

The following is a draft document. It includes code changes proposed as of May 28, 2026. Revisions, corrections, or other changes to this document may be made up until the point that it is adopted by the Mayor and Council.

UNIFIED DEVELOPMENT CODE SECTIONS

1.7.4 – UPDATE REFERENCE TO LAND USE CODE AND BUILDING CODE

Change: Make administrative changes including updating obsolete transitional provisions, aligning code references with current practice, removing outdated copy filing language, and consolidating older standalone technical code references into the current Building Code framework.

2.2.4, 3.4.3, 3.4.4, AND 3.5.3 – ZONING EXAMINER PROCEDURES

Change: Clarify the role of support staff at the Zoning Examiner meetings, the process for how the hearing proceeds, and how the decisions are made and recorded.

2.2.4 AND 9.2.4 - SUBSTITUTION OF A NON-CONFORMING USE FROM A DIFFERENT LAND USE CLASS

Change: Allow substitution through a PDSD Director Approval Procedure, similar to non-conforming uses from the same land class.

2.2.9 – UPDATE HCD RESPONSIBILITIES TO REFLECT CURRENT STRUCTURE

Change: Change to codify that these are areas of PDSD responsibility.

3.3.3, 3.12.3, 4.9.2, 4.9.3.F, 4.9.4, 4.9.5, 4.9.7, 4.9.10, 5.4.6, 5.8.9, 5.11.5, 5.11.6, 5.12.9, 5.12.10, 6.3.3, 6.3.4, 6.4.5, 6.4.6, 6.6.2, 6.6.5, 7.4.5, 8.3.1, 8.7.3, 11.4.3, 11.4.5, 11.4.6, AND 11.4.8 – CHANGE PERIMETER YARD TO SETBACKS FOR CONSISTENCY

Change: Replace “perimeter yard” with “setback” throughout the code.

2.2.12, 7A.6.9, 7A.7.1, AND 7A.13 – UPDATE SIGN DESIGN REVIEW PROCESS

Change: Remove the Sign Design Review Committee section and replace with the review to be completed by a “Design professional assigned by the City”.

3.2.2.C – DAYS FROM NEIGHBORHOOD MEETING TO APPLICATION SUBMITTAL

Change: Change to allow neighborhood meetings to occur a maximum of 90 days prior to formal application submittal. Applies to several application types.

3.2.4, AND 3.3.4 - ADDRESS INCONSISTENT NOTICE PERIODS.

Change: Increase notice periods for timing of notice, public comments to public notice periods and public comment periods to avoid misalignment and allow for longer mailing periods

3.3.3.H – ADAPTIVE REUSE OPTIONS FOR FOOD SERVICE (RESTAURANT) USES

Change: Allow food service uses to utilize adaptive reuse option.

3.3.3, 7.4.2, AND 7.4.3.D – EXPAND ADAPTIVE REUSE PROVISIONS

Change: Change the date for eligibility from 2005 to ten years prior to date of application for any improvements in existence at the time.

3.4.6.B – CHANGE OF CONDITIONS FOR A MAYOR AND COUNCIL SPECIAL EXCEPTION PROCEDURE

Change: Add a process for changing conditions, similar to what is in place for the Zoning Examiner special exception procedure.

3.5.3 – ORDINANCE ADOPTION PROCEDURE FOR REZONINGS

Change: Remove the Mayor and Council authorization process – rezoning requests would be approved by Mayor and Council via ordinance.

3.12.3 – ADDRESS CHANGES MADE BY ARIZONA HOUSE BILL 2110

Change: Make minor adjustments such as changing “building: to “parcels” and updating definitions per HB 22110.

3.12.4 – POSTED NOTICE OF DEMOLITION

Change: Require posted notice 15 days ahead of a planned demolition.

4.3.3 OR 4.8.1 — CLARIFY THAT PERMITTED USES MAY ALSO BE ACCESSORY USES.

Change: Adds language stating any uses listed as primary uses are also permitted as accessory uses.

TABLE 4.8-3 — CULTURAL USES IN OFFICE ZONES

Change: Allow cultural uses by right in office zones.

TABLE 4.8-3 – ACCESSORY RETAIL USES IN OFFICE ZONES.

Change: Allow retail trade as an accessory use within all office zones.

TABLE 4.8-4 AND TABLE 4.8-5 — PERMIT FOOD SERVICE AS ACCESSORY USE WITH RETAIL USES.

Change: Allow “food service” as an accessory use. Specify that these uses can be up to 25% of gross floor area within a retail use.

TABLE 4.8-4 AND TABLE 4.8-5 — PERISHABLE GOODS MANUFACTURING.

Change: Clarifies “Perishable Goods Manufacturing” as a permitted use in C-1, C-2, C-3, OCR-1 and OCR-2.

4.9.4 AND 11.3.4.R — CLARIFY MEDICAL SERVICES PERMITTED.

Change: Allow expanded services as minor medical use.

4.9.7.F — HOME OCCUPATION DAY CARE IN C-2 AND C-3.

Change: Permit home occupation day care in the C-2 and C-3 zones

4.9.11 — EXPANSION OF SUBSTATIONS WITHIN EXISTING YARD.

Change: Allow substations upgrades or expansions by PDSD Director Approval, with limitations on additional height or noise.

4.9.11.A - SETBACKS FOR DISTRIBUTION SYSTEMS.

Change: Remove term “existing” to clarify setback requirements in relation to residential zoning.

4.11.2 — REMOVE CASH BOND REQUIREMENT.

Change: Remove any references to cash bonds to reflect current practice.

SECTION 5.1 — COMMUNITY CORRIDORS TOOL CLEAN-UP.

Change: Include the Community Corridors Tool in the Purpose section

5.8.8.B AND 5.8.8.C— REMOVE PHYSICAL COPY REQUIREMENT FOR HISTORIC REVIEW.

Change: Strike physical copy requirements in the Historic review standards.

5.8.8.C — COST THRESHOLD FOR MINOR HISTORIC REVIEWS.

Change: Remove cost minimum for repairs

5.8.8.C — ON-SITE REVIEW FOR MINOR HISTORIC REVIEW.

Change: Remove the requirement for an on-site meeting.

6.6.2.A.AND 6.6.3.D — HEIGHT LIMITS FOR SMALL STORAGE STRUCTURES AND ACCESSORY STRUCTURES.

Change: Increase from five feet to seven feet for small structures such as doghouse or play equipment. Increase from twelve to fifteen feet for accessory structures.

6.6.2.I — PERIMETER FENCE WALL HEIGHT.

Change: Increase wall height by 1 foot, from 6 feet

6.6.2.I -SIMPLIFY REQUIREMENTS FOR CISTERNS

Change: Remove placement restrictions for cisterns.

6.6.3.B.11 -SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURE CONVERSIONS

Change: Add a standard that clarifies how existing accessory structures can be converted to habitable space

6.6.3, 7.8.4, 8.4.5, AND 8.4.6 – SUBDIVISION STANDARDS FOR MIDDLE HOUSING & MIDDLE HOUSING CLARIFICATIONS

Change: Create regulations that allow property owners where residential development of 1-4 units is allowed to divide their land, and address clarifications as needed.

TABLE 7.4.4-1 — PARKING FOR RECREATIONAL USES.

Change: Combine recreational uses such as mini golf, batting cages, gymnasiums, and pool halls into a single category with a standardized parking calculation.

7.4.4.A — PARKING CALCULATIONS FOR MIXED-USE DEVELOPMENTS.

Change: Remove the requirement to calculate parking separately from other uses in a mixed or multiple use development.

TABLE 7.4.4-1 AND TABLE 7.4.8-1 — PARKING FOR SELF-SERVICE USES WITHOUT STAFF.

Change: Create a new parking minimum for all self-service uses without employees on site, such as self-service car washes, donation containers, unattended fuel pumps without stores, mail/package delivery lockers, ATMs, and water and ice kiosks

7.4.7, TABLE 7.4.7-1, AND 11.4.5 — DRIVE-THROUGH STANDARDS.

Change: Limit certain food and alcohol-related drive-through uses to a maximum of two drive-through lanes, clarify that escape lanes cannot function as additional drive-through lanes, allow only one pickup window unless specific conditions are met, and replace “point of service” with “ordering point” for clearer interpretation.

7A.4.1.A – FCC COMPLIANCE FOR ELECTRONIC MESSAGE CENTERS AND DISPLAYS

Change: Add code language requiring applicants to provide a manufacturer letter. The letter must identify the manufacturer and confirm the unit-specific information for review.

7A.8.1.A — ADDRESS DRIVE-THROUGH CLEARANCE SIGNAGE.

Change: Clearance bars above drive-thrus should be handled as a building permit as it is not advertising or directional signage.

7A.10.1.B — INTERIOR MALL SIGNAGE.

Change: Clarify interior mall signs do not require a sign permit, but they may still require a commercial permit.

7A.10.1.F – MENU BOARDS

Change: This change adds a specific definition and review standard for menu boards. It clarifies that menu boards are signs used with approved drive-through, drive-in, or walk-up services to

display product options and pricing at the ordering point. Also clarifies when menu boards are subject to sign permitting

7A.10.2.B TABLE 2 — CLARIFY SQUARE FOOTAGE CALCULATION.

Change: Clarify references and how the overall allowed sign area is based on the zoning of the property, any special district regulations that might apply, and the frontage of the business. This is typically split between several signs on different elevations.

7A.10.2.B TABLE 2 – CLARIFICATION ON STREET AND BUILDING FRONTAGE DETERMINATION

Change: Update table to reference UDC 7A.6.2.C. for determination and additional clarification. Special Zone Standards in the General Business Zone clarifies the sign area allowance by establishing that maximum sign area may be calculated at a rate of 3 square feet per lineal foot of street frontage.

7A.10.2.C — ACCESS POINT SIGN SETBACKS

Change: Remove the required minimum setback of 10 feet.

8.7.3.C AND 8.7.3.P — FLEXIBLE LOT DEVELOPMENT FLD PROCESS CLEAN-UP.

Change: Clarify that proposed FLD's that are part of a rezoning must comply with all relevant plans. Removed language requiring a neighborhood meeting and instead require mailed notice of an application submittal.

11.3.4 — ADDRESS INCONSISTENCIES IN AUTO SERVICE DEFINITIONS.

Change: Clarify that automotive minor service and repair includes automobile washing

11.4.3 — CLARIFY DEFINITION OF A BEDROOM

Change: Add additional information to the definition of a bedroom, further clarifying what is and is not a bedroom.

11.4.7.A — CLARIFY DEFINITION OF FREESTANDING – MONUMENT TYPE SIGN

Change: Clarify definition that states for a sign to qualify as a freestanding monument-type sign, the base must measure the full width of the sign it supports, or greater.

Icon Legend



Code Clarity and Usability



Clarify Parking Standards



Emerging Land Uses and Adaptive Reuse



Modernize Design Standards



Remove Barriers to Housing



Simplification of Review Processes



Sign Code Reauthorization



Sidewalk

Chapter 23B of the *Tucson Code*

Adopted – October 9, 2012

Effective – January 2, 2013

Last Revision — June 4, 2025

ARTICLE 1: GENERAL PROVISIONS

ARTICLE 2: REVIEW AUTHORITIES AND POWERS

ARTICLE 3: GENERAL PROCEDURES

ARTICLE 4: ZONES

ARTICLE 5: OVERLAY ZONES

ARTICLE 6: DIMENSIONAL STANDARDS AND MEASUREMENTS

ARTICLE 7: DEVELOPMENT STANDARDS

ARTICLE 7A: SIGN STANDARDS

ARTICLE 8: LAND DIVISION, LAND SPLIT, AND SUBDIVISION STANDARDS

ARTICLE 9: NONCONFORMING USES, BUILDINGS, AND STRUCTURES

ARTICLE 10: ENFORCEMENT AND PENALTIES

ARTICLE 11: DEFINITIONS AND RULES OF CONSTRUCTION

PARALLEL REFERENCES

Section

- 1.1. TITLE AND EFFECTIVE DATE
- 1.2. AUTHORITY
- 1.3. PURPOSE OF THIS CODE
- 1.4. APPLICABILITY AND JURISDICTION
 - 1.4.1. General Applicability and Compliance
 - 1.4.2. Zoning Maps
- 1.5. DETERMINATIONS OF THE UNIFIED DEVELOPMENT CODE (UDC)
 - 1.5.1. Zoning Determinations and Zoning Certifications by the Zoning Administrator
 - 1.5.2. Determinations of Graphics and Captions
 - 1.5.3. References to Other Codes and Laws
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- 1.6. CONFLICTING PROVISIONS
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 - 1.7.4. Applications Commenced or Approved Under Previous Ordinances
- 1.8. SEVERABILITY

1.1 TITLE AND EFFECTIVE DATE

This ordinance is enacted as Chapter 23B of the Tucson Code and may be cited as the “Unified Development Code ” or “UDC ” of the City of Tucson.

(Am. Ord. 11070, 5/14/2013)

1.2 AUTHORITY

This UDC is adopted pursuant to the powers granted by the Arizona Revised Statutes (A.R.S.).

1.3 PURPOSE OF THIS CODE

The provisions of the UDC are established to protect and promote the general health, safety, and welfare of all present and future residents of Tucson and more specifically:

- To implement the General Plan;
- To guide new growth and redevelopment of the community in accordance with the policies of the General Plan;
- To encourage the most efficient use of land through site sensitive design;

- To reduce potential hazards to the public that may result from incompatible land uses or from the development of environmentally hazardous or sensitive lands;
- To protect and enhance the City's natural, cultural, historical, and scenic resources; and,
- To promote the economic stability of the community.

1.4 APPLICABILITY AND JURISDICTION

1.5 DETERMINATIONS OF THE UNIFIED DEVELOPMENT CODE (UDC)

1.6 CONFLICTING PROVISIONS

1.7 TRANSITIONAL REGULATIONS

1.4.1.PURPOSE

1.4.2.VIOLATIONS CONTINUE

1.4.3.NONCONFORMING USES, STRUCTURES, AND LOTS

1.4.4.APPLICATIONS COMMENCED OR APPROVED UNDER PREVIOUS ORDINANCES

A. PENDING APPLICATIONS

1. Any complete application that has been submitted for approval, but upon which no final action has been taken by the appropriate decision-making body prior to the effective date of this UDC, shall be reviewed in accordance with an ordinance in effect on the date the application was deemed complete. There may be a transition period set forth by ~~ordinance-PDSD policy~~ which allows an applicant to select ~~whether the LUC or UDC will~~ which regulations governs the development during a limited time period (see Choice of Code below). If the applicant fails to comply with any applicable required period for submittal or other procedural requirements for the applicable code, the application shall expire and subsequent applications shall be subject to the standards of this UDC. Any re-application for an expired project approval shall meet the standards in effect at the time of re-application.

2. An applicant with a complete application that has been submitted for approval, but upon which no final action has been taken prior to the effective date of ~~this UDC~~ a UDC amendment, may request review under ~~this UDC, or a form of the LUC then applicable~~ the applicable regulations at the time of application submittal by submitting a written letter to the Planning and Development Services Department.

B. TENTATIVE AND FINAL PLATS

C. APPROVED PROJECTS

D. CHOICE OF CODE

For a period of three years after the effective date of this UDC, an applicant who was the landowner of record prior to the effective date of this UDC may ~~choose~~ have chosen to be governed by the provisions of this UDC or those of the Land Use Code (LUC) in effect on the date this UDC becomes effective. The period for which applicants may have requested to be governed under either the UDC or the now-repealed LUC has ended as of January 2, 2016. During this three-year transition period, ending January 2, 2016, the landowner shall ~~comply~~ have complied, without exception, with all provisions of either the UDC or LUC selected by that landowner. For a period of



one year ending January 1, 2014, applicants electing to be governed by the LUC ~~will have had~~ the ability to seek modifications or exceptions pursuant to: Flexible Lot Development (FLD), Design Development Option (DDO), and Parking Design Modification Request (PDMR). Between January 2, 2014 and January 2, 2016, applicants electing to be governed by the LUC ~~will did~~ not have the ability to seek modifications or exceptions pursuant to the FLD, DDO, and PDMR. The selection ~~shall be had been~~ made and communicated to the City on a form provided by the City prior to acceptance of any development applications on the subject property. The landowner ~~shall was~~ not ~~be~~ permitted to alternate compliance between the previous LUC and current UDC during the three-year transition period. At the expiration of the three-year transition period, January 2, 2016 the LUC ~~will be was~~ repealed.

E. WAIVER OF POTENTIAL CLAIMS

1.8 SEVERABILITY

ARTICLE 2: REVIEW AUTHORITIES AND POWERS

Section

2.1 PURPOSE OF ARTICLE

2.2 REVIEW AND DECISION-MAKING BODIES

2.2.1 Mayor and Council

2.2.2 City Manager

2.2.3 Planning Commission

2.2.4 Zoning Examiner

2.2.5 Board of Adjustment

2.2.6 Design Review Board

2.2.7 Tucson-Pima County Historical Commission

2.2.8 Historic Preservation Zone Advisory Boards

2.2.9 Planning and Development Services Department (PDSD)

2.2.10 Housing and Community Development Department (HCDD)

2.2.11 Design Professional

2.2.12 Sign Design Review Committee

2.1 PURPOSE OF ARTICLE

2.2 REVIEW AND DECISION-MAKING BODIES

2.2.1. MAYOR & COUNCIL

2.2.2. CITY MANAGER

2.2.3. PLANNING COMMISSION

A. COMPOSITION

1. APPOINTMENT

2. QUALIFICATIONS

Members of the Planning Commission are appointed on the basis of their interest in the City and its future development, particularly as demonstrated by active participation in community affairs directly related to planning issues. No member shall hold any City, county, or state elective office or be a permanent employee of the City while appointed to the Commission.

3. TERMS AND REMOVAL FROM OFFICE

4. VACANCIES

2.2.4. ZONING EXAMINER

The position of the Zoning Examiner is established to conduct public hearings ~~on rezoning requests~~ on behalf of the Mayor and Council ~~and to consider other land use applications~~ as provided in the Unified Development Code (UDC).

A. POSITION

1. APPOINTMENT

2. QUALIFICATIONS



The Zoning Examiner is appointed ~~based on~~ on the basis of a demonstrated ability to perform the duties of the office, such as training and experience relevant to the conduct of administrative and adjudicative hearings and knowledge of the principles and practices of land use planning. The Zoning Examiner may not hold a City elective office concurrently with this position.

3. TERM

The Zoning Examiner serves at the pleasure of the City Manager. The City Manager may designate a qualified person as a temporary Zoning Examiner whenever the Zoning Examiner is unable to perform the duties of the office ~~due to illness, potential conflict of interest, or similar reasons~~ such as conflict of interest and/or personal reasons.

B. ADMINISTRATIVE FUNCTIONS

1. SUPPORT

~~The administrative functions necessary to discharge the duties and responsibilities of the Zoning Examiner are assigned to the Zoning Examiner, the City Clerk, and the Planning and Development Services Department (PDSD), in coordination with the City Clerk shall provide administrative, technical, and logistical support necessary for the Zoning Examiner to conduct hearings and prepare findings and recommendations as provided in the Zoning Examiner's Rules and Procedures. Copies of such rules and procedures shall be available to the public through the PDSD.~~

2. Legal Counsel

Legal counsel shall be provided to the Zoning Examiner by the City Attorney's Office or its their designee

3. Recordkeeping

PDSD shall maintain the official record of all Zoning Examiner hearings including digital recordings, transcripts, exhibits, written materials and comments, and staff reports.

4. Administrative Guidance

PDSD may issue administrative guidance to assist applicants and the public. Such guidance must be consistent with the UDC. Guidance does not create additional regulatory requirements.

C. POWERS AND DUTIES

The Zoning Examiner shall perform the following duties.

1. REZONING
2. SPECIAL EXCEPTION LAND USE
3. EXPANSION OF NONCONFORMING USE
- ~~4. SUBSTITUTION OF NONCONFORMING USE~~

~~The Zoning Examiner hears and decides requests to substitute a land use for an existing nonconforming land use, when the proposed substitution is from a land use class that is different from the one to which the existing nonconforming use belongs in accordance with procedures in Section 3.4.3, Zoning Examiner Special Exception Procedure, and the standards in Section 9.2.4, Substitution with a Use from Different Land Use Class.~~

5.4. OTHER RESPONSIBILITIES



The Zoning Examiner shall perform such other functions as may be required by the City Manager or the UDC.

D. AUTHORITY AND CONDUCT OF THE ZONING EXAMINER

1. In performing the public hearing duties in Sec. 2.2.4.C the~~The~~ Zoning Examiner may obtain information from all parties, ~~including PDSD~~ and review agencies, prior to the public hearing, provided all requests for information are in writing and the request and information are included as part of the public record. Communications between the Zoning Examiner and administrative and PDSD staff conducted for scheduling, procedural coordination, clerical assistance, internal administrative support, inquiries about PDSD procedures or policies, or communications with the City Attorney for obtaining legal advice shall not be considered part of the official public record. The Zoning Examiner may, after the close of the public hearing, obtain additional information or clarify information presented and of record at the hearing provided the request for additional information or clarification is requested in writing and such request and information are included as part of the record. The Zoning Examiner may not communicate, directly or indirectly, with any party or party's representative regarding the merits of a pending case in connection with any issue involved with a particular request, except upon notice and opportunity for all parties to participate.
2. ~~The Zoning Examiner may not communicate, directly or indirectly, with any party or party's representative in connection with any issue involved with a particular request, except upon notice and opportunity for all parties to participate; use or~~ The Zoning Examiner may not rely upon on any communication, report, staff memorandum outside of logistical support from staff, or other material prepared in connection with the particular case, unless it is included in made a part of the public record for the case.; or inspect the site with any party or party's representative, unless all parties are given an opportunity to be present.
3. The Zoning Examiner may not conduct a site inspection with any party unless all parties are given an opportunity to attend.

