildings older than 50 years shall be regulated by the current Historic Preservation Standards and Guidelines. Supplementary guidelines are provided in this Section related to rehabilitation of more modern buildings, new construction or additions within the Character Area.
 - b. Scale, Form, Architectural Expression, and design of individual Building Elements shall comport to the guidelines of the Commercial Character Area or the Residential Character Area as follows: buildings fronting on Main Street, Pima Street, or Pinal Street may follow Commercial Character Area or the Residential Character Area guidelines. All

other properties within the Transitional Character Area shall follow Residential Character Area guidelines.

E. CHARACTER AREA 3 - RESIDENTIAL

1. **Description.** The Residential Character Area overlays the single-family residential neighborhoods of Old Town east and west of Main Street that are zoned R-1 and R-2 and that are not included in the Transitional Character Area.
2. **Intent:** The intent of the Residential Character Area is to preserve and reinforce the existing and historical residential pattern and appearance, while allowing for compatible modern infill and building additions. Future development of the Residential Character Area will allow limited densification in response to the need for housing within walking distance of the commercial areas as a source of neighborhood services and employment.
3. **Use.** As defined by underlying zoning, modified as follows.
 - a. One (1) guest house, as defined in Section 201 of this Ordinance, are allowed for properties with no more than one (1) existing single-family dwelling.
4. **Property Development Standards:** Shall be per the underlying zoning district, modified as follows:
 - a. Single Family residence standards shall be modified to:

I. Minimum Lot Area:	2,500 square feet for a single residence, 4,000 square feet for a residence with a Guest House
II. Minimum average Lot Width:	40 feet
III. Maximum lot coverage:	40%
IV. Minimum Front Yard:	5 feet
V. Minimum Side Yards:	3 feet + 10 feet; where a lot line abuts a street, there shall be a 10 foot side yard.
VI. Minimum Rear Yard:	10 feet.
VII. Maximum Building Height:	1 ½ stories or 25 feet, except under Conditional use Permit.
 - b. Multiple Family Residential standards shall be modified to:

I. Minimum Lot Area:	5,000 square feet.
II. Minimum Lot Area per Dwelling Unit:	2,500 square feet.
III. Minimum average Lot Width:	50 feet

IV. Maximum lot coverage:	40%
V. Minimum Front Yard:	5 feet
VI. Minimum Side Yards:	3 feet + 10 feet; where a lot line abuts a street, there shall be a 10 foot side yard.
VII. Minimum Rear Yard:	10 feet.
VIII. Maximum Building Height:	1 ½ stories or 25 feet, except under Conditional use Permit.

5. Site Design Guidelines

- a. Fences/Walls: Should be 4 feet or less in height within front 20 feet. Preferred materials: stone, brick, stucco, wood.
- b. Parking, driveways, and paving: Parking should be placed behind the primary building front. All vehicular parking shall be screened from view by minimum 3-foot high solid screen fence or permanently maintained landscaping.
- c. Pedestrian walks: Preferred materials are scored concrete, brick, flagstone, concrete pavers.
- d. Landscaping: The use of tree species prevalent in the Old Town area is encouraged.

6. Building Design Guidelines

- a. Scale and Form: Primary buildings should be of compact form and of a scale that is similar to surrounding properties. The principal façade and entry should be oriented to the street.
- b. Architectural Expression: New construction may reference, but should not mimic, historical styles of architecture present in the streetscape now or historically, and should be clearly differentiated as a modern building. A clearly modern design without historical reference is acceptable within the limits of other guidelines of this Character Area, such as scale, form, and materials. A modern reconstruction of a historic building on its original site, accurately detailed and evidenced by historical photographs or other documentation is also acceptable.
- c. Building Elements

- I. Walls: Walls should present a solid appearance with surface materials visually compatible with those of other buildings existing in the character area, such as stucco, wood siding, brick, and stone.
- II. Doors/Entries: Entries should be easily identified as such. Entries should be oriented to the street.

- III. Windows/Storefronts: Glazing materials should present a generally clear appearance with visible transmittance of 50% or greater. Reflective and tinted or colored glass are discouraged. In new construction, window frames and/or sashes may be of any material. Where window lights are proposed to be divided by window grids, they should have the appearance of true divided lights and not be within or behind the glazing.
- IV. Roofs/Eaves/Parapets: Pitched roofs of gable or hip configuration, or a combination thereof, and with a pitch between 3:12 and 8:12 are preferred. Low-slope roofs should be surrounded by raised parapets where visible from the street. Visible roofing materials may be of dimensional asphalt shingle, clay or concrete tile, standing seam or corrugated metal, wood shingle, or materials appearing similar to these.
- V. Awnings/Canopies/Porches: Shading and weather protection of entries and should be a part of the building design, in the form of roofed entry porches, canopies, or awnings.
- VI. Mechanical elements should be screened from view from the ground level near the building