E. POST HEARING INFORMATION REQUESTS AND SUPPLEMENTAL RECORD

1. Authority to Request Additional Information

After the close of the public hearing, the Zoning Examiner may request additional information or clarification of information already in the record when necessary to ensure an accurate and complete basis for findings and recommendations.

2. Written Request Required

Any Zoning Examiner request shall be made in writing, shall identify the specific information sought, and shall be included in the public record.

3. Responses and Party Review

The response shall be included in the public record, and all parties of record shall be provided an opportunity to review and submit written comments within a reasonable time established by the Zoning Examiner.

4. Use of Publicly Available Government Documents

The Zoning Examiner may identify and include in the record any publicly available government document relevant to the application, provided the document is identified in writing and added to the record with an opportunity for parties to comment.

5. Limited Reopening of the Record

The Zoning Examiner may reopen the record for the limited purpose of admitting supplemental information necessary to correct or clarify the record, without requiring a new public hearing unless fairness requires one.

2.2.5. BOARD OF ADJUSTMENT

2.2.6. DESIGN REVIEW BOARD

2.2.7. TUCSON-PIMA COUNTY HISTORICAL COMMISSION

2.2.8. HISTORIC PRESERVATION ZONE ADVISORY BOARDS

2.2.9. PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD)

A. FUNCTIONS AND DUTIES

1. IMPLEMENTATION OF AND COMPLIANCE WITH THE UDC
2. CITY ZONING MAPS
3. BOARD OF ADJUSTMENT (B/A)
4. DESIGN REVIEW BOARD (DRB)
5. HISTORIC PRESERVATION AND CULTURAL RESOURCES ZONES (HPZ)

PDSD, shall perform the following duties:

- a. PDSD shall house the Historic Preservation Office and ensure that the City of Tucson maintains its Certified Local Government (CLG) status with the Arizona State Historic Preservation Office.
- b. The Historic Preservation Office within PSDS shall
 1. Coordinate review of all alterations, new development, and demolitions within the Historic Preservation Zones (HPZ) and Historic Landmarks (HL), and Heritage Landmark Signs (HLS), and perform any other administrative function as required by Section 5.8, "H" Historic Preservation Zone and any other zoning overlay requiring Historic Preservation review;
 2. Coordinate archaeological and cultural resources review as required by local, state, and federal law;
 3. Conduct reviews of historic property demolition architectural documentation per City of Tucson Ordinance 10776;
 4. Oversee the General Plan's policies pertaining to historic preservation;
 5. Assist in establishing local National Register Historic Districts, Historic Preservation Zones, and Historic Landmarks;



6. Carry out and oversee historical documentation, evaluation, and survey efforts related to cultural resources in the City;
7. Create and maintain programs to encourage the recognition, restoration, and maintenance of historic, archaeological, and cultural resources throughout the City; and,
8. Work with and assist departments of the City and the Tucson-Pima County Historical Commission in matters affecting historic preservation and cultural resources in the City.

~~The PDSD shall coordinate review of all alterations, new development, and demolitions within the HPZ and perform any other administrative function as required by Section 5.8, "H" Historic Preservation Zone.~~

6. SUBDIVISION, MINOR SUBDIVISION, AND LAND SPLIT
7. REZONING, PLANNED AREA DEVELOPMENT (PAD), PLANNED COMMUNITY DEVELOPMENT (PCD), URBAN OVERLAY DISTRICT (UOD), AND NEIGHBORHOOD PRESERVATION ZONE (NPZ)
8. SPECIAL LAND USE EXCEPTION
9. AMENDMENT OF UDC
10. PLANNING COMMISSION
11. AIRPORT REGULATIONS
12. NON-CONFORMING USES, TEMPORARY USES AND STRUCTURES
13. 100' AND 400' NOTICE PROCEDURES
14. MODIFICATIONS TO THE UDC STANDARDS
15. ADMINISTRATIVE DESIGN REVIEW
16. ~~AMENDMENTS TO AND ADMINISTRATION OF SPECIFIC PLANS (INCLUDING AREA, SUB-AREA, AND NEIGHBORHOOD PLANS) ADMINISTRATION OF THE GENERAL PLAN~~

PDSD is responsible for preparing, maintaining, and administering the General Plan, certain specific plans, and redevelopment plans, assisting in the enforcement of the UDC, and other functions as deemed necessary or desirable for the City.

A. PREPARATION AND ADOPTION

PDSD shall prepare the General Plan and amendments thereto, for consideration by the Mayor and Council in accordance with Section 3.6, Land Use Plan Adoption and Amendment Procedure.

B. IMPLEMENTATION

PDSD shall:

1. Investigate and make recommendations to the Mayor and Council concerning reasonable and practical means for putting the General Plan , or parts thereof, into effect in order that it will serve as a pattern and guide for the orderly growth and development of the City and as a basis for the efficient expenditure of its funds relating to the subjects of the General Plan. The measures recommended may include plans, regulations, financial reports, and capital budgets;
2. Submit an annual report to the Mayor and Council on the status of the plan and its implementation;

3. Endeavor to promote public interest in, and understanding of, the General Plan and regulations relating to it; and,

4. Consult with and advise public officials and agencies; public utility companies; civic, educational, professional, and other organizations; and citizens, generally, with relation to carrying out the General Plan.

17. ~~16.~~ AMENDMENTS TO AND ADMINISTRATION OF SPECIFIC PLANS (INCLUDING AREA, SUB-AREA, AND NEIGHBORHOOD PLANS)

a. Amendments

~~The~~ PDSD shall review and provide recommendations to the Planning Commission and the Mayor and Council on amendments to

specific plans. The PDSD may coordinate with the HCDD when developing its recommendation.

b. Administration

~~The~~ PDSD shall provide for the maintenance and administration of specific plans.

18. ~~17.~~ OTHER RESPONSIBILITIES

The PDSD shall perform such other functions as may be required by the Mayor and Council, City Manager, or the UDC.

19. ~~18.~~ DIRECTOR OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD)

The PDSD Director shall be the chief administrative officer of PDSD. The PDSD Director, or designee, shall be responsible for administering the functions and duties of PDSD listed in this section. The PDSD Director or designee may perform other functions and duties, including assisting the Zoning Administrator in enforcing the UDC, as may be required for the administration of the department or as provided by the City Manager or the UDC.

20. ~~19.~~ ZONING ADMINISTRATOR

The Zoning Administrator, who is appointed by the PDSD Director, shall perform the duties and responsibilities as described below. The PDSD Director shall designate a temporary Zoning Administrator whenever the Zoning Administrator is unable to perform the duties of the office due to illness, potential conflict of interest, or similar reason.

A. UNIFIED DEVELOPMENT CODE (UDC) DETERMINATIONS

The Zoning Administrator shall interpret the City Zoning Maps and the provisions of the UDC and make determinations in accordance with Section 1.5.1, *Zoning Determinations and Zoning Certifications by the Zoning Administrator*.

B. UNIFIED DEVELOPMENT CODE (UDC) ENFORCEMENT

The Zoning Administrator shall enforce the UDC with assistance from ~~the PDSD and the Housing Community Development Department~~ as provided in Section 10.2, *Enforcement Authority*, and from other City departments as may be provided by the City Manager and Mayor and Council.

C. OTHER RESPONSIBILITIES

The Zoning Administrator shall perform such other functions as may be required by the PDSD Director or the UDC.

(Am. Ord. 11732, 2/19/2020)

~~2.2.10. HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT (HCDD)~~

~~The Housing and Community Development Department (HCDD), as established by the Mayor and Council, shall serve in the capacity of a planning agency as provided in the A.R.S. Title 9, Article 6.~~

~~A. FUNCTIONS AND DUTIES~~

~~The HCDD is responsible for preparing, maintaining, and administering the General Plan, certain specific plans, and redevelopment plans, assisting in the enforcement of the UDC, and other functions as deemed necessary or desirable for the City.~~

~~1. ADMINISTRATION OF GENERAL PLAN~~

~~a. Preparation and Adoption~~

~~The HCDD shall prepare the General Plan and amendments thereto, for consideration by the Mayor and Council in accordance with Section 3.6, *Land Use Plan Adoption and Amendment Procedure*.~~

~~b. IMPLEMENTATION~~

~~The HCDD shall:~~

- ~~(1) Investigate and make recommendations to the Mayor and Council concerning reasonable and practical means for putting the General Plan, or parts thereof, into effect in order that it will serve as a pattern and guide for the orderly growth and development of the City and as a basis for the efficient expenditure of its funds relating to the subjects of the General Plan. The measures recommended may include plans, regulations, financial reports, and capital budgets;~~
- ~~(2) Submit an annual report to the Mayor and Council on the status of the plan and its implementation;~~
- ~~(3) Endeavor to promote public interest in, and understanding of, the General Plan and regulations relating to it; and,~~
- ~~(4) Consult with and advise public officials and agencies; public utility companies; civic, educational, professional, and other organizations; and citizens, generally, with relation to carrying out the General Plan.~~

~~2. PREPARATION OF SPECIFIC PLANS (INCLUDING SUB-AREA PLANS AREA AND NEIGHBORHOOD PLANS)~~

~~The HCDD shall prepare new specific plans for consideration of adoption by the Mayor and Council. Specific plans include such elements as, but are not limited to, neighborhood and area plans, plans for major streets or parks, and land use standards and policy documents for the implementation of the General Plan. The Mayor and Council, with a recommendation from the HCDD, may adopt administrative rules and procedures for the implementation of specific plans.~~

~~3. CAPITAL IMPROVEMENT PROGRAM~~

~~The HCDD shall assist the City Manager and other City departments in coordinating the Capital Improvement Program, monitoring its implementation, and advising the Mayor and Council on its conformance with the General Plan and specific plans.~~

~~4. HISTORIC PRESERVATION~~

~~The HCDD shall perform the following duties:~~

- ~~a. Oversee the General Plan's policies pertaining to historic preservation;~~
- ~~b. Assist in establishing local National Register Historic Districts and Historic Preservation Zones;~~
- ~~c. Perform the duties and responsibilities of the Historic Preservation Program, including creating and maintaining programs to encourage the recognition, restoration, and maintenance of the historic, archaeological, and cultural resources of the City; and,~~
- ~~d. Work with and assist departments of the City and the Tucson-Pima County Historical Commission in matters affecting historic preservation.~~

~~5. ENFORCEMENT OF THE UDC~~

~~The HCDD shall assist the Zoning Administrator in the enforcement of violations of the UDC as provided in Section 10.2, *Enforcement Authority*.~~

~~6. OTHER RESPONSIBILITIES~~

~~The HCDD shall perform such other functions as may be required by the Mayor and Council, City Manager, or the UDC.~~

~~B. DIRECTOR OF THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT~~

~~The Director of HCDD is the chief administrative officer of the HCDD and shall be responsible for administering the functions and duties of the HCDD. The Director, or designee, performs other such functions as may be required for the administration of the HCDD or as provided by the Mayor and Council, City Manager, or the UDC.~~

2.2.11.2.2.10. DESIGN PROFESSIONAL

The position of Design Professional (DP) is established: 1) to review building permits for projects located in the Neighborhood Preservation Zone (NPZ) overlays for compliance with applicable design manuals, and 2) to review proposed buildings, structures, landscaping, architectural features, of proposed subdivisions, development plans, and site plans, as set forth in the UDC.

A. APPOINTMENT AND QUALIFICATIONS

1. Appointment

The PDSD Director shall recommend a candidate(s) for the position of DP. The Mayor and Council shall appoint one or more DPs.

2. QUALIFICATIONS

a. NPZ Review

The DP shall be a registered architect, preferably with historic preservation experience.

b. Subdivision Review

The DP shall be a registered architect or landscape architect.

B. POWERS AND DUTIES

1. Neighborhood Preservation Zone (NPZ) Design Review

The DP shall review applications for building permits for projects located within adopted NPZs for compliance with the applicable Design Manual and Section 5.10.3, *Neighborhood Preservation Zone Design Review Procedure*. The DP will forward a written report with findings and recommendation to the PDSD Director. The Director shall take into account the recommendations of the DP when considering approval of the application.

2. Flexible Lot Development (FLD) Project Review

The DP shall review FLD projects for compliance with, but not limited to:

- a. Architectural variation, Section 8.7.3.M.1;
- b. Functional open space, Section 8.7.3.F.1 & 2;
- c. Modifications to street ~~perimeter yard~~ setbacks, Section 8.7.3.L.2;
- d. Privacy mitigation, Section 8.7.3.M.2.b;
- e. Transition edge treatment, Section 8.7.3.M.2.a;
- f. Recommendation on FLD Review

The DP shall forward a written recommendation with findings to the PDSD Director. The Director shall consider the DP's recommendation and render a decision on the FLD.

- g. Findings for FLD Privacy Mitigation Plan

The DP may recommend a project if it meets the following findings:

- (1) Will not be detrimental to public health and safety;
- (2) Will not impair an adequate supply of light and air to adjoining properties; and,
- (3) Will not create a nuisance to surrounding properties.

3. Conditions

a. NPZ Review

The DP may recommend conditions on the approval of a building permit to ensure that the design of the project mitigates the impact of the project on the subject development zone.

b. FLD Review

The DP may recommend conditions on the approval of an FLD to ensure that the design of the FLD mitigates the impact of the FLD and provides suitable transitions to the adjoining existing residential developments.

4. Conflict of Interest

The DP shall not render professional services under this section on any project if the DP's judgment could be affected by responsibilities to, or interest in another project or person or by the DP's own interests. The DP shall comply with City of Tucson Administrative Directive 2.02-14 and Policy 282, *Ethics and Conflict of Interest for City Officers and Employees*.

5. Other Responsibilities



The DP shall perform such other functions as may be required by the UDC. Additionally, the PDSD Director may request other design assistance and recommendations as needed in implementing the UDC.



~~2.2.2. SIGN DESIGN REVIEW COMMITTEE~~

~~A. CREATION~~

~~A sign design review committee is hereby created to assist the Mayor and Council, the Planning Commission, and the Planning and Development Services Director by advising on sign standard text amendments and design option applications permitted by Section 7A.7 Sign Design Options.~~

~~B. AUTHORITY~~

~~The sign design review committee shall advise the Mayor and Council and the Planning Commission on sign standards text amendments. It shall also act as the design review committee for Section 7A.7 Sign Design Options and advise the Planning and Development Services Director on various design option applications.~~

~~C. COMPOSITION~~

~~The committee shall be composed of the following nine members who shall serve without compensation. Members shall include an architect, an Outdoor Lighting Committee representative, a sign industry representative, a local business representative, a planner (architect, land use planner or landscape architect), portable sign expert (e.g. commercial real estate broker), one at-large appointment by the City Manager, general neighborhood association representative, and an ad hoc representative appointed by a neighborhood association within 300 feet of the location of the subject property submitting the application. The City Manager may appoint a professional or stakeholder with a similar background and/or experience to the above listed committee members.~~

~~D. APPOINTMENT AND TERMS~~

~~1. Appointment~~

~~The members shall be appointed by the City Manager.~~

~~2. Terms~~

~~City Manager shall appoint a member for a four-year term. After two terms the member shall be replaced. A former member may return after a one-year hiatus from the committee.~~

~~3. City Employees, Elected Officials Excluded~~

~~No member of the committee may be a City employee or hold a City elective office.~~

~~E. VACANCIES~~

~~Vacancies on the committee shall be filled by appointment in the same manner in which members are initially appointed.~~

~~F. REMOVAL~~

~~Removal of the members shall be done by the City Manager.~~

~~G. SIGN STANDARDS TEXT AMENDMENT MEETING~~

~~The committee shall have meetings as needed to discuss sign standard text amendments and make recommendations to the Planning Commission. Along with the Planning Commission recommendation, the committee's recommendation shall be forwarded to the Mayor and Council.~~

~~H. DESIGN REVIEW MEETING~~

- ~~1. The applicant may ask for a pre-application meeting with the committee to receive input on the proposal.~~
- ~~2. When the applicant requests a meeting on the application, the committee may continue a case one time.~~
- ~~3. The applicant will present the proposal. The committee will review the application in accordance with the applicable provisions of Section 7A.7 Sign Design Options.~~
- ~~4. The applicant may ask for additional continuances.~~
- ~~5. After reviewing the case, the committee shall make a recommendation of approval, approval with conditions or denial to the planning and development services director.~~

~~I. QUORUM~~

~~A quorum for a meeting shall be 50% of those members seated. If for any reason the City Manager has not appointed the members of the committee or a quorum is not obtained for a particular application, the director may request that the Design Professional make a recommendation directly to the PDSD Director.~~

~~J. ADMINISTRATIVE PROCEDURES~~

~~1. City Manager~~

~~The City Manager shall ensure that all City departments and persons under his authority shall cooperate in providing assistance and data to the sign design review committee.~~

~~2. Executive Secretary~~

~~The zoning administrator or designee shall serve as executive secretary to the committee.~~

~~3. Chairperson and Other Officers~~

~~The committee shall elect a chairperson and vice-chairperson and such other officers as it may deem necessary from its members.~~

~~The terms of chairperson, vice-chairperson and other officers shall be for one year subject to one additional term of one year. (Ord. 11508, 12/5/2017; Am. Ord. 11803, 12/8/2020)~~_____

ARTICLE 3: GENERAL PROCEDURES

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3.1 PURPOSE OF ARTICLE

This article describes zoning and land use review procedures related to development activity in the City of Tucson.

3.2 GENERAL REQUIREMENTS

3.2.1. PRE-APPLICATION CONFERENCE

3.2.2. NEIGHBORHOOD MEETING

A. PURPOSE

B. APPLICABILITY

C. MEETING REQUIREMENTS

1. Standards

The applicant shall mail notices offering to meet at a specified time and place to discuss the proposed project with the persons and entities entitled to notice of the application in accordance with following requirements.



- a. The offer is made when mailed, and must be mailed at least ten days prior to the date of the meeting and sent by first class mail to property owners within 400 feet of the property, registered neighborhood associations within one mile of proposal, and the Council Ward offices where the project is located.
- b. For Concurrent Plan Amendment and Rezoning Applications a single neighborhood meeting shall be held for both applications. The mailed notice for the neighborhood meeting shall be mailed at least 30 days, and no more than 45 days prior to the neighborhood meeting.
- c. The meeting shall occur not more than 90 days prior to the date of the submittal of the application.
- d. Documentation of the offer to meet and a summary of the meeting must be submitted with the application.
- e. The meeting must be held at or near the subject site.

3.2.3.APPLICATION REQUIREMENTS

3.2.4. PUBLIC NOTICE

A. Purpose

B. Mailed Notice

C. Timing of Notice

1. General

Published notice, posted notice, and mailed notice shall be provided at least 15-20 days prior to the public hearing, unless otherwise stated. Refer to Table 3.2-1 and determine which process applies. Specific requirements for published and posted notice are set forth in Sections 3.2.4.E and F. For procedures which do not require a public hearing, notice shall be sent or posted in accordance with PDSD policy.

2. Measurement

3. Exception

D. Calculation of Notice Area

E. Published Notice

F. Posted Notice

G. Failure of Notice to Adequately Describe the Project

H. Public Comments to Public Notice

1. All Procedures Requiring Public Comment
2. Exception

For the 100' Notice Procedure and neighborhood preservation zone design review, the comment period is ten-fifteen days.

3. Approval-Protest forms for the Zoning Examiner Legislative Procedure can be submitted from the time of mailed notice until one day before the scheduled date of Mayor and Council action.

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11732, 2/19/2020)

3.3. ZONING COMPLIANCE REVIEW PROCEDURES



3.3.1 PURPOSE

3.3.1. REVIEW PROCEDURES

3.3.2. PDSD DIRECTOR APPROVAL PROCEDURE

A. Applicability

Applications that are processed in accordance with the Planning and Development Services (PDSD) Director approval procedure include, but are not limited to:

1. Business licenses;
2. Changes of use;
3. Downtown Area Infill Incentive District - projects within the Downtown Core Sub-District requesting a Modification of Development Regulations (Note: projects within the Greater Infill Incentive Subdistrict are processed in accordance with the 400' Notice Procedure, Section 3.3.5);
4. Electrical connections (certain types);
5. Expansion of existing premises;
6. Home occupations;
7. Individual Parking Plans for projects greater than 400 feet from R-3 or more restrictive zoning districts or Historic Preservation Zones;
8. New construction;
9. Nonconforming same land use class substitution;
10. Nonconforming parking areas;
11. Parking Design Modification Requests (except requests to modify the number of bicycle or motor vehicle parking spaces);
12. Projects within certain overlay zones;
13. Restricted adult activities;
14. Site plans (except for projects within overlay zones that require a different procedure);
15. Land divisions, land splits, and subdivisions (see Article 8 for detailed procedures);
16. Temporary uses or structures (see Section 4.11 for additional requirements);
17. Tenant improvements;
18. Wireless communication uses (certain types);
19. Zoning compliance ~~for site improvements in existence on May 1, 2005 to facilitate adaptive reuse~~ (see Section 3.3.3.H below); and,
20. Other applications, such as blood donor centers and circus, carnival and tent shows.

B. Site Plans

C. Pre-Application Conference

D. Application

E. Review of Accepted Applications

F. Decision

G. Site Plans

1. Purpose

2. Applicability

3. Application Processing

4. Review

5. Approval

6. Expiration of Approval

7. Issuance of Permits

H. Zoning Compliance ~~for Site Improvements in Existence on May 1, 2005 to Facilitate Adaptive Reuse~~



This section encourages the re-use of and re-investment in older, nonconforming uses and buildings, and facilitates the issuance of a Certificate of Occupancy (C of O) or a Certificate of Zoning Compliance for a non-legally permitted use or building. The owner of property, at the time of a request for a certificate of occupancy or certificate of zoning compliance may concurrently request that site improvements, including outdoor activity areas, in existence as of May 1, 2005 at least 10 years prior to the date of application ("existing site improvements") be granted zoning compliance subject to the following.

1. This section only applies to developed property with nonresidential zoning that is not subject to any of the Overlay Zones in Sections 5.2 (*Hillside Development Zone*), 5.3 (*Scenic Corridor Zone*), 5.6 (*Airport Environs Zone*), 5.7 (*Environmental Resource Zone*), 5.8 (*Historic Preservation Zone*), 5.9 (*Drachman School Overlay*), 5.10 (*Neighborhood Preservation Zone*), 5.11 (*Rio Nuevo District*), or any change of zoning (rezoning), variance, or special exception approved subject to conditions, or the subject of an unabated zoning violation.
2. Existing site improvements are determined by referring to May 2005 the most recent aerial photography administered by the Pima Association of Governments (PAG) and available on the PAG and PDSO websites which is dated 10 years or more to the date of application.
3. Existing site improvements are not subject to compliance with the following:
 - a. *Access*, Section 7.8;
 - b. *Accessory Uses, Buildings, and Structures*, Section 6.6;
 - c. Dimensional standards as provided in Tables 6.3-1 through 7 in Article 6;
 - d. *Height*, Section 6.4.4;
 - e. *Landscaping and Screening*, Section 7.6;
 - f. *Lot Coverage*, Section 6.4.3;
 - g. *Motor Vehicle and Bicycle Parking*, Section 7.4;
 - h. *Native Plant Preservation*, Section 7.7;
 - i. *Off-Street Loading*, Section 7.5; and,
 - j. *Perimeter Yards Setbacks*, Section 6.4.5.
4. Properties granted zoning compliance under the provisions of this section may be used for all principal permitted land uses based on the zoning of the site subject to the applicable general restrictions in each zone, except for the following prohibited uses:
 - ~~a. Alcoholic Beverage Service uses unless continuously licensed through the Arizona Department of Liquor Licenses and Control from May 1, 2005, to the present, Section 11.3.4.B;~~
 - ~~b.a. Billboard~~, Section 11.3.4.F;
 - ~~c.b. Correctional Use~~, Section 11.3.3.C;
 - ~~d.c. Family Dwelling~~, Section 11.3.7.A;
 - ~~e. Food Service uses unless continuously licensed through the Pima County Health Department from May 1, 2005, to the present, Section 11.3.4.N;~~
 - ~~f.d. Group Dwelling~~, Section 11.3.7.B;
 - ~~g.e. Mobile Home Dwelling~~, Section 11.3.7.C;
 - ~~h.f. Residential Care Services~~, Section 11.3.7.D;
 - ~~i.g. Restricted Adult Activities Use Group~~, Section 11.3.8;
 - ~~j.h. In the C-2 and C-3 Districts, Medical Marijuana Designated Caregiver Cultivation Location, Medical Marijuana Dispensary, Medical Marijuana Dispensary Off-site Cultivation Location; and,~~
 - ~~k.i. In the I-1 and I-2 Districts, Medical Marijuana Designated Caregiver Cultivation Location, Medical Marijuana Dispensary Off-site Cultivation Location.~~
5. Required drop-off areas must be provided.
6. Use of the property must be in compliance with all applicable use-specific standards in Section 4.9.



7. This section is applied to single or multiple parcels of land but may not be applied to partial parcels.

~~8.~~ Changes to ~~parking lot striping, maintaining the same number of parking spaces, or increasing the number of parking spaces, are permitted in compliance with Section 7.4.6 (Motor Vehicle Use Area Design Criteria)~~ the following are permitted so long as no existing elements such as loading zones, parking spaces, landscaping or dumpsters-trash enclosures are deleted except as permitted under current standards otherwise required under the UDC.

a. Parking lot striping, maintaining the same number of parking spaces, or increasing the number of parking spaces, is permitted in compliance with Section 7.4.6 (Motor Vehicle Use Area Design Criteria)

b. Landscaping or water harvesting changes or improvements are permitted in compliance with Section 7.6 (Landscaping and Screening); and

~~a-c.~~ Pedestrian access changes or improvements are permitted in compliance with Technical Standards Manual Section 7 (Pedestrian Access).

~~8-9.~~ The owner of the property shall:

a. Submit a sworn affidavit that the use of the property will be in compliance with the section; or,

b. Include the following in any lease/rental agreement for the property: "Tenant shall not cause or permit the Property to be used in any way which constitutes a violation of any law, ordinance, or governmental regulation. Notwithstanding any contrary provision of this lease agreement, any occupancy or use of the premises in violation of this paragraph constitutes a material breach of this lease agreement entitling Lessor to invoke all remedies provided hereunder including termination."

~~9-10.~~ A site inspection to verify that the use of the property is in compliance with this Section may be conducted at the discretion of the PDSD Director.

~~10-11.~~ Applications are reviewed in accordance with the PDSD Director approval procedure, Section 3.3.3.

~~11-12.~~ Zoning compliance granted pursuant to this section shall be valid only so long as the property and site improvements thereon remain in the same condition as on the date the zoning compliance is granted. Any subsequent development or modification to the property or site improvements will render zoning compliance under this section void and of no effect. Any modification or improvement not shown on ~~May 2005~~ the referenced aerial photography administered by the Pima Association of Governments (PAG) will be considered a subsequent development of the property.

~~12. Requests for zoning compliance pursuant to this section must be submitted to the PDSD, and all applicable fees must be paid, prior to the expiration date of the ordinance adopting this Section 3.3.4.G, as provided herein.~~

(Ord. 11070, 5/14/2013; Am. Ord. 11201, 9/23/2014; Am. Ord. 11732, 2/19/2020; Am. Ord. 11922, 7/12/2022)

3.3.3. 100' NOTICE PROCEDURE

- A. Purpose
- B. Applicability
- C. Pre-Application Conference Recommended
- D. Neighborhood Meeting Recommended
- E. Application and Notice of Application Required
- F. Public Comment Period

For ~~ten~~ fifteen days following the date on which notice is provided, the public may submit comments on the proposal to the PDSD.

- G. Review
- H. Decision and Notice of Decision
- I. Appeals
- J. Waiver of Comment, Notice of the Decision and Right to Appeal

3.3.4. 400' NOTICE PROCEDURE

3.3.5. ZONING ADMINISTRATOR APPROVAL PROCEDURE

3.3.6. HISTORIC PRESERVATION ZONE (HPZ) DESIGN REVIEW PROCEDURE

3.3.7. NEIGHBORHOOD PRESERVATION ZONE (NPZ) DESIGN REVIEW PROCEDURE

3.3.8. [RESERVED]

3.4. SPECIAL EXCEPTION LAND USES

3.4.1. GENERAL

3.4.2. PDSD DIRECTOR SPECIAL EXCEPTION PROCEDURE

3.4.3. ZONING EXAMINER SPECIAL EXCEPTION PROCEDURE

- A. Applicability
- B. Pre-Application Conference Required
- C. Neighborhood Meeting Required
- D. Application and Notice (Mailed and Posted) Required
- E. Review
- F. PDSD Director Recommendation
- G. Zoning Examiner's Public Hearing

A public hearing must be held before the Zoning Examiner within 70 days of acceptance of the application. ~~Public hearings are held in accordance with the following and the Zoning Examiner's rules and procedures.~~

~~1. The Zoning Examiner shall administer oaths and may compel the attendance of witnesses and the production of relevant information, including witnesses requested by any party.~~

~~2. The Zoning Examiner may impose any reasonable limitations on the number of speakers heard and may establish the nature and length of testimony by speakers.~~

~~3. Comments may be given by any person, either verbally or in writing.~~

~~4. A record of the hearing must be made and retained as a public record.~~

~~5. The Zoning Examiner may close the public hearing, or continue the public hearing to a specified time, date, and place. A continuance may not be for more than 30 days.~~

1. Testimony and Evidence

All testimony shall be given under oath or affirmation. The Zoning Examiner may limit repetitive or irrelevant testimony, may require designation of a spokesperson for any group, and all exhibits and written comments must be submitted into the record.

2. Order of Presentation

The Zoning Examiner may impose any reasonable limitations on the number of speakers heard, and may establish the nature and length of testimony by speakers and may question speakers. Comments may be given by any person, either



verbally or in writing Unless otherwise directed by the Zoning Examiner, the order of presentation shall be:

- PDS staff
- Applicant,
- Supporting testimony
- Opposing testimony
- Other testimony
- The applicant rebuttal

During the hearing the Zoning Examiner may make requests for additional information, witnesses, or records needed for deliberation.

3. Record of Proceedings

All hearings shall be digitally recorded, and all materials and exhibits shall be retained by PDS.

4. Continued Public Hearing

The Zoning Examiner may close the public hearing, or continue the public hearing to a specified time, date, and place. A continuance may not be for more than 30 days.

5. Failure to Appear

If the applicant fails to appear, the Zoning Examiner may continue the hearing once; proceed based on the record; or deem the application withdrawn.

6. Zoning Examiner Authority and Conduct

The Zoning Examiner shall conduct the public hearing in accordance with Section 2.2.4."

- H. Zoning Examiner's Decision
- I. Appeal
- J. Change in Condition of Approval

3.4.4. MAYOR AND COUNCIL SPECIAL EXCEPTION PROCEDURE

- A. Applicability
- B. Application Processing

1. The Zoning Examiner shall hold a public hearing on behalf of the Mayor and Council on applications for Mayor and Council Special Exception Land Uses. Mayor and Council special exceptions applications are processed in accordance with the Zoning Examiner special exception procedure, Sections 3.4.3.B - H, and the following.

2. The Zoning Examiner shall forward a recommendation with findings, and when applicable, conditions on the proposed use to the Mayor and Council for decision.

3. Any person may request that the application be heard at a public hearing before the Mayor and Council if the request is filed with the City Clerk within 14 days after the date of the Zoning Examiner's public hearing or reconsideration public hearing. Notice of the public hearing must be provided in the same manner as the notice provided for the Zoning Examiner's public hearing.

4. The Mayor and Council shall make a decision to approve, approve with conditions as provided in Section 3.4.6 below, or deny the application.

(Am. Ord. 11127, 11/6/2013)

3.4.5. FINDINGS

3.4.6. CONDITIONS OF APPROVAL

- A. Authority to Apply Conditions

In approving an application, the PDSD Director, the Zoning Examiner, or the Mayor and Council may impose such reasonable and appropriate conditions and safeguards as are necessary to ensure compliance with the criteria for approval. Conditions and safeguards may also be imposed to reduce or minimize any potentially injurious effects on adjacent properties; the character of the neighborhood; or the health, safety, or general welfare of the community. Such conditions may include, but are not limited to:

1. Structural or vegetative screening greater than that required by the landscaping and screening standards of the UDC to buffer the surrounding land uses from the proposed use;
2. Limitations on the height, size, or illumination of signs more restrictive than the applicable requirements of the Tucson Sign Code;
3. Limitations on the conduct of the proposed use, such as, but not limited to, hours of operation, or use of loudspeakers or external lighting, as necessary to protect adjacent land uses; and,
4. Dedication of necessary right-of-way for streets, alleys, drainageways, and utilities.

B. Change in conditions of Approval

An applicant may request a change in a condition of approval of a Mayor and Council Special Exception Land Use. The request must be submitted to the PDSD and reviewed by the PDSD staff for recommendation to the Mayor and Council. The request is then considered at a public hearing in accordance with procedures in Section 3.4.3.

3.4 REZONING (CHANGE OF ZONING)

3.5.1. GENERAL

3.5.2. TYPES OF REZONING ORDINANCES

3.5.3. ZONING EXAMINER LEGISLATIVE PROCEDURE

- A. Applicability
- B. Pre-Application Conference Required
- C. Neighborhood Meeting Required
- D. Application Requirements
- E. Notice of Application
- F. Review
- G. Changes to the Rezoning Application
- H. Planning and Development Services Department (PDSD) Recommendation
- I. Public Hearing
 1. Applications reviewed under this procedure are considered by the Zoning Examiner at a public hearing(s) for recommendation to the Mayor and Council.
 2. Original City Zoning
 3. Zoning Examiner Public Hearing

The Zoning Examiner shall hold a public hearing on behalf of the Mayor and Council on applications for a change of zoning. The public hearing shall be held in accordance with Sec. 3.4.3.G. and on applications for Mayor and Council Special Exception Land Uses in accordance with the Zoning Examiner's Rules and Procedures and as provided below. The public hearing procedures set forth in this section is used for both types of applications. The public hearing must be held within 70 days of acceptance of the application, except for applications for original City zoning. For Concurrent Plan Amendment and Rezoning applications the public hearing must be held within 180 days of acceptance of the application.

a. Conduct of the Public Hearing

~~(1) The Zoning Examiner is empowered to obtain information from all parties and interested persons, including public agencies, prior to the public hearing, provided all requests for information are in writing and the request and information are included as part of the public record. The Zoning Examiner also has the authority, after the close of the public hearing, to obtain additional information or clarification of information that has been presented. Any such request shall be in writing and the request and response shall be included as part of the record or report to the Mayor and Council. The Zoning Examiner may close the public hearing, or may continue the hearing to a specified date, time and place. However, a continuance may not be for more than 30 days.~~

~~(2) Except as permitted in subsection (1) above, the Zoning Examiner shall not communicate, directly or indirectly, with any party, any party's representative or any interested person in connection with any issue involved with a particular request, except upon notice and opportunity for all parties to participate, or, use, or rely upon any communication, report, staff memorandum, or other material prepared in connection with the particular case, unless it is made part of the record. Any and all written information received by the Zoning Examiner in the case must be made a part of the record. The Zoning Examiner may inspect the site provided all parties are given an opportunity to be present.~~

b. Zoning Examiner's Preliminary Recommendation

The Zoning Examiner shall issue a report with preliminary findings and a preliminary recommendation within five days after the close of a hearing. The preliminary recommendation is provided to the applicant, the PDSD Director and to any person who has requested a copy of the preliminary recommendation.

c. Reconsideration

Any party of record may request that the preliminary recommendation be reconsidered or that the public hearing be reopened if there are errors of fact or procedure. The request shall state the alleged errors of fact or procedure and must be submitted to the Zoning Examiner within five days after the date of the preliminary recommendation. The Zoning Examiner must take action on the request within five days following the receipt of a request for reconsideration. Action on the request includes revising the preliminary recommendation, reopening the public hearing, or denying the request.

d. Final Recommendation

Within 14 days (or 19 days if a reconsideration of the preliminary recommendation is requested in accordance with Section 3.5.3.J.3.c) following the close of the public hearing or the re-opened public hearing, the Zoning Examiner shall issue and transmit a final recommendation to the Mayor and Council for final action. If the Zoning Examiner determines that minor corrections to the preliminary recommendation are appropriate in response to a request for reconsideration, such corrections may be incorporated into the final recommendation without further proceedings. No further requests for reconsideration are permitted. If the Zoning Examiner determines that a significant change to the preliminary recommendation is appropriate, the public hearing must be reopened with notice provided to all persons who received the previous preliminary recommendation.

e. Reopening of the Public Hearing

If the public hearing is reopened, the new hearing must be held within 40 days of the close of the last public hearing. Notice of the reopened hearing is the same as the notice for the original public hearing. If the public hearing is reopened at the request of a party, or to consider new information from a party, the Zoning Examiner may require that the party pay the costs for the reopened public hearing. At the conclusion of the reopened hearing, the issuance of a preliminary

recommendation, the time period for reconsideration, the issuance of a final recommendation and the time periods for each shall be the same as for the original hearing.

f. Mayor and Council Public Hearing Request

Any person may request that the application be heard at a public hearing before the Mayor and Council if the request is filed with the City Clerk within 14 days after the date of the Zoning Examiner's public hearing or reconsideration public hearing. The Mayor and Council may also decide to conduct a public hearing without a specific request. If a public hearing is requested, notice must be provided in the same manner as the notice provided for the Zoning Examiner's public hearing.

J. Mayor and Council Action

1. **Mayor and Council Public Hearing Request**

Any person may request that the application be heard at a public hearing before the Mayor and Council if the request is filed with the City Clerk within 14 days after the date of the Zoning Examiner's public hearing or reconsideration public hearing. The Mayor and Council may also decide to conduct a public hearing. If a public hearing is requested, notice must be provided in the same manner as the notice provided for the Zoning Examiner's public hearing.

2. ~~Authorization for Change of Zoning (Rezoning)~~

~~Where a change in zoning is requested based upon a preliminary site plan, the Mayor and Council may make a preliminary determination to authorize the applicant to proceed with the case.~~

~~a. Authorization for the Application to Proceed~~

~~A vote by the Mayor and Council to authorize a change of zoning case constitutes authorization for the applicant to proceed, subject to the applicant's subsequent demonstration of compliance with any special conditions that may have been established by the Mayor and Council. Unless the Mayor and Council state a shorter time period, the applicant must complete all conditions of approval within five years from the date the request is authorized.~~

~~b. Discretion of the Mayor and Council~~

~~An authorization for a change of zoning is preliminary and does not in any way limit the legislative discretion of the Mayor and Council to determine whether or not to adopt a change of zoning ordinance or to add conditions thereto at the time an ordinance is presented for adoption. Authorization does not establish any vested right to the authorized zoning prior to ordinance adoption.~~

3. ~~Direct~~ Ordinance Adoption

~~Where a change of~~ A zoning application ~~includes a site plan or a proposed plat that provides~~ must provide sufficient specific details to demonstrate compliance with all conditions that may be required by the Mayor and Council and ~~is shall demonstrate that the zoning application is~~ in compliance with this Section, ~~the application may~~ to proceed from staff review to Mayor and Council ordinance adoption ~~without a separate Mayor and Council authorization to proceed with the application.~~

a. Mayor and Council Actions

The Mayor and Council shall consider the change of zoning application, the Zoning Examiner's recommendation, and the City Manager's recommendation in a public meeting or a public hearing. The Mayor and Council may authorize the case to proceed; may modify, delete or add to the proposed conditions for approval; may remand the case to the Zoning Examiner for



further proceedings; may adopt an ordinance changing the zoning, deny the application; or may take other appropriate action.

b. Davis Monthan AEZ Comments

If Davis Monthan Air Force Base submits comments to the City on any application concerning the compatibility of the proposed rezoning with the high-noise, accident potential zone, or approach-departure corridor that may have an adverse impact on the operation of the base or upon public health and safety, a public hearing shall be held to consider these and other comments per requirements of the A.R.S.

~~4.—Mayor and Council Adoption of the Change of Zoning~~

~~a.—If an application substantially demonstrates compliance with the conditions for a change of zoning, staff shall prepare an ordinance to be submitted to the Mayor and Council for adoption enacting the change in zoning.~~

~~b.—For a project that is to be completed in phases, the Mayor and Council may adopt a separate ordinance for each phase of the project, but only if each phase submitted for approval can meet all required conditions and codes without reliance on future phases.~~

5. Voting Requirements for Adoption of Ordinance

Ordinance adoption of a change of zoning is granted by a simple majority vote of the governing body unless the requirements of A.R.S. 9-462.04(H) are met. If the requirements of A.R.S. 9-462.04(H) are met, then a three-fourths vote of the governing body is required for adoption of the ordinance.

- a. The entire area of the lot or lots within the subject site; or,
- b. Property in any one of the following quadrants: north, south, east, west, that is located within 150 feet of the rezoning site, excluding public right-of-way abutting the subject site.
- c. Mayor and Council Action Timeline
 - (1) The Mayor and Council shall approve or deny the application within 180 days of the determination that the application is administratively complete.
 - (2) For extenuating circumstances, the PDSD Director may grant a onetime extension of not more than 30 days.
 - (3) If an applicant requests an extension, the PDSD Director may grant extensions of 30 days for each extension granted.
 - (4) The requirements of subsections (1), (2) and (3) above do not apply to land that is designated as a Historic Landmark, Historic Preservation Zone, an area that is designated as historic on the National Register of Historic Places, or Planned Area Developments.

6. Ordinance Effective Date

Ordinances granting changes in zoning are, by state statute, subject to referendum and shall not become effective until 30 days after the date of adoption or the date the final ordinance is available from the City Clerk, whichever is later. The effective date of the ordinance is not necessarily the effective date of the change of the zoning (rezoning). The effective date of the change of zoning is when compliance with conditions of approval is completed and certified by the PDSD Director. No permits or development approvals may be granted that are in furtherance of the rezoning request until the 30 days have lapsed and the conditions of rezoning have been met.

7. Reconsideration

A member of the Mayor and Council may request the reconsideration of ~~an authorization decision or a~~ decision on a proposed ordinance provided the vote to reconsider is made within 30

days of the date of decision. A hearing for reconsideration will be scheduled upon a majority vote in favor of the reconsideration. If the reconsideration occurs after the meeting when the decision is initially made, then public notice of the reconsideration must be given in the same manner as for the initial decision.

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11729, 2/19/2020; Am. Ord. 11732, 2/19/2020; Am. Ord. 12131, 10/22/2024)

3.5.4. CHANGE IN CONDITIONS OF APPROVAL AND COMPLETION OF CONDITIONS

3.5.5. PLANNED AREA DEVELOPMENT (PAD) ZONE

3.5.6. PLANNED COMMUNITY DEVELOPMENT (PCD) ZONE

3.6. LAND USE PLAN ADOPTION AND AMENDMENT PROCEDURES

3.6.2. PURPOSE

3.6.3. APPLICABILITY

3.6.4. INITIATION

3.6.5. PRE-APPLICATION CONFERENCE REQUIRED

3.6.6. PUBLIC OUTREACH AND NEIGHBORHOOD MEETINGS

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3.6.10. PLANNING COMMISSION RECOMMENDATION AND RECONSIDERATION

3.6.11. MAYOR AND COUNCIL'S PUBLIC HEARING AND DECISION

3.6.12. RE-APPLICATION

3.7. UDC TEXT AMENDMENT PROCEDURE

3.7.2. PURPOSE

3.7.3. APPLICABILITY

3.7.4. INITIATION

3.7.5. DEVELOPMENT OF A TEXT AMENDMENT

3.7.6. PLANNING COMMISSION PUBLIC HEARING REQUIRED

3.7.7. PLANNING COMMISSION RECOMMENDATION AND RECONSIDERATION

3.7.8. MAYOR AND COUNCIL'S PUBLIC HEARING AND DECISION

3.7.9. DESIGN REVIEW BOARD (DRB) APPEAL PROCEDURE

3.7.10. MAYOR AND COUNCIL APPEAL PROCEDURE

3.7.11. TAKINGS AND EXACTIONS APPEAL PROCEDURE

3.8. LAND DIVISION AND SUBDIVISION

3.9. APPEALS

3.10. BOARD OF ADJUSTMENT APPEALS AND VARIANCES

3.10.1 GENERAL BOARD OF ADJUSTMENT PROCEDURES

3.10.2. APPEALS

3.10.3. VARIANCES

3.11. ADMINISTRATIVE MODIFICATIONS

3.11.1 DESIGN DEVELOPMENT OPTION (DDO)

A. PURPOSE

B. APPLICABILITY

The following dimensional, screening, and landscaping standards may be considered for modification under this Section:



1. Setbacks;
2. Height of accessory walls and fences when the wall and fence heights do not exceed ~~two~~one feet above the maximum height permitted;
3. Landscaping and screening standards when the modification does not decrease the required area in square footage of landscaping or height of a screening feature; and,
4. Structural setback and parking space length requirements for carports only in single-family, duplex and middle housing development.

C. PDS REVIEW AND DECISION

D. FINDINGS FOR APPROVAL

1. General Findings for All Modification Requests

2. Specific Findings for Setback and Wall Height Modification Requests

In addition to the findings in Section 3.11.1.D.1, the PDS Director shall find, in the case of setback and wall height only, that the modification:

- a. Does not create a situation where proposed development will obstruct significant views of dramatic land forms, unusual stands of vegetation, or parks from nearby properties substantially more than would occur if the development were built without the modification;
- b. Provides design alternatives to better integrate the development into the design character of the immediate neighborhood;
- c. Does not apply to a setback requirement of a Flexible Lot Development (FLD);
- d. Does not create a situation where the proposed development will interfere with the optimum air temperature or solar radiation orientation of buildings on adjoining properties substantially more than would occur if the building or structures were built without the modification; and,
- e. Does not create a situation where the proposed use of the property will impose objectionable noise levels on adjoining properties greater than would occur if the buildings or structures were built without the modifications.
- f. The modification is not for an increase in height of more than ~~two~~one feet to an accessory wall or fence, except that an increase of up to ~~four~~three feet may be considered for entry features on walls and fences.

3. Specific Finding for Screening Modification Requests

E. APPEALS

F. EXPIRATION OF APPROVAL

3.12. MISCELLANEOUS PERMITS AND APPROVALS

3.12.1 ARCHITECTURAL DOCUMENTATION PRIOR TO DEMOLITION OF HISTORIC BUILDINGS

A. APPLICABILITY

B. REQUIRED DOCUMENTATION

C. REVIEW REQUIRED

D. APPLICATION AND REVIEW PROCESS



1. Prior to the submittal of a demolition permit application, the applicant may meet with the PDSD. At that time, the PDSD shall determine whether the application requires Minor or Full Documentation.

2. At the time of submittal, the applicant shall submit ~~two copies~~ a copy of the demolition permit application and all required architectural documentation to the PDSD. ~~All new photos must be printed on photographic paper.~~

3. If Minor Documentation is required, the PDSD reviews and approves the applications for completeness in accordance with Section

3.2.3.A. The PDSD determines and informs the applicant that the Minor Documentation is complete, or of any additional documentation which is required.

4. If full documentation is required, the Historic Preservation Officer (HPO) reviews and approves the applications for completeness, and informs the applicant that full documentation is complete or informs the applicant of any additional documentation which is required.

5. If the PDSD or the HPO determine that the required architectural documentation is complete, then a demolition permit application may be processed. The applicant must demonstrate compliance with all provisions of the Tucson Code before a demolition permit will be issued.

E. MINOR DOCUMENTATION REQUIRED

F. FULL DOCUMENTATION REQUIRED

G. DOCUMENTATION RETENTION

~~Upon approval of the demolition permit, the~~ The HPO shall ~~notify retain one copy as a record of a lost historic resource and forward one copy to~~ the Tucson-Pima County Historical Commission demolition permit approvals for their records.

3.12.3. PROTECTED DEVELOPMENT RIGHT

A. GENERAL

B. APPLICABILITY

C. APPLICATION

D. NONPHASED AND PHASED DEVELOPMENT STANDARDS

E. GRANTING OF A PDR

F. EFFECTIVE DATE

G. EXPIRATION DATE AND EXTENSION

H. MODIFICATION OF SITE PLAN EXPIRATION DATES

I. ENFORCEMENT

J. SUCCESSORS

3.12.4. MULTIFAMILY RESIDENTIAL DEVELOPMENT AND ADAPTIVE REUSE OF QUALIFIED OBSOLETE COMMERCIAL ~~BUILDINGS~~ PARCELS

A. PURPOSE

This section describes application requirements, review procedures, and approval criteria utilized by City of Tucson staff when reviewing an application for multifamily residential development or adaptive reuse of qualified obsolete commercial buildings-parcels pursuant to A.R.S. § 9-462.10.



B. APPLICABILITY

1. When not specifically addressed in UDC Section 3.12.3, development standards for multifamily residential development and adaptive reuse shall be based on development standards for the highest density Urban Residential Zone within one mile of the project site. Where there is a conflict between the standards of this section and the rest of the UDC, the standards of this section shall apply.

2. For the purpose of UDC Section 3.12.3, and only Section 3.12.3, the following shall be defined as:

a. Adaptive Reuse

The act of converting an existing building from the use for which it was constructed to a ~~new use~~multifamily maintaining some or all of the elements of the building. Adaptive reuse allows for the partial, but not the complete, demolition of an existing commercial, office, or mixed use building. For a project to qualify as Adaptive Reuse, it must include a multifamily residential component.

b. Building Code

~~Means the~~ The federal construction codes applicable to homes constructed after June 15, 1976, and the Arizona codes applicable to homes constructed before that date. The Building Code may include local amendments specific to the City of Tucson.

c. Low Income Housing

Housing for a person or persons whose household income does not exceed eighty percent (80%) of the area median income

~~c.d.~~ Moderate Income Housing

~~Means housing~~Housing: (a) for a person or persons whose household income does not exceed 120% of the area median income. ~~(b) For which the occupant pays not more than 30% of the occupant's gross income for the occupant's rent or mortgage, as determined by the Arizona Department of Housing and adjusted for household size based on the United States Department of Housing and Urban Development.~~

~~d.e.~~ Qualified Obsolete Commercial Building Parcel

A ~~building parcel or parcels~~ which is currently zoned for and/or permitted to be used for commercial, office, or mixed uses; and ~~is~~:

- (1) The existing building or buildings located on a parcel or parcels ~~it~~ in a state of disrepair or has a 50% vacancy in the total leasable square footage; and
- (2) ~~Located~~ The existing building or buildings located on a parcel or parcels ~~of at~~ least one acre but not more than 20 acres.

~~e.f.~~ Multifamily Residential Development

A building or buildings that are designed and used for residential purposes and that contain more than one apartment or dwelling unit for sale or for rent but that are not adaptive reuse. Multifamily residential development allows for the partial or complete demolition or renovation of an existing commercial, office, or mixed use building.

g. Nonconforming

Structures that have received occupancy permits under the regulations in place at the time of construction

~~f.h.~~ Rooftop Appurtenances

Rooftop structures that primarily house air conditioning equipment, solar panels, utilities, elevators, other energy production facilities and other non-habitable structures. This includes open space features, swimming pools, space for use by residents and landscaping, but does not include open areas, spires, bell towers, domes, cupolas, pediments, obelisks or monuments.

3. Multifamily Residential Development or Adaptive Reuse under this UDC Section 3.12.3 does not apply to the following:
 - a. Land in the area that is designated a National Register Historic District, Historic Preservation Zone, or Historic Landmark;
 - b. Land in the territory in the vicinity of a military airport or ancillary military facility as defined by A.R.S. § 28-8461;
 - c. Land in the territory in the vicinity of a Federal Aviation Administration commercially licensed airport or a general aviation or public airport as defined A.R.S. § 28-8486.
 - ~~e-d.~~ Land that has an average sound level of 65 decibels or higher at the qualified parcel
4. All applicable overlay zones or associated requirements addressed elsewhere within the Unified Development Code shall apply to this Section.

C. OBSOLETE COMMERCIAL ~~BUILDING-PARCEL~~ REDEVELOPMENT

1. An applicant seeking multifamily residential development or adaptive reuse of a qualified obsolete commercial ~~building parcel or parcels~~ shall submit an application that includes the following:
 - a. Evidence satisfactory to the City of Tucson Attorney that the ~~existing building~~ qualified parcel or parcels that ~~is-are~~ the subject of the application ~~is-are~~ economically or functionally obsolete.
 - b. Documentation satisfactory to the City of Tucson Planning and Development Services Department and the City Attorney that the redevelopment will include a set aside of at least 10% of the total dwelling units for either moderate-income or low-income housing or any combination of the two for at least 20 years after the initial occupation of the proposed development.
 - c. A site plan in conformance with UDC Section 3.3.3.G and all other applicable UDC requirements for site plans.
 - d. Evidence of site plan review and approval by any utility provider impacted by the proposed development.
 - e. Evidence of adequate existing public sewer and water service for the entire proposed development.
 - f. Compliance with all applicable Building Codes and fire codes.

D. MIXED USE AND MULTI-FAMILY DEVELOPMENT OR ADAPTIVE REUSE

1. Setbacks

Setback requirements for the redevelopment shall be the lesser of the existing setbacks for multifamily residential buildings (including mixed use buildings with the majority of floor area dedicated to residential uses), or the setback requirements that applied to the existing commercial, office, or mixed use building, in accordance with UDC Article 6.3. ~~Setback may also be referred to as a perimeter yard.~~

2. Height and Density

Multifamily residential height and density shall not exceed:

- a. The maximum allowable multi-family height and density for a multi-family zoning district or a zoning district that allows residential development in the City of Tucson, located within one mile of the building-parcel to be developed, whichever is greater; or
 - b. If there is no multifamily zoning district in the City of Tucson within one mile of the building-parcel to be redeveloped, the height and density of the multifamily zoning district or a zoning district that allows residential development located in the City of Tucson located closest to the building-parcel to be redeveloped;
 - c. Building height is limited to no more than five stories (55 feet).
3. Height Exemption for existing non-conforming buildings

If the maximum allowable height applicable to the existing commercial, office, or mixed use building exceeds the maximum allowable height in the existing zone for the proposed use, the existing height may remain and shall be considered nonconforming for height purposes and the existing building may be expanded to the maximum allowable density for the ~~proposed-multifamily~~ use. Any rooftop appurtenances shall be included within the height exemption.

E. MULTIFAMILY RESIDENTIAL DEVELOPMENT OR ADAPTIVE REUSE-~~CAP~~, TRACKING, AND AREA EXCLUSION

~~1. Cap~~

~~Not more than 1,030 of the existing commercial, office, or mixed use buildings may be redeveloped for multifamily residential development or adaptive reuse under this Article.~~

~~2. TRACKING~~

The City of Tucson Planning and Development Services Department shall keep track of the number of buildings-parcels redeveloped under this Article, and shall ~~stop accepting applications when allow for multifamily residential development or adaptive reuse of at least ten percent of the existing commercial, office, or mixed use parcel based on~~ the total number of the following ~~equals the cap established in subsection 1. above~~:

- a. The number of buildings-parcels redeveloped for multifamily residential development or adaptive reuse under this Article; plus
- b. The number of buildings-parcels with approved building permits for redevelopment under this Article but not yet completed; plus
- c. The number of buildings-parcels with pending applications for redevelopment under this article but not yet permitted.

3.12.4. Posted Notice of Demolition

A. Applicability

All complete building demolitions or partial demolitions which remove exterior walls or alter the structural integrity of a building require Notice of Demolition to be posted on the impacted property, no less than 15 days prior to the proposed demolition date, in accordance with UDC Section 3.2.4.F. and PDSD Policy.

B. Content

All posted notices of demolition shall include the address, permit number, scope of activities, estimated start of demolition, and the name and license of the demolition contractor.

C. Issuance of Permit



Upon application, review, approval, and posting of the demolition permit, a pre-construction inspection is required. Following inspection and a fifteen day time period, the permit may be issued and demolition work may begin.

(Ord. 12139, 12/10/2024)

Section

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4.1. PURPOSE

The zones described in this article are established to regulate and separate the locations of land uses as appropriate.

4.2. ESTABLISHMENT OF BOUNDARIES

4.3. CATEGORIES OF LAND USES

4.3.1. PERMITTED LAND USE

4.3.2. SPECIAL EXCEPTION LAND USES

4.3.3. ACCESSORY LAND USES

A. Accessory land uses are those uses and structures associated with, and incidental to, a principal land use and may be necessary for the operation of the principal land use. Examples of accessory uses include: residences with guest houses, restaurants with bars, and churches with a columbarium.

B. The permitted accessory land uses with use-specific standards are identified in Tables 4.8-1 through 4.8-7. Any land use which is permitted as a principal land use or specifically referenced in



the tables as an accessory land use may be permitted as an accessory land use. Accessory land uses other than those provided in the tables may be permitted in accordance with Section 6.6, *Accessory Uses, Buildings, and Structures*.

- c. Accessory uses are subject to the following when applicable:
 - 1. UDC regulations and standards, including, but not limited to:
 - a. The accessory land use and building regulations provided in Section 6.6, *Accessory Uses, Buildings, and Structures*; and,
 - b. The use specific standards provided in Tables 4.8-1 through 4.8-7.
 - 2. Application submittal requirements and fees provided in the Administrative Manual; and,
 - 3. Standards provided in the Technical Standards Manual.

4.3.4. TEMPORARY LAND USE

4.4. ORGANIZATION OF LAND USES

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- 4.7.11. MOBILE HOME ZONE (MH-2)**
- 4.7.12. RESIDENCE ZONE (R-3)**
- 4.7.13. OFFICE ZONE (O-1)**
- 4.7.14. OFFICE ZONE (O-2)**
- 4.7.15. OFFICE ZONE (O-3)**
- 4.7.16. PARKING ZONE (P)**
- 4.7.17. RECREATIONAL VEHICLE ZONE (RV)**
- 4.7.18. NEIGHBORHOOD COMMERCIAL ZONE (NC)**
- 4.7.19. RURAL VILLAGE CENTER ZONE (RVC)**
- 4.7.20. COMMERCIAL ZONE (C-1)**
- 4.7.21. COMMERCIAL ZONE (C-2)**
- 4.7.22. COMMERCIAL ZONE (C-3)**
- 4.7.23. MIXED USE ZONE (MU)**

- 4.7.24. PLANNED AREA DEVELOPMENT (PAD)
- 4.7.25. PLANNED COMMUNITY DEVELOPMENT (PCD)
- 4.7.26. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-1)
- 4.7.27. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-2)
- 4.7.28. PARK INDUSTRIAL ZONE (P-I)
- 4.7.29. LIGHT INDUSTRIAL ZONE (I-1)
- 4.7.30. HEAVY INDUSTRIAL ZONE (I-2)

4.8. USE TABLES

4.8.1. GENERAL

The following use tables, Tables 4.8-1 through 4.8-7, establish the permitted principal, special exception, and accessory uses for each zone in the City of Tucson. Any land use which is permitted as a principal land use or specifically referenced in the tables as an accessory land use may be permitted as an accessory land use. The use-specific standards that apply to uses in certain zones are included in the far right column of each table.

4.8.2. ORGANIZATION

4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

TABLE 4.8-1: PERMITTED USES - RURAL AND SUBURBAN RESIDENTIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:						
TABLE 4.8-1: PERMITTED USES - RURAL AND SUBURBAN RESIDENTIAL ZONES P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:						
Animal Production:						

General		P	P	P		SR: 4.9.2.A.1.a, 2.b,3.a SH: 4.9.2.A.1.b, 2.b, 2.c, 3.b RX-1: 4.9.2.A.1.a, 2.a, 2.b, 3.a
Excluding Stockyard	P					RH: 4.9.2.A.1.a, 2.b,3.b and 4.9.13.I
Commercial Stables Only		P	P			SR: 4.9.2.A.1.b, & 2.b SH: 4.9.2.A.1.b, & 2.c
Hog Ranch Only	S [1]					RH: 4.9.2.A.3.d and 4.9.13.I
Commercial Feedlot Only	S [1]					RH: 4.9.2.D.1 and 4.9.13.I
Stable or Riding School Only	P					RH: 4.9.2.A.1.b, 2.b, & 4.b and 4.9.13.I
Community Garden	P	P	P	P	P	RH: 4.9.2.B and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.2.B
Crop Production:	P	P	P	P	P	RH: 4.9.2.C and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.2.C
With Food & Beverage Sales as an accessory use	P	P	P			RH: 4.9.9.A.2.a, 3-8 and 4.9.13.I SR, SH: 4.9.9.A.1, 2.c, 3, 4, 7
General Farming	P	P	P	P		4.9.2.C and: RH: 4.9.2.A.1.a, 2.b, 3.b and 4.9.13.I SR: 4.9.2.A.1.a, 2.b, 3.a

						SH: 4.9.2.A.1.b, 2.b, 2.c, 3.b RX-1: 4.9.2.A.1.b, 2.a, 2.b, 3.a
Farmers' Market as an accessory use to any permitted Agricultural Land Use Group	P	P	P	P	P	All: 4.9.9.A.12
Civic Land Use Group With Land Use Class/Type:						
Cemetery	S [1]		S [1]			RH: 4.9.3.A.3 and 4.9.13.I SH: 4.9.3.A.2
Correctional:						
Supervision Facility		S [1]				SR: 4.9.3.B.1.b, 2.a, 3.a, 4.a, 8 & 9
Custodial Facility		S [1]				SR: 4.9.3.B.1.c, 2.a, 3.a, 4.b, 8 & 9
Supervision & Custodial Facility		S [1]				SR: 4.9.3.B.1.d, 2.c, 3.b, 4.b, 7, 8, & 9 and shall be located in separate and distinct facilities
Cultural:						
Government owned and operation only		P	P	P	P	
Nature reserve only	P					RH: 4.9.13.I
Other than nature reserve or wildlife refuge	S [1]					RH: 4.9.3.C.1 and 4.9.13.I
Educational:						
Elementary & Secondary		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.3.D
Elementary & Secondary, projects requesting exceptions to 4.9.3.D	S [2]	S [2]	S [2]	S [2]	S [2]	RH: 4.9.13.I

With Salvaging and Recycling as an accessory use to both P & S uses	P	P	P	P	P	RH, SR, SH, RX-1, RX-2: 4.9.5.G.1 & 3
Protective Service (government owned and operated only)	P	P	P	P	P	SH, RX-1, RX-2: 4.9.13.F
Religious:	P	P	P	P	P	RH: 4.9.3.F and 4.9.13.I
With Columbarium as an accessory use	P	P	P	P	P	
With Salvaging and Recycling as an accessory use	P	P	P	P	P	RH: 4.9.5.G.1 & 3 SR, SH, RX-1, RX-2: 4.9.5.G.1 & 3
Farmers' Market as an accessory use to any permitted Civic Land Use Group	P	P	P	P	P	All: 4.9.9.A.12
Commercial Services Land Use Group With Land Use Class/Type:						
Administrative and Professional Office	S [2]					RH: 4.9.4.A & 4.9.13.I
Alcoholic Beverage Service	S [1]					RH: 4.9.4.C.1 &.3 and 4.9.13.I
Animal Service:						
General		P	P			SR, SH: 4.9.4.D.5
Commercial Kennel Only	S [1]					RH: 4.9.4.D.6 and 4.9.13.I
Veterinary Hospital Only	P					RH: 4.9.4.D.3 &.5 and 4.9.13.I
Automotive Service and Repair:						
Major	S [1]					RH: 4.9.4.F.6, 4.9.13.I
Minor	S [1]					RH: 4.9.4.F.1 & 6 and 4.9.13.A.2 & I

Commercial Recreation	S [1]					RH: 4.9.13.A.2 & I
Communications:						
Wireless Communication	p	p	p	p	p	RH: 4.9.4.I.2, 3, & 4.a or 5.a or 5.b and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.4.I.2, 3, & 4.a or 5.a or 5.b
Wireless Communication, limited to wireless communication towers and antennas	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	RH: 4.9.13.I and one of the following groups: S [2] - 4.9.4.I.2, 3 & 7.a or S [1] - 4.9.4.I.2, 3 & 8 SR, SH, RX-1, RX-2: S [2] - 4.9.4.I.2, 3 & 7.a or S [1] - 4.9.4.I.2, 3 & 8
Radio or Television Station Only	S [1]		S[1]			RH: 4.9.4.I.1, 4.9.13.A.2 and 4.9.13.A.I SH: 4.9.4.I.1
Construction Service	S [1]					RH: 4.9.4.J and 4.9.13.A.2
Day Care:						
Adult Care, Maximum 10 Persons	p	p	p	p	p	RH: 4.9.4.B.1 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.4.B.1
Child Care, Maximum of 30 Children	p	p	p	p	p	RH: 4.9.4.H.1-5, 6.a & 7.a and 4.9.13.I SR: 4.9.4.H.1-5, 6.a & 7.a SH & RX1: 4.9.4.H.1-5, 6.a & 7.b

						RX-2: 4.9.4.H.1-5, 6.a & 7.c
Child Care, Unlimited # of Children	S [2]	S [2]	S [2]	S [2]	S [2]	RH: 4.9.13.I and one of the following groups: 4.9.4.H.1-5, 7.f. & 8 or 4.9.4.H.1,.2,.8, &.9 SR, SH, RX-1, RX-2: 4.9.4.H.1-5, 7.f. & 8 or 4.9.4.H.1,.2,.8, &.9
Child Care with Extended Hours (before 6:00 a.m. or after 7:00 p.m.)	S [2]	S[2]	S[2]	S[2]	S[2]	RH: 4.9.4.H.1-2 & H.9 and 4.9.13.I SR, SH: 4.9.4.H.1-2 & H.9 RX-1, RX-2: 4.9.4.H. 1-2, H.8-9
Entertainment: fairground, carnival, or racetrack for the racing of animals only	S [1]					RH: 4.9.4.K.5 and 4.9.13.I
Financial Service, excluding non- chartered financial institutions	S [1]					RH: 4.9.4.L.2 &.3 and 4.9.13.A.2 & I
Food Service, excluding soup kitchens	S[1]					RH: 4.9.4.M.3
Funeral Service, Crematorium Only	S [1]		S [1]			RH: 4.9.4.N.2 and 4.9.13.I SH: 4.9.4.N.1
Medical Service - Outpatient	P					RH: 4.9.4.O.2; 4.9.4.P.2.b,.3, &.4, and 4.9.13.A.2 & I
Personal Service	S [1]					RH: 4.9.4.T.4 and 4.9.13.I
Trade Service and Repair, Minor	S[1]					RH: 4.9.13.I

Transportation Service:						
Airport Facilities	S [1]					RH: 4.9.4.Y.1 & 2 and 4.9.13.I
General Aviation Airstrip	S [1]					RH: 4.9.4.Y.1 - 4 and 4.9.13.I
Traveler's Accommodation, Lodging	S [1]	P	P	P		
The following are permitted accessory uses to Traveler's Accommodation, Lodging: • Alcoholic Beverage Service • Civic Assembly • Commercial Recreation; or, Food Service	P					RH: 4.9.4.AA.1,.2,.3,.4,.5,.6 .b, 7, and 4.9.13.I and the following: • For Alcoholic Beverage Service, 4.9.4.C.3 • For Food Service, 4.9.4.M.3
The following are permitted accessory uses to Traveler's Accommodation, Lodging: • Administrative and Professional Office; • Alcoholic Beverage Service; • Commercial Recreation; • Food Service; • General Merchandise Sales; or, • Personal Service		P	P	P		SR, SH, RX-1: 4.9.4.AA.1,.2,.3, .4,.5,.6.a,.6.c, 7 and the following: • For Alcoholic Beverage Service, 4.9.4.C.3 • For Food Service, 4.9.4.M.3;

Industrial Land Use Group With Land Use Class/Type:						
Extraction	S [1]					RH: 4.9.5.B and 4.9.13.I
Motion Picture Industry			S [1]			SH: 4.9.5.D and 4.9.13.C & I
Perishable Goods Manufacturing	S [1]					RH: 4.9.5.E.2 & 3 and 4.9.13.I
Primary Manufacturing: Asphalt, Cement Plants only	S [1]					RH: 4.9.5.B and 4.9.13.I
Recreation Land Use Group With Land Use Class/Type:						
Golf Course		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.6.A.1
The following are permitted accessory uses to a Golf Course use: • Alcoholic Beverage Service; • Food Service; • General Merchandise; Sales; or, • Personal Services		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.6.A.2 and the following: For an Alcoholic Beverage Service use, 4.9.4.C.3 For a Food Service use, 4.9.4.M.3
Parks and Recreation		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.13.B and C
Farmers' Market as an accessory use to any permitted Recreation Land Use Group	P	P	P	P	P	All: 4.9.9.A.12
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						
Duplex			P			
Manufactured Housing	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.6,.8,

						&.9 SR, RX-2: 4.9.7.B.6
Single-Family, Detached	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.6,.8, &.9
Accessory Dwelling Unit	P	P	P	P	P	All: 4.9.7.B.6, 8, & 9 and 6.6.3
Home Occupation as an accessory use to any permitted Family Dwelling use	P	P	P	P	P	All: 4.9.7.D
Home Occupation: Travelers' Accommodation, Lodging as an accessory to use to an permitted Family Dwelling use		S [2]	S [2]	S [2]	S [2]	SR, SH, RX-1, RX-2: 4.9.7.E.10, .11, &.13 and 4.9.7.H.2 &.5 -.10
Flexible Lot Development		P	P	P	P	All: 8.7.3
Mobile Home Dwelling	P		P			RH: 4.9.13.I
With Home Occupation as an accessory use	p		P			RH, SH: 4.9.7.D
Residential Care Services, Adult Care or Physical Behavioral Health Services:						
Maximum 10 Residents	P	P	P	P	P	RH: 4.9.7.J.3.a, & 4 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.7.J.2.a, 3.a, & 4
Maximum 15 Residents	S [2]	S [2]	S [2]	S [2]	S [2]	RH: 4.9.7.J.3.b. & 4 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.7.J.2.a, 3.b, & 4
						RH: 4.9.7.J.3.d, 4 & 7 and 4.9.13.I

Unlimited Residents	S [2]	S [2]	S [2]	S [2]	S [2]	SR: 4.9.7.J.2.a, 3.d, 4 & 7 SH, RX-1, RX-2: 4.9.7.J.2.a, 3.d, 4, & 7
Retail Trade Land Use Group With Land Use Class/Type:						
Artists/Artisans Workshop/Studio	S [2]					RH: 4.9.9.B.2 and 4.9.13.I
Feed store	S [1]					RH: 4.9.13.A.2 & I
Food and Beverage Sales	S [1]					RH: 4.9.9.A.10 and 4.9.13.I
Fuel dispensing	S [1]					RH: 4.9.13.A.2 & I
General Merchandise Sales	S [1]					
Storage Land Use Group With Land Use Class/Type:						
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	P	P	RH: 4.9.10.B.1 & .2.a. and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.10.B.1 & .2.a
Utilities Land Use Group With Land Use Class/Type:						
Distribution System:						
General (<u>general</u>)		S [2]	S [2]	S [2]	S [2]	SR, SH, RX-1, RX-2: 4.9.11.A. 1, .2,.5,.8,.9,.11, .12
Limited to Power Substation (Input Voltage of 115 Kilovolts or Greater)	S [2]					RH: 4.9.11.A.3,.6,.7, &.10 and 4.9.13.I
Limited to Telephone, Telegraph, or Power Substations (Input Voltage < 115 Kilovolts)	S [2]					



						RH: 4.9.11.A.2 &.8 and 4.9.13.I
Limited to Water-Pumping and Storage Facilities Serving Two or More Properties as Public, Private, or Community Utility	S [2]					RH: 4.9.11.A.4 and 4.9.13.I
Renewable Energy Generation	S [2]	S [2]	S[2]	S[2]	S [2]	RH: 4.9.11.B.2,.3,.4, &.5 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.11.B.2, .3,.4, &.5

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11409, 11/9/2016; Am. Ord. 11557, 6/5/2018; Am. Ord. 11890, 12/7/2021; Am. Ord. 11996, 3/21/2023)

4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES

TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES						
P = Permitted Use S = Permitted as Special Exception Use						
[1] Mayor and Council Special Exception Procedure, Section 3.4.4						
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3						
[3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:						
TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES						
P = Permitted Use S = Permitted as Special Exception Use						
[1] Mayor and Council Special Exception Procedure, Section 3.4.4						
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3						
[3] PDSD Special Exception Procedure, Section 3.4.2						

LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:						
Community Garden	P	P	P	P	P	All: 4.9.2.B
Crop Production	P	P	P	P	P	All: 4.9.2.C
Farmers' Market as an accessory use to any permitted Agricultural Land Use Group	P	P	P	P	P	All: 4.9.9.A.12
Civic Land Use Group With Land Use Class/Type:						
Cemetery		P	P			R-2, R-3: 4.9.3.A.1
Civic Assembly (government owned and operated only)			P			
Cultural Use:						
Government owned and operated only	P	P	P	P	P	
Privately-owned and operated	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.3.C.2 - .8
With Food Service as an accessory use to a P or S Cultural Use	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.4.M.1 &.3
With Alcoholic Beverage Sales as an accessory use to a P or S Cultural Use	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.4.C.3 and 4.9.4.V.4 &.8
With Entertainment as an accessory use to a P or S Cultural Use	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.4.K.6
With General Merchandise Sales as an accessory use to a P or S Cultural Use	P	P	P			R-1, R-2, R-3: 4.9.9.B.1 &.2
Educational Use:						

Elementary & Secondary	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.3.D.1-7
Elementary & Secondary	S [2]	S [2]	S [2]	S [2]	S [2]	
With Salvaging & Recycling as an accessory use to both P & S uses	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.5.G.1 & 3
Postal Service (government owned and operated only)		P	P			
Protective Service (government owned and operated only)	P	P	P	P	P	R-2, R-3, MH-1, MH-2: 4.9.13.F
Religious Use	P	P	P	P	P	
With Columbarium as an accessory use	P	P	P	P	P	
With Salvaging & Recycling as an accessory use	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.5.G. 1 & 3
Farmers' Market as an accessory use to any permitted Civic Land Use Group	P	P	P	P	P	All: 4.9.9.A.12
Commercial Services Land Use Group						
Administrative and Professional Office (government owned and operated only)		P	P		P	
Communications:						
Wireless Communication	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.4.l.2,.3, &.4.a or 5.a or 5.b
Wireless Communication, limited to wireless	S [see use specific	S [see use specific	S [see use specific	S [see use specific	S [see use specific	R-1, R-2, R-3, MH-1, MH-2: S[2] -

communication towers and antennas	standards]	standards]	standards]	standards]	standards]	4.9.4.I.2,3 & 7.a or S[1] - 4.9.4.I.2,3 & 8
Day Care:						
Adult Care	P	P	P	P		R-1, R-2, MH-1: 4.9.4.B.1 R-3: 4.9.4.B.2
Child Care, maximum 30 children	P	P				R-1, R-2: 4.9.4.H.1-5,.6.a & 7.d.
Child Care, maximum 100 children			P			R-3: 4.9.4.H.1-5,.6.b, & 7.e
Child Care, unlimited number of children	S [2]	S [2]	S [2]			R-1, R-2: 4.9.4.H.1-5,.6.c, 7.f, & .8 R-3: 4.9.4.H.1-5,.6.c, 7.g, & 8
Child Care with extended hours (before 6:00 am or after 7:00 pm)	S [2]	S [2]	S [2]			R-1, R-2, R-3: 4.9.4.H.1,2,.8, & .9
Medical Services, excluding blood donor center		S [2]	S [2]			R-2: 4.9.4.O.2 and 4.9.4.P.1, 2.a, 3, & 4 R-3: 4.9.4.O.2 and 4.9.4.P.1, 2.a, .3, & 4
Transportation Services, Air Carrier, Helipad as an accessory use to a Medical Service, Major Use		S [2]	S [2]			R-2: 4.9.4.Q.2 R-3: 4.9.4.Q.2
Recreation Land Use Group With Land Use Class/Type:						
Parks and Recreation	P	P	P	P	P	R-1, R-2, MH-1, MH-2: 4.9.13.B & C R-3: 4.9.13.B and C
Farmers' Market as an accessory use to any						

permitted Recreation Land Use Group	P	P	P	P	P	All: 4.9.9.A.12
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						
Duplex		P	P	P		R-2: 4.9.7.B.6, .8 & .9 R-3: 4.9.7.B.6 All: 4.9.7.B.12
Manufactured Housing	P	P	P	P	P	R-1: For 1 unit, 4.9.7.B.5 - .8 ; for 2 units (min. 10,000 sf lot size required), 4.9.7.B R-2: 4.9.7.B.6, .8, & .9 R-3: 4.9.7.B.6 All: 4.9.7.B.12
Multifamily Development		P	P	P		R-2: 4.9.7.B.6, .8, & .9 R-3: 4.9.7.B.6 For 3-4 Units: 4.9.7.B.12 & .14
Accessory Dwelling Unit	P	P	P	P	P	All: 4.9.7.B. 6 , .8, & .12 and 6.6.3
Single-family, Attached		P	P	P	P	R-2: 4.9.7.B.6, .8, & .9 R-3: 4.9.7.B.6. All: 4.9.7.B.12
Single-family, Detached	P	P	P	P	P	R-1: For 1 unit, 4.9.7.B.5 - .9; for 2 units (min. 10,000 sf lot size required), 4.9.7.B.1 - .9, & .10 R-2: 4.9.7.B.6, .8, & .9

						R-3: 4.9.7.B.6 All: 4.9.7.B.12
Middle Housing	P	P	P	P	P	R-1: 4.9.7.B.4-.6, .8, & .9 R-2: 4.9.7.B.6, .8, & .9 R-3: 4.9.7.B.6 All: 4.9.7.B.11- .14
Home Occupation as an accessory use to any permitted Family Dwelling use	P	P	P	P	P	All: 4.9.7.D
Home Occupation: Travelers' Accommodation, Lodging as an accessory use to any permitted Family Dwelling use	S [2]	S [2]				R-1: 4.9.7.E.10,.11, &.13 and 4.9.7.H.2 &.5 -.11 R-2: 4.9.7.E.10,.11, &.13 and 4.9.7.H.3 &.5 -.11
Flexible Lot Development	P	P	P	P	P	All: 8.7.3
Group Dwelling			P			R-3: 4.9.7.B.6
Mobile Home Dwelling				P	P	
With Home Occupation as an accessory use				P	P	MH-1, MH-2: 4.9.7.D
Mobile Home Park:				P	P	
The following accessory uses in Mobile Home Parks with 100 spaces or more: • Day Care, Child; • Food and Beverage Sales (limited to a delicatessen or snack bar);					P	MH-2: For Day Care, Child use, 4.9.4.H.1-5; • For Travelers' Accommodation, Campsite, 4.9.4.Z;

• General Merchandise Sales; • Personal Service (limited to a coin-operated laundry or pick-up station for dry cleaning); • Travelers' Accommodation; Campsite; and, • Vehicle Rental and Sales						• For Food and Beverage Sales, General Merchandise Sales, and Personal Service, 4.9.7.I.3 • Vehicle Rental and Sales, 4.9.7.I.4
With Travelers' Accommodation, Campsite as an accessory use				P	P	MH-1, MH-2: 4.9.4.Z
Residential Care Services, Adult Care or Physical and Behavioral Health Services:						
Maximum 10 Residents	P	P	P	P	P	R-1, R-2: 4.9.7.J. 2.a, 3.a, 4 R-3, MH-1, MH-2: 4.9.7.J. 3.a, 4
Unlimited # Residents		P	P			R-2: 4.9.7.J.2.a, 3.d, 4, 7 R-3: 4.9.7.J.2.b, 3.d, 4, 8
Maximum 15 Residents		S [2]		S [2]		R-1, R-2: 4.9.7.J.2.a, 3.b, 4 MH-1: 4.9.7.J.3.b, 4
Unlimited # Residents	S [2]			S [2]		R-1: 4.9.7.J.2.a, 3.d, 4, 8 MH-1: 4.9.7.J.3.d, 4, 8
Residential Care Services, Adult Rehabilitation Service or Shelter Care:						
Maximum 15 Residents		S [2]				R-2: 4.9.7.J.1, 2.a, 3.b, 4, 9

Maximum 20 Residents			S [2]			R-3: 4.9.7.J.1,.2.b,.3.c,.4, 9
Unlimited # Residents		S[2]	S[2]			R-2: 4.9.7.J.1, 2.a, 3.d,.4, 8 R-3: 4.9.7.J.1, 2.b, 3.d,.4,.8
Residential Care Services, Child Rehabilitation Service (maximum 10 Residents)		P	P			R-2: 4.9.7.J.1, 2.a,.3.a,.4 R-3: 4.9.7.J.1, 2.b,.3.a,.4
Residential Care Services, Shelter Care for Victims of Domestic Violence:						
Maximum 10 Residents		P				R-2: 4.9.7.J.1, 2.a, 3.a, 4 & 9
Maximum 20 Residents			P			R-3: 4.9.7.J.1, 2.b, 3.c, 4 & 9
Storage Land Use Group With Land Use Class/Type:						
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.10.B.1 & 2.a
Utilities Land Use Group With Land Use Class/Type:						
Distribution System_ <u>(General)</u>	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3, MH-1, MH-2: 4.9.11.A.1,.2,.5,.8,.9,.11, 12
Renewable Energy Generation	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3 MH-1, MH-2: 4.9.11.B.2,.3,.4,.5

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11409, 11/9/2016; Am. Ord. 11557, 6/5/2018; Am. Ord. 11608, passed 12/18/2018; Am. Ord. 11890, 12/7/2021; Am. Ord. 11996, 3/21/2023)

4.8.5. PERMITTED USES: OFFICE ZONES

TABLE 4.8-3: PERMITTED USES - OFFICE ZONES				
P = Permitted Use S = Permitted as Special Exception Use				
[1] Mayor and Council Special Exception Procedure, Section 3.4.4				
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3				
[3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:				
Community Garden	P	P	P	All: 4.9.2.B
Urban Farm	P	P	P	All: 4.9.2.E
Civic Land Use Group With Land Use Class/Type:				
Cemetery			P	O-3: 4.9.3.A.1 and 4.9.13.K
Civic Assembly		P	P	O-2: 4.9.13.J
Cultural Use:				
Government owned and operated	<u>P</u>	P	P	
Privately owned and operated	S [1] <u>P</u>	S [1] <u>P</u>	S [1] <u>P</u>	O-1, O-2: 4.9.3.C.2 - 8 and 4.9.13.J O-3: 4.9.3.C.2 - 8 and 4.9.13.K
With Food Service as an accessory use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.M.1,.3
With Alcoholic Beverage Service as an accessory use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.C.3 & 4.9.4.V.4,.8
With Entertainment as an accessory use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.K.6
With General Merchandise Sales as an accessory use	P	P	P	O-1, O-2, O-3: 4.9.9.B.1 &.2



Educational Use:				
Elementary and Secondary		P	P	O-2: 4.9.3.D and 4.9.13.J O-3: 4.9.3.D and 4.9.13.K
Elementary and Secondary		S [2]	S [2]	
Postsecondary Institution		P	P	O-2: 4.9.13.J O-3: 4.9.3.E and 4.9.13.K
With Salvaging & Recycling as an accessory use to any P or S Educational Use		P	P	O-2, O-3: 4.9.5.G.1&3
Postal Service (government owned and operated only)		P	P	
Protective Service (government owned and operated only)		P	P	
Religious Use		P	P	O-2: 4.9.13.J O-3: 4.9.13.K
With Columbarium as an accessory use		P	P	
With Salvaging & Recycling as an accessory use		P	P	O-2, O-3, MU, OCR-1, OCR-2: 4.9.5.G.1 &.3
Commercial Services Land Use Group With Land Use Class/Type:				
Administrative and Professional Office	P	P	P	O-1: 4.9.4.R and 4.9.13.J O-2: 4.9.13.J O-3: 4.9.13.K
Communications				
Wireless Communication	P	P	P	O-1, O-2: 4.9.13.J and 4.9.4.I.2,.3, &.4.a or 5.a or 5.b O-3: 4.9.13.K and 4.9.4.I.2,.3, &.4.a or 5.a or 5.b

Wireless Communication, limited to wireless communication towers and antennas	S [see use specific standard]	S [see use specific standard]	S [see use specific standard]	O-1, O-2: 4.9.13.J and one of the following groups: S[2] - 4.9.4.I.2,.3, &.7.a or S[1] - 4.9.4.I.2,.3, &.8 O-3: 4.9.13.K and one of the following groups: S[2] - 4.9.4.I.2,.3, &.7.a or S[1] - 4.9.4.I.2,.3, &.8
Day Care:				
Adult		P	P	O-2: 4.9.13.J
Child:				
Maximum 30 children		P	P	O-2: 4.9.4.H.1-5, 6.a & 7.d and 4.9.13.J O-3: 4.9.4.H.1-4, 6.a & 7.e and 4.9.13.K
Maximum 100 children			P	O-3: 4.9.4.H. 1-5, 6.b & 7.g and 4.9.13.K
Child:				
Unlimited # of children			S [2]	O-3: 4.9.4.H.1,.2, &.9 and 4.9.13.K
With extended hours (before 6:00 am or after 7:00 pm)		S [2]	S [2]	O-2: 4.9.4.H.1,.2, &.9 and 4.9.13.J O-3: 4.9.4.H.1-5,.6.c,.7.g, &.8 and 4.9.13.K
Medical Service:				
Extended Healthcare		P	P	O-2: 4.9.13.J.1 &.3 O-3: 4.9.13.K.1
Major		P	P	O-2: 4.9.4.P.1 and 4.9.13.J O-3: 4.9.4.P.1 and 4.9.13.K
Food Service; General Merchandise Sales; or Personal Service as an accessory use to a Medical Service, Major use		P	P	O-2: 4.9.4.P.1, 4.9.4.Q.1, and 4.9.13.J

				O-3: 4.9.4.P.1, 4.9.4.Q.1, and 4.9.13.K
Transportation Services, Air Carrier, Helipad as an accessory use to a Medical Service, Major Use		P	P	O-2: 4.9.4.Q.2 O-3: 4.9.4.Q.2
Outpatient (excluding blood donor centers)	P	P	P	O-1: 4.9.4.O.1, 4.9.4.P.1, 4.9.4.R, and 4.9.13.J O-2: 4.9.4.O.1, 4.9.4.P.1, and 4.9.13.J O-3: 4.9.13.K
Research and Product Development			P	O-3: 4.9.4.U and 4.9.13.K
Recreation Land Use Group With Land Use Class/Type:				
Parks and Recreation		P	P	O-2: 4.9.13.J O-3: 4.9.13.K
Residential Land Use Group With Land Use Class/Type:				
Family Dwelling:				
Duplex	P	P	P	All: 4.9.7.B.12
Manufactured Housing	P	P	P	All: 4.9.7.B.12
Multifamily Development	P	P	P	For 3-4 Units: 4.9.7.B.12 & .14
Single-family, Attached or Detached	P	P	P	All: 4.9.7.B.12
Middle Housing	P	P	P	All: 4.9.7.B.11 - .14
Accessory Dwelling Unit	P	P	P	All: 4.9.7.B.12 and 6.6.3
Any Family Dwelling with a Home Occupation as an accessory use	P	P	P	O-1, O-2, O-3: 4.9.7.D
Flexible Lot Development	P	P	P	O-1, O-2, O-3: 8.7.3
Residential Care Services, Adult Care or Physical and Behavioral Health Services:				

Maximum 10 Residents	P	P	P	O-1, O-2: 4.9.13.J O-3: 4.9.7.J.3.a, &.4 and 4.9.13.K
Maximum 15 Residents	S [2]			O-1: 4.9.7.J.3.b &.4 and 4.9.13.J
Unlimited # Residents	S [2]		P	O-1: 4.9.7.J.3.d,.4 &.8 and 4.9.13.J O-3: 4.9.7.J.3.d,.4, &.8 and 4.9.13.K
Residential Care Services, Adult Rehabilitation Service or Shelter Care:				
Maximum 15 Residents		S [2]		O-2: 4.9.7.J.1,.2.b, 3.b,.4, &.9 and 4.9.13.J
Unlimited # Residents		S [2]	P	O-2: 4.9.7.J.1, 2.b, 3.d, 4, &.8 and 4.9.13.J O-3(P): 4.9.7.J.1,.3.d,.4,.6, &.8 and 4.9.13.K
			S [2]	O-3(S): 4.9.7.J.1, 3.d,.4, &.8 and 4.9.13.K
Residential Care Services, Child Rehabilitation Services, Maximum 10 Residents		P	P	O-2: 4.9.7.J.1, 2.b, 3.a, &.4 and 4.9.13.J O-3: 4.9.7.J.1, 3.a, &.4 and 4.9.13.K
Residential Care Services, Shelter Care for Victims of Domestic Violence		P	P	O-2: 4.9.7.J.1, 2.b, 3.b,.4, &.7 and 4.9.13.J O-3: 4.9.7.J.1, 3.c, &.4 and 4.9.13.K
Retail Trade Land Use Group With Land Use Class/Type:				
Farmers' Market as an accessory use to any permitted principal use in every land use group	P	P	P	All: 4.9.9.A.12.a-e
<u>Food Service uses as an accessory use to any permitted use in Retail Trade Land Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>All: 4.9.13.O.1</u>
<u>Retail Trade Uses as an accessory use to any permitted use in Retail Trade Land Use Group, not</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>O-1 and)-2: 4.9.13 J O-3: 4.9. 13K</u>





<u>to exceed 25% of Gross Floor Area</u>				
Storage Land Use Group With Land Use Class/Type:				
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	O-1, O-2, O-3: 4.9.10.B.1 & 2.a or.2.e and 4.9.13.K
Utilities Land Use Group With Land Use Class/Type:				
Distribution System <u>(General)</u>	S [2]	S [2]	S [2]	O-1, O-2: 4.9.11.A.1,.5, &.9 and 4.9.13.J O-3: 4.9.11.A.1,.5, &.9 and 4.9.13.K
Renewable Energy Generation	S [2]	S [2]	S [2]	O-1, O-2: 4.9.11.B. 2,.3,.4, &.5 and 4.9.13.J O-3: 4.9.11.B. 2,.3,.4, &.5 and 4.9.13.K

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11235, 1/21/2015; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11608, passed 12/18/2018; Am. Ord. 11890, 12/7/2021; Am. Ord. 11996, 3/21/2023)

4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES						
P = Permitted Use S = Permitted as Special Exception Use						
[1] Mayor and Council Special Exception Procedure, Section 3.4.4						
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3						
[3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:						
Community Garden	P	P	P	P	P	All: 4.9.2.B
Urban Farm	P	P	P	P	P	All: 4.9.2.E

Civic Land Use Group With Land Use Class/Type:						
Cemetery	P					C-1: 4.9.3.A.1 &.5 and 4.9.13.O
Civic Assembly	P	P	P	P	P	
Correctional Use:						
Custodial Facility		S [1]	S [1]	S [1]	S [1]	C-2 & C-3: 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8 OCR-1, OCR-2: 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8
Supervision Facility		P	P	P	P	C-2 & C-3: 4.9.3.B.1.a, 2.b, 3.a, 4.d, 6 & 8 OCR-1, OCR-2: 4.9.3.B.1.a, 2.b, 3.a, 6 & 8
Cultural Use	P	P	P	P	P	
Educational Use:						
Elementary and Secondary	P	P	P	P	P	C-1: 4.9.3.D.1 - 7 and 4.9.13.O C-2, C-3: 4.9.3.D.1 - 7 OCR-1, OCR-2: 4.9.3.D
Elementary and Secondary	S [2]	S [2]	S [2]	S [2]	S [2]	C-1: 4.9.13.O
Instructional School	P	P	P	P	P	C-1: 4.9.13.O
Postsecondary Institution	P	P	P	P	P	C-1: 4.9.3.E and 4.9.13.O C-2, C-3: 4.9.3.E

With Salvaging and Recycling as an accessory use to both P and S Educational Uses	P	P	P	P	P	C-1, C-2, C-3, OCR-1, OCR-2: 4.9.5.G.1 & 3
Membership Organization	P	P	P	P	P	C-1: 4.9.13.O
Postal Service (government owned and operated only)	P	P	P	P	P	
Protective Service (government owned and operated only)	P	P	P	P	P	
Religious Use:	P	P	P	P	P	C-1: 4.9.13.O
With Columbarium as an accessory use	P	P	P	P	P	
With Salvaging and Recycling as an accessory use	P	P	P	P	P	C-1, C-2, C-3, OCR-1, OCR-2: 4.9.5.G.1 & 3
Commercial Services Land Use Group With Land Use Class/Type:						
Administrative and Professional Office	P	P	P	P	P	C-1: 4.9.13.O C-2: 4.9.13.P
Alcoholic Beverage Service:						
Excluding a Large Bar		P	P	P	P	C-2: 4.9.13.P OCR-1, OCR-2: 4.9.4.C.3
Large Bar		S [1]	S [1]	S [1]	S [1]	C-2: 4.9.4.C.2 and 4.9.13.P C-3: 4.9.4.C.2 OCR-1, OCR-2: 4.9.4.C.2
With a Microbrewery as an accessory use to any P or S Alcoholic Beverage Service Use		P	P	P	P	C-2, C-3, OCR-1, OCR-2: 4.9.5.E.6, 7, & 8

Animal Service						
General	P	P	P			C-1: 4.9.4.D.1,.2,.3, &.4 and 4.9.13.O or 4.9.4.D.7 & 4.9.4.D.10-.15 C-2: 4.9.4.D.1,.2,.3, &.4 and 4.9.13.P or 4.9.4.D.7 & 4.9.4.D.10-.15 C-3: 4.9.4.D.1,.2,.3,.4 or 4.9.4.D.7
General	S [2]	S [2]	S [2]			C-1, C-2, & C-3: 4.9.4.D.9 -.15
Boarding as an Accessory Use	P	P	P			C-1, C-2, & C-3: 4.9.4.D.3, D.8 & 4.9.4.D.15
Artisan Residence	P	P	P			C-1: 4.9.4.E.1,.2,.3,.4, &.5 and 4.9.13.O C-2: 4.9.4.E.1,.2,.3,.4, &.5 and 4.9.13.P C-3: 4.9.4.E.1,.2,.3,.4, &.5
Automotive:						
Major Service and Repair (excluding bodywork and paint-booths)		P	P			C-2: 4.9.13.E
Minor Service and Repair <u>(including washing)</u>	S [2]	P	P			C-1: 4.9.4.F.2,.3,.4, &.5 and 4.9.13.O C-2: 4.9.13.E



Billboard		P	P			C-2, C-3: 4.9.4.G & Standards of Chapter 3 of the Tucson Code
Buildings and Ground Maintenance		P	P			
Commercial Recreation	P	P	P	P	P	C-1: 4.9.13.O C-2: 4.9.13.P
Communications:						
Wireless Communication	P	P	P	P	P	C-1: 4.9.13.O and 4.9.4.I.2,.3, & .4.a or 5.a or 5.b C-2: 4.9.13.P and one of the following groups: 4.9.4.I.1 & 4.9.13.E or 4.9.4.I.2 & .3 & .4.a or 5.a or 5.b C-3: 4.9.4.I.1 or 4.9.4.I.2,.3, & .4.a or 5.a or 5.b OCR-1, OCR-2: 4.9.4.I.2,.3, & .4.a or 5.a or 5.b
Wireless Communication, limited to communication towers and antennas	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	C-1: 4.9.13.O and one of the following groups: S[3] - 4.9.4.I.2, .3, & 6.b or S[2] - 4.9.4.I.2,.3, 7.a or S[1] - 4.9.4.I.2,.3,8 C-2: 4.9.13.P and one of the

						following groups: S[3] - 4.9.4.I.2, .3, & 6.a or S[2] - 4.9.4.I.2,.3, & 7.b or S[1] - 4.9.4.I.2,.3, &.8 C-3: S[3] - 4.9.4.I.2,.3, &.5.a or S[2] - 4.9.4.I.2,.3, &.7.b or S[1] - 4.9.4.I.2,.3, &.8 OCR-1, OCR-2: S[3] - 4.9.4.I.2, .3, &.6.a or S[2] - 4.9.4.I.2,.3, .7.b or S[1] - 4.9.4.I.2,.3,.8
Construction Service		P	P			C-2: 4.9.13.P
Day Care	P	P	P	P	P	C-1: 4.9.13.O
Entertainment						
Excluding Large Dance Hall	P	P	P	P	P	C-1: 4.9.4.C.3 and 4.9.13.O C-2: 4.9.4.K.1,.2,.3,.4, 4.9.4.C.3, and 4.9.13.E and 4.9.13.P C-3: 4.9.4.K.1,.2,.3,.4, 4.9.4.C.3, and 4.9.13.E OCR-1, OCR-2: 4.9.4.K.1,.2,.3, .4; 4.9.4.C.3
Large Dance Hall		S [1]	S [1]	S [1]	S [1]	C-2: 4.9.4.C.2 and 4.9.13.P

						C-3: 4.9.4.C.2 OCR-1, OCR-2: 4.9.4.C.2
Financial Service:						
Excluding non-chartered institutions	P	P	P	P	P	C-3: 4.9.4.L.3 C-1: 4.9.4.L.1 &.3 and 4.9.13.O C-2: 4.9.4.L.3, 4.9.13.E, and 4.9.13.P
Non-chartered Institution		S [2]	S [2]			C-2: 4.9.4.L.4 and 4.9.13.P C-3: 4.9.4.L.4
Food Service:						
Food Court	P	P	P	P	P	C-1: 4.9.4.M.1 & 5-7 and 4.9.13.O C-2: 4.9.4.M.1,.6, &.7 and 4.9.13.P C-3, OCR-1, & OCR-2: 4.9.4.M.1,.6, &.7
Excluding Soup Kitchens	P	P	P	P	P	C-1: 4.9.4.M.1 & 5 and 4.9.13.O C-2: 4.9.4.M.1 and 4.9.13.P
Soup Kitchens		S [1]	S [1]	S [1]	S [1]	C-2, C-3, OCR-1, OCR-2: 4.9.4.M.4
With Alcoholic Beverage Service as an accessory use to a Food Service use	P					C-1: 4.9.4.V.1, 3, & 5-9, 4.9.4.C.3, and 4.9.13.O
With a Microbrewery as an accessory use to a Food Service	S [2]					C-1: 4.9.4.M.1 & 4.9.5.E.6,.7,.8

Funeral Service		P	P			C-2: 4.9.13.P
Medical Service:						
Extended Healthcare	P	P	P	P	P	C-1: 4.9.13.O OCR-2: 4.9.13.E
Major	P	P	P	P	P	C-1: 4.9.13.O
Transportation Services, Air Carrier, Helipad as an accessory use to a Medical Service, Major Use	P	P	P	P	P	C-1, C-2, C-3, OCR-1, OCR-2: 4.9.4.Q.2
Outpatient, excluding blood donor centers	P	P	P	P	P	C-1: 4.9.4.O.2 and 4.9.13.O C-2: 4.9.4.O.2 and 4.9.13.P C-3: 4.9.4.O.2
Outpatient, limited to blood donor centers	S [1]	S [1]	S [1]	S [1]	S [1]	C-1: 4.9.4.O.3 and 4.9.13.O C-2: 4.9.4.O.3 and 4.9.13.P C-3, OCR-1, OCR-2: 4.9.4.O.3
Parking	P	P	P	P	P	
Personal Service	P	P	P	P	P	C-1: 4.9.4.T.1 and 4.9.13.O C-2: 4.9.13.P
Research and Product Development	P	P	P			C-1: 4.9.13.O
Technical Service	P	P	P	P	P	C-1: 4.9.4.W.1 and 4.9.13.O C-2: 4.9.4.W.2 and 4.9.13.P C-3: 4.9.4.W.2

Trade Service and Repair:						
Major (includes automotive bodywork & paint booths)			P			C-3: 4.9.4.X.1
Minor	P	P	P			C-1: 4.9.4.X.2 and 4.9.13.O C-2: 4.9.13.P
Transportation Service						
Airport Authority	P	P				C-1, C-2: 4.9.13.Q.5
Land Carrier		P	P	P	P	C-2: 4.9.13.E
Travelers Accommodation, Lodging	P	P	P	P	P	C-1: 4.9.13.O
With Alcoholic Beverage Service as an accessory use	P					C-1: 4.9.4.C.3 and 4.9.4.AA.2,.4,.7,.8,.9,.10, &.11
With Alcoholic Beverage Service as an accessory use	S [2]					C-1: 4.9.4.C.3 and 4.9.4.AA.2,.4,.7,.8,.9, &.11
Additional Permitted Accessory Uses						
The following uses are permitted accessory uses to any permitted Commercial Services Uses: • General Manufacturing; • Heavy Equipment Manufacturing; • Perishable Goods-Manufacturing (limited to baked goods and confectionary products);		P	P	P	P	C-2, C-3: 4.9.5.C.9 OCR-1: 4.9.5.C.9 <u>and 4.9.5.E.1 & .2</u>





- Precision Manufacturing; or - Primary Manufacturing						
The following are permitted accessory uses to any permitted Commercial Uses: - General Manufacturing; - Heavy Equipment Manufacturing; or, - Perishable Goods Manufacturing					P	OCR-2: 4.9.5.C.9_ and 4.9.5.E.1 & .2
Perishable Goods Manufacturing as an accessory use to any permitted Commercial Services use	P					C-1: 4.9.5.E.4,.5, &.8
Salvaging and Recycling as an accessory use to any permitted Commercial Services use	P	P	P	P	P	C-1, C-2, C-3: 4.9.5.G.1 &.3
<u>Food Service uses as an accessory use to any permitted use in Retail Trade Land Use Group, not to exceed 25% Gross Floor Area</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>All: 4.9.13.O.1</u>
Industrial Land Use Group With Land Use Class/Type:						
Craftwork		P	P			C-2: 4.9.13.P
Household Goods Donation Center Only	S [2]	S [3]	P	P	P	C-1: 4.9.5.G.2,.6 - 12, 4.9.13.A.2, .B-D, and 4.9.13.O C-2: 4.9.5.G.2, &.6 -.12, 4.9.13.A.2, 4.9.13.B-D, and

						4.9.13.P C-3, OCR-1, OCR-2: 4.9.5.G.2,.6 -11; 4.9.13.C &.D
<u>Perishable Goods Manufacturing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C-1: 4.9.5.E.1, .2& .10</u> <u>C-2, C-3, OCR-1, OCR-2: 4.9.5.E.1, .2, & .11</u>
Processing and Cleaning		P	P			C-2: 4.9.13.P
Salvaging and Recycling		P	P			C-2: 4.9.5.G.2,.3, &.5 and 4.9.13.P C-3: 4.9.5.G.2,.3, &.5
Recreation Land Use Group With Land Use Class/Type:						
Golf Course	P	P	P			C-1: 4.9.6.A.1 and 4.9.13.O C-2, C-3: 4.9.6.A.1
Parks and Recreation	P	P	P			
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						
Duplex	P	P	P	P	P	All: 4.9.7.B.12
Manufactured Housing	P	P	P	P	P	All: 4.9.7.B.12
Multifamily Development	P	P	P	P	P	For 3-4 Units: 4.9.7.B.12 & .14
Single-family, Attached or Detached	P	P	P	P	P	All: 4.9.7.B.12
Middle Housing	P	P	P	P	P	All: 4.9.7.B.11 - .14
Accessory Dwelling Unit	P	P	P	P	P	All: 4.9.7.B.12 and 6.6.3

with Home Occupation as an accessory use to any permitted Family Dwelling	P	P	P	P	P	C-1, C-2, C-3, OCR-1, OCR-2: 4.9.7.D
with General Farming as an accessory use to any permitted Family Dwelling use		P	P			C-2, C-3: 4.9.2.A.1.a, &.3.a and 4.9.2.B.1
Flexible Lot Development	P	P	P			C-1, C-2, C-3: 8.7.3
Group Dwelling	P	P	P	P	P	
Residential Care Services, Adult Care or Physical and Behavioral Health Services: Unlimited # of Residents	P	P	P	P	P	C-1: 4.9.7.J.3.d,.4, &.8 and 4.9.13.O C-2: 4.9.7.J.3.d,.4, &.8 C-3, OCR-1, OCR-2: 4.9.7.J.3.d &.4
Residential Care Services, Adult Rehabilitation or Shelter Care:						
Unlimited # Residents	P	P	P			C-1: 4.9.7.J.1, 3.d,.4,.6, &.8 and 4.9.13.O C-2, C-3: 4.9.7.J.1, 3.d,.4,.6, &.8
Unlimited # Residents	S [2]	S [2]	S [2]	P		C-1: 4.9.7.J.1, 3.d,.4, &.8 and 4.9.13.O C-2, C-3: 4.9.7.J.1, 3.d,.4, &.8 OCR-1: 4.9.7.J.1,.3.d,.4,.6,.8
Unlimited # Residents				S [2]	S [2]	OCR-1, OCR-2(S): 4.9.7.J.1, 3.d,.4,.6, &.8

Residential Care Services, Rehabilitation Service - Children's Facility (maximum 10 residents)	P	P	P	P	P	C-1: 4.9.7.J.1, 3.a, & 4 and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.7.J.1, 3.a, & 4
Residential Care Services, Shelter Care for Victims of Domestic Violence	P	P	P	P	P	C-1: 4.9.7.J.1, 3.c, & 4 and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.7.J.1, 3.c, & 4
Restricted Adult Activities Use Group With Land Use Class/Type:						
Adult Commercial Services, Recreation, or Retail Trade		P	P	P	P	C-2: 4.9.8, 4.9.13.P C-3, OCR-1, OCR-2: 4.9.8
Retail Trade Use Group With Land Use Class/Type:						
Construction Material Sales		P	P			
Food and Beverage Sales:						
Farmers' Market only	P	P	P	P	P	All: 4.9.9.A.12.a-d
Excluding Large Retail Establishment	P	P	P	P	P	C-1: 4.9.13.O
Large Retail Establishment	S [1]	S [1]	S [1]	S[1]	S[1]	C-1: 4.9.9.D and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.9.D
General Merchandise Sales, excluding Large Retail Establishment	P	P	P	P	P	C-1: 4.9.9.B.3 and 4.9.13.O C-2, C-3: 4.9.9.B.1 OCR-1, OCR-2: 4.9.9.B.1
Large Retail Establishment	S [1]	S [1]	S [1]	S [1]	S [1]	C-1: 4.9.9.D and 4.9.13.O

						C-2, C-3, OCR-1, OCR-2: 4.9.9.D
With Automotive Minor Service and Repair as an accessory use to automotive fuel sales	P					C-1: 4.9.4.F.7 and 4.9.13.O
Heavy Equipment Sales		P	P			C-2, C-3: 4.9.9.C
Marijuana Facility:						
Designated Caregiver Cultivation Location		P	P			C-2, C-3: 4.9.9.E.2 & 3
Dispensary		[1]	[1]			C-2, C-3: 4.9.9.E.1
Dispensary Off-site Cultivation Location		P	P			C-2, C-3: 4.9.9.E.2
Qualifying Patient Cultivation Location		P	P			C-2, C-3: 4.9.9.E.4
Smoke Shop	P	P	P	P	P	All: 4.9.9.H
Swap Meets and Auctions		P	P	S [3]	S [3]	C-2, C-3, OCR-1, OCR-2: 4.9.9.F
Vehicle Rental and Sales		P	P	P	P	C-2, C-3, OCR-1, OCR-2: 4.9.9.G.1&.2
Farmers' Market as an accessory use to any permitted principal use in every land use group	P	P	P	P	P	All: 4.9.9.A.12.a-e
Additional Permitted Accessory Uses						
The following are permitted as an accessory uses to any permitted Retail Trade Uses: • General Manufacturing; • Heavy Equipment Manufacturin g; • Perishable Good Manufacturing (limited to baked goods and			P	P	P	C-2, C-3, OCR-1: 4.9.5.C.9 <u>and</u> <u>4.9.5.E.1 & .2</u>



confectionary products); - Precision Manufacturing; - Primary Manufacturing						
The following are permitted accessory uses to any permitted Retail Trade Uses: - General Manufacturing; - Heavy Equipment Manufacturin g; or, Perishable Goods Manufacturing (limited to baked goods and confectionary products manufacturing only)					P	OCR-2: 4.9.5.C.9_ and 4.9.5.E.1 & .2
Craftwork as an accessory use to any permitted Retail Trade uses	P					C-1: 4.9.5.A
Perishable Goods Manufacturing as an accessory to any permitted Retail Trade Uses	P					C-1: 4.9.5.E.1, .2, 4, 5, & 8
Salvaging and Recycling as an accessory use to any permitted Retail Trade uses	P	P	P	P	P	All: 4.9.5.G.1 & 3
Storage Use Group With Land Use Class/Type:						
Commercial Storage		P	P	P	P	C-2, C-3, OCR-1, OCR-2: 4.9.10.A
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	P	P	C-1, C-2: 4.9.10.B.1,.2.a or.2.e

						C-3, OCR-1, OCR-2: 4.9.10.B.1 & .2.c or.2.e
Personal Storage	P	P	P	P	P	C-1: 4.9.10.C and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.10.C.3 &.6
Utilities Use Group With Land Use Class/Type:						
Distribution System_ <u>(General)</u>	S [2]	P	P	P	P	C-1: 4.9.11.A.1,.5, &.9 and 4.9.13.O C-2,C-3, OCR-1, OCR-2: 4.9.11.A.1,.5, &.9
Renewable Energy Generation	P	P	P	P	P	C-1: 4.9.11.B and 4.9.13.O C-2, C-3: 4.9.11.B.1,.2,.3, &.5 OCR-1, OCR-2: 4.9.11.B
	S [2]	S [2]	S [2]	S[2]	S[2]	
Wholesaling Use Group With Land Use Class/Type:						
Business Equipment Supply and Wholesaling		P	P			C-2: 4.9.13.P
Construction/Heavy Equipment Wholesaling		P	P			C-2: 4.9.13.P
Food and Beverage Wholesaling		P	P			C-2: 4.9.13.P
Additional Permitted Accessory Uses						
The following are permitted as accessory uses to permitted Wholesaling uses: • General Manufacturing;						

• Heavy Equipment Manufacturing; • Perishable Goods Manufacturing (limited to baked goods and confectionary products); • Precision Manufacturing; or, • Primary Manufacturing.			P	P	P	C-2, C-3, OCR-1: 4.9.5.C.9
The following are permitted accessory uses to any permitted Commercial Uses: • General Manufacturing; • Heavy Equipment Manufacturing; or, • Perishable Goods Manufacturing (limited to baked goods and confectionary products manufacturing only)					P	OCR-2: 4.9.5.C.9
All Commercial Services in the C- 1 Zone may provide one drive-through service lane unless otherwise provided.	P					

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11235, 1/21/2015; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11557, 6/5/2018; Am. Ord. 11577, 8/8/2018; Am. Ord. 11608, 12/18/2018; Am. Ord.

11609, 12/18/2018; Am. Ord. 11828, 4/6/2021; Am. Ord. 11890, 12/7/2021; Am. Ord. 11978, 12/20/2022; Am. Ord. 11996, 3/21/2023; Am. Ord. 12057, 11/14/2023; Am. Ord. 12060, 11/28/2023)

4.8.7. PERMITTED USES: INDUSTRIAL ZONES

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES ***P = Permitted Use S = Permitted as Special Exception Use****[1] Mayor and Council Special Exception Procedure, Section 3.4.4****[2] Zoning Examiner Special Exception Procedure, Section 3.4.3****[3] PDSD Special Exception Procedure, Section 3.4.2**

***Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.**

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:			*	
Community Garden	P	P	P	All: 4.9.2.B
Stockyard Operation			S [1]	I-2: 4.9.13.Q
Urban Farm	P	P	P	All: 4.9.2.E
Civic Land Use Group With Land Use Class/Type:			*	
Civic Assembly	P	P		I-1: 4.9.13.Q
Correctional Use:				
Custodial Facility		S [1]	S [1]	I-1: 4.9.3.B.1.a,.2.b,.3.b,.6,.7 &.8 and 4.9.13.Q
Jail or Prison		S [1]	S [1]	I-1, I-2: 4.9.3.B.1.e,.2.d,.3.c,.4.c, .5.a,.6,.7 &.8, and 4.9.13.Q
Jail or Prison			S [1]	I-2: 4.9.3 B.4.b,.5,.6,.7,.8 &.10 and 4.9.13.Q
Cultural Use	P	P		
Educational Use:				
Elementary and Secondary, Limited to Grades 9 - 12	S [2]	S [2]		

Instructional or Postsecondary Institution	P	P		P-I: 4.9.3.E
With Salvaging and Recycling as an accessory use to an Educational Use	P	P		P-I: 4.9.5.G.1 &.3 I-1: 4.9.5.G.1 &.3
Membership Organization	P	P		I-1: 4.9.13.Q
Postal Service	P	P		I-1: 4.9.13.Q
Protective Service (government owned and operated only)	P	P	P	
Religious Use	P	P		I-1: 4.9.13.Q
With Salvaging and Recycling as an accessory use		P		I-1: 4.9.5.G.1 &.3
Commercial Services Land Use Group With Land Use Class/Type:			*	
Administrative and Professional Office	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Alcoholic Beverage Service:				
Excluding Large Bar	P	P	P	P-I: 4.9.13.P I-1, I-2: 4.9.4.C.3 and 4.9.13.Q
Large Bar	S [1]	S [1]	S [1]	P-I: 4.9.4.C.2 and 4.9.13.P I-1, I-2: 4.9.4.C.2 and 4.9.13.Q
With a Microbrewery as an accessory use to a P or S Alcoholic Beverage Service use	P	P	P	P-I, I-1, I-2: 4.9.5.E.6,.7, &.8
Animal Service	P	P	P	P-I: 4.9.4.D.1,.2,.3 &.4 and 4.9.13.P I-1, I-2: 4.9.13.Q



Automotive Minor or Major Service and Repair, <u>(including washing, but excluding bodywork or paint-booths)</u>	P	P	P	P-I: 4.9.13.E I-1, I-2: 4.9.13.Q
Billboard		P	P	I-1, I-2: 4.9.4.G, Tucson Code, Ch. 3 Standards, and 4.9.13.Q
Buildings and Ground Maintenance		P	P	I-1, I-2: 4.9.13.Q
Commercial Recreation	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Communications:				
Radio or Television Station only	P	P	P	P-I, I-1, I-2: 4.9.4.I.1 and 4.9.13.Q
Wireless Communication	P	P	P	P-I, I-1, I-2: 4.9.13.Q and 4.9.4.I.2,.3, &.4.a or 5.a. or 5.b.
Wireless Communication	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	P-I, I-1, I-2: 4.9.13.Q and one of the following groups: S[3] - 4.9.4.I.2,.3, and.6.a or.6.b or S[2] - 4.9.4.I.2,.3, &.7.b or S[1] - 4.9.4.I.2,.3, &.8
Construction Service		P	P	I-1, I-2: 4.9.13.Q
Day Care	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Entertainment:				
Excluding Dance Halls	P	P	P	P-I: 4.9.4.K.1,.2,.3,.4, 4.9.4.C.3, 4.9.13.E, and 4.9.13.P I-1, I-2: 4.9.4.K.1,.2,.3,.4, 4.9.4.C.3, and 4.9.13.Q
Dance Hall	S [1]	S [1]	S [1]	P-I: 4.9.4.C.2 and 4.9.13.P

				I-1, I-2: 4.9.4.C.2 &.4 and 4.9.13.Q
Financial Service, excluding non-chartered institutions	P	P	P	P-I: 4.9.4.L.3, 4.9.13.Q, and drive-through services are permitted as an outdoor activity I-1, I-2: 4.9.4.L.3 and 4.9.13.Q
Food Service:				
Food Court	P	P	P	4.9.4.M.1.,.6, &.7
Excluding Soup Kitchen	P	P	P	P-I: 4.9.13.Q and drive-through or drive-in services are permitted as an outdoor activity
With Alcoholic Beverage Service as an accessory use	P	P	P	P-I, I-1, I-2: 4.9.4.V.1-2 and 4.9.4.C.3
Soup Kitchen	S [1]	S [1]	P	P-I: 4.9.4.M.4 I-1, I-2: 4.9.4.M.4 and 4.9.13.Q
Funeral Service	P	P	P	P-I: 4.9.13.P
Medical Service:				
Extended Healthcare	P	P	P	I-1, I-2: 4.9.13.Q
Major	P	P	P	I-1, I-2: 4.9.13.Q
Transportation Services, Air Carrier, Helipad as an accessory use to a Medical Service, Major Use	P	P	P	P-1, I-1, I-2: 4.9.4.Q.2
Outpatient:				
Excluding blood donor centers	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Limited to blood donor centers	S [1]	S [1]	S [1]	P-I: 4.9.4.O.3 and 4.9.13.P



				I-1 & I-2: 4.9.4.O.3 and 4.9.13.Q
Parking	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Personal Service	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Research and Product Development	P	P	P	P-I: 4.9.5.C.5,.6, &.8 and 4.9.13.Q I-1, I-2: 4.9.13.Q
Technical Service	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Trade Service and Repair:				
Major (includes auto body shops/paint-booths)		P	P	I-1, I-2: 4.9.4.X.1 and 4.9.13.Q
Minor	P	P	P	P-I: 4.9.13.P I-1, I-2: 4.9.13.Q
Transportation Service:				
Air Carrier			S [1]	I-2: 4.9.13.Q
Land Carrier		P	P	I-1, I-2: 4.9.13.Q
Airport Authority	P	P	P	P-1, I-1, I-2: 4.9.13.Q.5
Travelers Accommodation, Lodging	P	P	P	I-1, I-2: 4.9.13.Q
With Alcoholic Beverage Service as an accessory use	P	P	P	P-I, I-1, I-2: 4.9.4.V.1 &.2 and 4.9.4.C.3
Additional Permitted Accessory Uses				
Salvaging and Recycling is a permitted accessory use to any permitted Commercial Service Use in the specified zones	P	P	P	P-I, I-1, I-2: 4.9.5.G.1 &.3
Industrial Land Use Group With Land Use Class/Type:			*	
				P-I: 4.9.5.C.2,.4,.5,.6 &.8 and 4.9.13.Q

Craftwork	P	P	P	I-1: 4.9.5.C.2,.6,.7, &.8 and 4.9.13.Q I-2: 4.9.5.C and 4.9.13.Q
Extraction			S [1]	I-2: 4.9.5.B and 4.9.13.Q
General Manufacturing	P	P	P	P-I: 4.9.5.C.2,.4,.5,.6, &.8 and 4.9.13.Q I-1: 4.9.5.C.2,.6,.7, &.8 and 4.9.13.Q I-2: 4.9.5.C and 4.9.13.Q
Manufacturing:				
Hazardous Material			S [1]	I-2: 4.9.5.C.1-8 and 4.9.13.Q
Heavy Equipment			P	I-2: 4.9.5.C.1-8 and 4.9.13.Q
Motion Picture Industry	P	P	P	P-I: 4.9.5.C.1,.2,.4,.5,.6,.8, 4.9.5.D.1 and 4.9.13.Q I-1: 4.9.5.C.1,.2, 5-6,.8, 4.9.5.D.1 and 4.9.13.Q I-2: 4.9.5.C.1-8 and 4.9.13.Q
Perishable Goods Manufacturing	P	P	P	I-1 (P), P-I: 4.9.5.C.2,.4,.5,.6,.8, 4.9.5.E.1 &.2 and 4.9.13.Q I-2 (P): 4.9.5.C.1-8, 4.9.5.E.1-2 and 4.9.13.Q
		S [2]	S [1]	I-1 (S): 4.9.5.C and 4.9.13.Q I-2 (S): 4.9.5.C and 4.9.13.Q
Precision Manufacturing	P	P	P	P-I: 4.9.5.C.2,.4,.5,.6, &.8 and 4.9.13.Q I-1: 4.9.5.C.2,.5,.6,.7, &.8 and 4.9.13.Q I-2: 4.9.5.C.1-8 and 4.9.13.Q

Primary Manufacturing			S [1]	I-2: 4.9.5.C.1-8 and 4.9.13.Q
Processing and Cleaning	P	P	P	P-I: 4.9.5.C.2,.4,.5,.6 &.8 and 4.9.13.Q I-1: 4.9.5.C.2,.5,.6,.7, &.8 and 4.9.13.Q I-2: 4.9.5.C.1-8 and 4.9.13.Q
Refining			S [1]	I-2: 4.9.5.C and 4.9.13.Q
Salvaging and Recycling	P	P	P	P-I: 4.9.5.C.2, 4.9.5.G.2,.4, &.5 and 4.9.13.Q I-1: 4.9.5.G.2 &.4 and 4.9.13.Q I-2 (P): 4.9.5.G.2 &.4 and 4.9.13.Q
			S [1]	I-2 (S): 4.9.5.C.1 - 8 and 4.9.13.Q
Limited to Household Goods Donation Center		P	P	I-2: 4.9.5.G.2,.6, 4.9.13.C, 4.9.13.D, and 4.9.13.Q
Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Industrial Use Group: • Construction Material Sales; • Food and Beverage Sales; • General Merchandise Sales; or • Heavy Equipment Sales	P			P-I: 4.9.5.C.8 &.10
Salvaging and Recycling is a permitted accessory use to any permitted Industrial Service Use	P	P	P	P-I, I-1, I-2: 4.9.5.G.1 &.3
Recreation Land Use Group With Land Use Class/Type:			*	
Golf Course		P		I-1: 4.9.13.Q

Residential Land Use Group With Land Use Class/Type:			*	
Artist Studio/Residence		S[3]		I-1: 4.9.7.A and 4.9.13.Q
Family Dwelling or Mobile Home as an accessory use to a permitted use in any Land Use Group	P	P	P	P-I, I-1, I-2: 4.9.7.C
Residential Care Services:				
Rehabilitation Service or Shelter Care (unlimited # residents)	P	P		P-I: 4.9.7.J.1, 3.d,4,.5, &.6 and 4.9.13.Q I-1: 4.9.7.J.1, 3.d,4,.5,.6, and 4.9.13.Q
Rehabilitation Service or Shelter Care (unlimited # residents)	S [2]		S [2]	P-I, I-2: 4.9.7.J.1, 3.d,4, &.5 and 4.9.13.Q
Shelter Care, Victims of Domestic Violence	P	P		P-I: 4.9.7.J.1, 3.c, &.4 and 4.9.13.Q I-1: 4.9.7.J.1, 3.c,.4, and 4.9.13.Q
Shelter Care, Children and Teenagers who need full-time supervision		P		I-1: 4.9.7.J.1, 3.d,4,.5,.10 and 4.9.13.Q
Shelter Care, Children and Teenagers who need full-time supervision		S [2]		I-1: 4.9.7.J.1, 3.d,4,.5, and 4.9.13.Q
Restricted Adult Activities Land Use Class With Land Use Type:			*	
Adult: Commercial Services, Industrial, Recreation, or Retail Trade		P		I-1: 4.9.8.A and 4.9.13.Q
Retail Trade Land Use Group With Land Use Class/Type:			*	
Construction Material Sales		P	P	I-1, I-2: 4.9.13.Q
Food and Beverage Sales:				
Farmers' Market only	P	P	P	All: 4.9.9.A.12.a-.d
Excluding Large Retail Establishments	P	P	P	I-1, I-2: 4.9.13.Q

Large Retail Establishment	S [1]	S [1]	S [1]	P-I: 4.9.9.D I-1, I-2: 4.9.9.D and 4.9.13.Q
General Merchandise Sales:				
Excluding Large Retail Establishments	P	P	P	P-I: 4.9.9.B.1 I-1, I-2: 4.9.13.Q
Large Retail Establishment	S [1]	S [1]	S [1]	P-I: 4.9.9.D I-1, I-2: 4.9.9.D and 4.9.13.Q
Heavy Equipment Sales		P	P	I-1, I-2: 4.9.9.C and 4.9.13.Q
Marijuana Cultivation Location:				
Designated Caregiver Cultivation Location		P	P	I-1, I-2: 4.9.9.E.2 &.3 and 4.9.13.Q
Dispensary Off-Site Cultivation Location		P	P	I-1, I-2: 4.9.9.E.2 and 4.9.13.Q
Qualifying Patient Cultivation Location		P	P	I-1, I-2: 4.9.9.E.4 and 4.9.13.Q
Marijuana Dispensary Off-Site Manufacturing Location	P	P	P	P-I, I-1, I-2: 4.9.9.E.2 and 4.9.13.Q
Swap Meets and Auctions	S [3]	S [3]	P	P-I, I-1, I-2: 4.9.9.F and 4.9.13.Q
Auctions only		P	P	I-1, I-2: 4.9.9.F and 4.9.13.Q
Vehicle Rental and Sales	P	P	P	P-I: 4.9.9.G.2, &.3 and 4.9.13.Q I-1, I-2: 4.9.9.G.1 and 4.9.13.Q

Farmers' Market as an accessory use to any permitted principal use in every land use group	P	P	P	All: 4.9.9.A.12.a-e
Additional Permitted Accessory Uses				
Salvaging and Recycling is permitted as an accessory use to any permitted use in the Retail Trade Use Group	P	P	P	P-I, I-1, I-2: 4.9.5.G.1 &.3
Storage Land Use Group With Land Use Class/Type:			*	
Commercial Storage	P	P	P	P-I: 4.9.10.A, 4.9.5.C.8, and 4.9.13.Q I-1, I-2: 4.9.10.A and 4.9.13.Q
Hazardous Material Storage			S [1]	I-2: 4.9.13.Q
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	P-I: 4.9.10.B.1 &.2.a I-1, I-2: 4.9.10.B.1 & 2.d
Personal Storage	P	P	P	P-I: 4.9.10.C. & 4.9.13.Q I-1, I-2: 4.9.10.C.3 &.6 and 4.9.13.Q
Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Storage Use Group: • Construction Material Sales; • Food and Beverage Sales; • Heavy Equipment Sales; or, • General Merchandise Sales	P			P-I: 4.9.5.C.8 &.10
Utilities Land Use Group With Land Use Class/Type:			*	
Distribution System	P	P	P	P-I, I-1: 4.9.11.A.1,.2, &.4 and 4.9.13.Q
Renewable Energy Generation	P	P	P	P-I, I-1, I-2: 4.9.11.B.2,.3, &.5 and 4.9.13.Q

Sanitation System			S [1]	I-2: 4.9.5.C. & 4.9.11.C and 4.9.13.Q
Wholesaling Land Use Group With Land Use Class/Type:			*	
Business Supply & Equipment Wholesaling	P	P	P	P-I: 4.9.5.C.8 and 4.9.13.Q
Construction/Heavy Equipment Wholesaling	P	P	P	P-I: 4.9.5.C.8 and 4.9.13.Q
Food and Beverage Wholesaling	P	P	P	P-I: 4.9.5.C.8 and 4.9.13.Q
Hazardous Material Wholesaling			S [1]	I-2: 4.9.13.Q
Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Wholesaling Use Group: • Construction Material Sales; • Food and Beverage Sales; • Heavy Equipment Sales; • General Merchandise Sales	P			P-I: 4.9.5.C.8 &.10

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11201, 9/23/2014; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11446, 4/5/2017; Am. Ord. 11557, 6/5/2018; Am. Ord. 11577, 8/8/2018; Am. Ord. 11608, 12/18/2018; Am. Ord. 11828, 4/6/2021; Am. Ord. 11996, 3/21/2023; Am. Ord. 12060, 11/28/2023)

4.8.8. PERMITTED USES: SPECIAL USE ZONES (1) - OS, IR, P & RV

TABLE 4.8-6: PERMITTED USES - SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2
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LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:					
Animal Production:					
Excluding a Stockyard		P			IR: 4.9.2.A.1.a, 2.b, 3.b, & 3.c and 4.9.13.H
Hog Ranch		S [1]			IR: 4.9.2.A.3.d and 4.9.13.H
Stable or Riding School		P			IR: 4.9.2.A.2.b, & 4 and 4.9.13.H
Community Garden			P	P	All: 4.9.2.B
Crop Production		P			IR: 4.9.2.C and 4.9.13.H P, RV: 4.9.2.C
With Food and Beverage Sales as an accessory use		P			IR: 4.9.9.A.2.a & 3-9 and 4.9.13.H
General Farming		P	P	P	IR: 4.9.2.A.1.a, 2.b, 3.b, & 3.c, 4.9.2.C, and 4.9.13.H P, RV: 4.9.2.C
Stockyard Operation:					
Commercial Feedlot		S [1]			IR: 4.9.2.D.1 and 4.9.13.H
Livestock Auction Yard		S [1]			IR: 4.9.2.D.2 and 4.9.13.H
Urban Farm			P	P	P, RV: 4.9.2.E
Civic Land Use Group With Land Use Class/Type:					
Cultural Use:					
Limited to Nature Reserve or Wildlife Refuge		P			
Other than Nature Reserve or Wildlife Refuge		S [1]			IR: 4.9.3.C.1 and 4.9.13.H
Educational Use, Elementary and Secondary		S [2]			

With Salvaging and Recycling as an accessory use		P			IR: 4.9.5.G.1 &.3 and 4.9.13.H
Protective Service (government owned and operated only)		P			IR: 4.9.13.F & H
Religious Uses		P			
With Columbarium as an accessory use		P			
With Salvaging and Recycling as an accessory use		P			IR: 4.9.5.G.1 &.3 and 4.9.13.H
Commercial Services Land Use Group With Land Use Class/Type:					
Administrative and Professional Office		S [2]			IR: 4.9.4.A.1 and 4.9.13.H
Animal Services, limited to Veterinary Hospital or Commercial Kennel		P			IR: 4.9.4.D.5 and 4.9.13.H
Commercial Recreation		P			
Communications:					
Wireless Communication		P			IR: 4.9.13.H and 4.9.4.I.2,.3,.4.a or .5.a or.5.b
Wireless Communication, limited to wireless communication towers and antennas		S [see use specific standards]			IR: 4.9.13.H and one of the following groups: S[2] - 4.9.4.I.2,.3 & 7.a. or S[1] - 4.9.4.I.2,.3 &.8
Radio or Television Station Only		S [1]			IR: 4.9.4.I.1, 4.9.13.A.2, and 4.9.13.H
Construction Service		S [1]			IR: 4.9.4.J, 4.9.13.A.2, and 4.9.13.H
Entertainment, Carnival or Racetrack for the racing of animals		S [1]			IR: 4.9.4.K.5 and 4.9.13.H
Medical Services - Outpatient, excluding blood donor centers		P			IR: 4.9.4.O.3, 4.9.4.P.2.b,.3, &.4, 4.9.13.A.2, and 4.9.13.H

Parking			P		P: 4.9.4.S
Transportation Service:					
Air Carrier, Airport Facilities		S [1]			IR: 4.9.4.Y.1 & 2 and 4.9.13.H
Air Carrier, General Aviation Strip		S [1]			IR: 4.9.4.Y.1 - 4 and 4.9.13.H
Air Carrier, Ultra-light Airstrip		S [1]			
Air Carrier, Ultra-light Flight Park		S [1]			IR: 4.9.4.Y.2 & 3 and 4.9.13.H
Travelers' Accommodation:					
Campsite				P	RV: 4.9.13.L
Campsite of over 200 spaces with the following uses as an accessory use: • Adult Care Services; • Day Care; • Family Dwelling; • Food and Beverage Sales (limited to a delicatessen, snack bar, or food store only); • General Merchandise Sales; • Mobile Home Dwelling; • Park and Recreation; or, • Personal Services (limited to a coin- operated laundry or pick-up station for dry cleaning only)				P	RV: 4.9.7.I.3 and 4.9.13.L
Lodging		S [1]			
The following as accessory uses to a Travelers' Accommodation, Lodging use: • Alcoholic Beverage Service; • Civic Assembly;		S [1]			IR: 4.9.4.AA.1-.5,.6.b, &.7 and the following:

- Commercial Recreation; or - Food Service					- For Alcoholic Beverage Service, 4.9.4.C.3; - For Food Service, 4.9.4.M.3.
Industrial Land Use Group With Land Use Class/Type:					
Extraction		S [1]			IR: 4.9.5.B.1 &.2 and 4.9.13.H
Perishable Goods Manufacturing		S [1]			IR: 4.9.5.E.2 &.3 and 4.9.13.H
Recreation Land Use Group With Land Use Class/Type:					
Open Space	P				OS: 4.9.13.G
Parks and Recreation				P	
Residential Land Use Group With Land Use Class/Type:					
Family Dwelling:					
Manufactured Housing		P			
Single-Family, Detached		P			IR: 4.9.7.B.12
Middle Housing		P			IR: 4.9.7.B.11 - .14
With Home Occupation as an accessory use to any Family Dwelling		P			IR: 4.9.7.D and 4.9.13.H
Mobile Home Dwelling		P			
Retail Trade Land Use Group With Land Use Class/Type:					
Food and Beverage Sales (Farmers' Markets only)			P	P	All: 4.9.9.A.12.a-d
General Merchandise Sales:					
Artists/Artisan Workshop/Studio only		S [2]			IR: 4.9.9.B.2 and 4.9.13.H
Feed Store only		S [1]			IR: 4.9.13.A.2 and 4.9.13.H



Farmers' Market as an accessory use to any permitted principal use in every land use group			P	P	All: 4.9.9.A.12.a-d
Storage Use Group With Land Use Class/Type:					
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group		P		P	IR: 4.9.10.B.1,.2.a and 4.9.13.H RV: 4.9.10.B.1 &.2.a and 4.9.13.L
Utilities Land Use Group With Land Use Class/Type:					
Distribution System:					
Limited to Power Substations with Input of 115 Kilovolts or more		S [2]			IR: 4.9.11.A.3,.6,.7, &.10 and 4.9.13.H
Limited to Telephone, Telegraph, or Power Substations with Input voltage less than 115 Kilovolts		S [2]			IR: 4.9.11.A.2 &.8 and 4.9.13.H
Limited to Water pumping and storage facilities operated as part of a system serving 2 or more properties as a private, public, or community utility		S [2]			IR: 4.9.11.A.4 and 4.9.13.H
Renewable Energy Generation		S [2]	S [2]		IR, P: 4.9.11.B.2,.3,.4, &.5 and 4.9.13.H
<u>Water Well Pumping and Service</u>		<u>P</u>			<u>4.9.11.A.12</u>

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11996, 3/21/2023)

4.8.9. PERMITTED USES: SPECIAL USE ZONES (2) - NC, RVC, & MU

TABLE 4.8-7: PERMITTED USES - SPECIAL USE ZONES (2): NC, RVC, AND MU ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:				
Animal Production:				
Excluding Commercial Stables			P	MU: 4.9.2.A.1.a, 1.c, 2.a, 2.b, & 3.a
Commercial Stables Only			S [2]	MU: 4.9.2.A.1.b,.2.b, and 4.9.5.C.6
Community Garden	P	P	P	All: 4.9.2.B
Urban Farm	P	P	P	All: 4.9.2.E
Civic Land Use Group With Land Use Class/Type:				
Cemetery			S [2]	MU: 4.9.5.C.6
Civic Assembly			P	
Correctional Use:				
Custodial Facility			S [1]	MU: 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8 and 4.9.5.C.6
Supervision Facility			P	MU: 4.9.3.B.1.a, 2.b, 3.a, 6 & 8
Cultural Use	P	P	P	NC, RVC: Government owned and operated only and 4.9.13.M
Educational Use:				
Elementary and Secondary	P			NC: 4.9.3.D.1 - 7 and 4.9.13.M
	S [2]			NC: 4.9.13.M
Postsecondary Institution			P	

With Salvaging and Recycling as an accessory use to both P and S Educational Uses	P		P	NC: 4.9.5.G.1 &.3
Postal Service	P	P	P	NC, RVC: Government owned and operated only and 4.9.13.M
Protective Service	P	P		NC, RVC: Government owned and operated only and 4.9.13.M
Religious Use		P	P	RVC: 4.9.13.N
With Columbarium as an accessory use		P	P	
With Salvaging and Recycling as an accessory use		P	P	RVC, MU: 4.9.5.G.1 &.3
Commercial Services Land Use Group With Land Use Class/Type:				
Administrative and Professional Office	P	P	S [2]	NC: 4.9.13.M RVC: 4.9.13.N MU: 4.9.5.C.6
Alcoholic Beverage Service, excluding Large Bars			S [2]	MU: 4.9.5.C.6
With Microbrewery as an accessory use			P	MU: 4.9.5.E.6,.7, &.8
Animal Service			S [2]	MU: 4.9.5.C.6
Artisan Residence	P			NC: 4.9.4.E.1,.2,.3,.4, &.5 and 4.9.13.M
Automotive:				
Major Service and Repair (excluding bodywork and paint-booths)			S [2]	MU: 4.9.5.C.6
Minor Service and Repair		S [1]	S [2]	RVC: 4.9.4.F.5 and 4.9.13.N MU: 4.9.5.C.6
Buildings and Ground Maintenance			S [2]	MU: 4.9.5.C.6
Commercial Recreation			P	

Communications:				
Wireless Communication	P	P	P	NC: 4.9.13.M and 4.9.4.I.2,.3, &.4.a or .5.a or.5.b RVC: 4.9.13.N and 4.9.4.I.2,.3, &.4.a or.5.a or.5.b MU: 4.9.4.I.2,.3, &.4.a or.5.a or.5.b
Wireless Communication, limited to wireless communication towers and antennas	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	NC: 4.9.13.M and one of the following groups: S[2] - 4.9.4.I.2,.3, &.7.a; or, S[1] - 4.9.4.I.2,.3, &.8 RVC: 4.9.13.N and 4.9.4.I.2,.3, & 5.a or 5.b MU: 4.9.5.C.6 and one of the following groups: S[3] - 4.9.4.I.2,.3, &.6.a; or, S[2] - 4.9.4.I.2,.3, &.7.b; or, S[1] - 4.9.4.I.2,.3, &.8
Radio or Television Station Only			S [2]	MU: 4.9.4.I.1 and 4.9.5.C.6
Construction Service			S [2]	MU: 4.9.5.C.6
Day Care	P	P	S [2]	NC: 4.9.13.M RVC: 4.9.13.N MU: 4.9.5.C.6
Entertainment			S [2]	MU: 4.9.4.K.1,2,3, &.4; 4.9.4.C.3; and 4.9.5.C.6
Financial Service:				
	P	P	S [2]	NC: 4.9.4.L.3 and 4.9.13.M

Excluding non-chartered financial institutions				RVC: 4.9.4.L.3 and 4.9.13.N MU: 4.9.5.C.6
Non-chartered Financial Institutions only				
Food Service:				
Food Court	P	P	S [2]	NC: 4.9.4.M.1 & 5-7 and 4.9.13.M RVC: 4.9.4.M.1,.2,.6, &.7, and 4.9.13.N MU: 4.9.5.C.6
Excluding soup kitchens		P	S [2]	RVC: 4.9.4.M.2, 4.9.4.V.3, and 4.9.13.N MU: 4.9.5.C.6
Excluding soup kitchens and Alcoholic Beverage Sales	P			NC: 4.9.4.M.1 & 5 and 4.9.13.M
With Alcoholic Beverage Service as an accessory use		S [1]		RVC: 4.9.4.V.2,.3, &.4 and 4.9.4.C.3
Funeral Service			S[2]	MU: 4.9.5.C.6
Medical Service:				
Extended Healthcare			P	
Major			P	
Transportation Services, Air Carrier, Helipad as an accessory use to a Medical Service, Major Use			P	MU: 4.9.4.Q.2
Outpatient, excluding blood donor centers		P	P	RVC: 4.9.4.O.2 and 4.9.13.N MU: 4.9.4.O.2, 4.9.4.P.2.b,.3, &.4, and 4.9.13.A.2
Parking			S [2]	MU: 4.9.5.C.6
Personal Service	P	P	S [2]	NC: 4.9.13.M RVC: 4.9.4.T.2 &.3 and 4.9.13.N MU: 4.9.5.C.6
Research and Product Development			S [2]	MU: 4.9.5.C.6

Technical Service			S [2]	MU: 4.9.5.C.6
Trade Service and Repair:				
Major (includes automotive bodywork & paint booths)			S [2]	MU: 4.9.5.C.6
Minor	P		S [2]	NC: 4.9.13.M and excluding upholstery shops MU: 4.9.5.C.6
Transportation Service:				
Airport Authority			P	MU: 4.9.13.Q.5
Land Carrier			S [2]	MU: 4.9.5.C.6
Travelers Accommodation, Lodging			S [2]	MU: 4.9.5.C.6
Additional Permitted Accessory Uses				
Salvaging and Recycling as an accessory use to any permitted Commercial Services use	P	P	P	NC, RVC: 4.9.5.G.1 &.3 MU: 4.9.5.G.1 &.3
Industrial Land Use Group With Land Use Class/Type:				
Craftwork			S [2]	MU: 4.9.5.C.6
General Manufacturing			S [2]	MU: 4.9.5.C.6
Perishable Goods Manufacturing			S [2]	MU: 4.9.5.E.1 and 4.9.5.C.6
Precision Manufacturing			S [2]	MU: 4.9.5.C.6
Processing and Cleaning			S [2]	MU: 4.9.5.C.6
Additional Permitted Accessory Uses				
Hazardous Material Storage is permitted as an accessory use to any permitted principal land use in any Land Use Group			P	MU: 4.9.10.B.1 &.2.a
Recreation Land Use Group With Land Use Class/Type:				
Parks and Recreation	P		P	NC: 4.9.13.M
Residential Land Use Group With Land Use Class/Type:				

Family Dwelling:				
Duplex	P		P	All: 4.9.7.B.12
Manufactured Housing	P		P	All: 4.9.7.B.12
Multifamily Development	P		P	For 3-4 Units: 4.9.7.B.12 & .14
Single-family, Attached or Detached	P		P	All: 4.9.7.B.12
Middle Housing	P		P	NC, MU: 4.9.7.B.11 - .14
Accessory Dwelling Unit	P		P	NC, MU: 4.9.7.B.12 & 6.6.3
With Home Occupation as an accessory use to any Family Dwelling use	P		P	NC, MU: 4.9.7.D
Group Dwelling			P	
Mobile Home Dwelling			P	
Mobile Home Park			P	
Residential Care Services, Adult Care or Physical and Behavioral Health Services	P			NC: 4.9.7.J.3.a, &.4 and 4.9.13.M
Residential Care Services, Rehabilitation Service - Children's Facility (maximum 10 Residents)	P			NC: 4.9.7.J.1, 3.a, &.4 and 4.9.13.M
Retail Trade Land Use Group With Land Use Class/Type:				
Construction Material Sales			S [2]	MU: 4.9.5.C.6
Food and Beverage Sales:				
Farmers' Market only	P	P	P	MU: 4.9.9.A.12.a-.d
Excluding Large Retail Establishments		S [1]	S [2]	NC: 4.9.13.M and excluding alcoholic beverage sales RVC: 4.9.13.N MU: 4.9.5.C.6
Large Retail Establishment				RVC: 4.9.9.D and 4.9.13.N

General Merchandise Sales:				
Excluding Large Retail Establishments	P	P	S [2]	NC: 4.9.13.M RVC: 4.9.13.N MU: 4.9.5.C.6
Large Retail Establishment		S [1]		RVC: 4.9.9.D and 4.9.13.N
Heavy Equipment Sales			S [2]	MU: 4.9.5.C.6 and 4.9.9.C
Vehicle Rental and Sales			S[2]	MU: 4.9.5.C.6 and 4.9.9.G.1,.2
Farmers' Market as an accessory use to any permitted principal use in every land use group	P	P	P	All: 4.9.9.A.12.a-e
Smoke Shop			S [2]	MU: 4.9.9.H
Additional Permitted Accessory Uses				
Salvaging and Recycling as an accessory use to any permitted Retail Trade uses	P	P	P	All: 4.9.5.G.1 &.3
Storage Use Group With Land Use Class/Type:				
Commercial Storage			S [2]	MU: 4.9.10.A
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group			P	MU: 4.9.10.B.1 &.2.a
Personal Storage			S [2]	MU: 4.9.5.C.6 and 4.9.10.C.3,.6
Utilities Use Group With Land Use Class/Type:				
Distribution System	S [2]	S [2]	S [2]	NC: 4.9.11.A.1,.5, &.9 and 4.9.13.M RVC: 4.9.11.A.1,.5, &.9 and 4.9.13.N MU: 4.9.5.C.6 and 4.9.11.A.1,.2,.5,.8,.9, &.11
Renewable Energy Generation			P	MU(P): 4.9.11.B.1,.2,.3, &.5

			S[2]	MU(S): 4.9.5.C.6
Wholesaling Use Group With Land Use Class/Type:				
Business Equipment Supply and Wholesaling			S [2]	MU: 4.9.5.C.6
Construction/Heavy Equipment Wholesaling			S [2]	MU: 4.9.5.C.6
Food and Beverage Wholesaling			S [2]	MU: 4.9.5.C.6

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11409, 11/9/2016; Am. Ord. 11577, 8/8/2018; Am. Ord. 11608, passed 12/18/2018; Am. Ord. 11890, 12/7/2021; Am. Ord. 11996, 3/21/2023; Am. Ord. 12057, 11/14/2023; Am. Ord. 12060, 11/28/2023)

4.9. USE-SPECIFIC STANDARDS

4.9.1. GENERAL

4.9.2. AGRICULTURAL USE GROUP

A. ANIMAL PRODUCTION

B. COMMUNITY GARDEN

1. Permitted Activities and Uses.

The following activities and uses are permitted on a Community Garden use:

- a. Growing and harvesting of agricultural products;
- b. The keeping of food producing animals is permitted as an accessory use to the growing and harvesting of agricultural products in accordance with Section 6.6.5.E, *Keeping of Food Producing Animals*. Permission from the property owner is required and a sign must be posted identifying the person responsible for caring for the animals and his or her contact information;
- c. Mechanical greenhouses are permitted as a principal or accessory structure in accordance with mechanical heating or cooling as defined in Section 11.4.8, *Definitions - G*. Heating or cooling systems associated with greenhouses shall be located a minimum distance of 200 feet from every property line, or as a second option, the applicant may provide a mitigation plan that may include screening or other treatment to comply with Section 16-31, *Excessive Noise*, of the Tucson Code. Compliance with the second option may require the heating or cooling systems and/or greenhouse to have a greater perimeter yardsetback than that required of a principal building by the zone. Applicants using the second option must demonstrate compliance with this standard prior to issuance of a building permit. Passive greenhouses, including those that are cooled solely by an evaporative cooler, are not required to provide a wider perimeter yardsetback than that required by the zone;



- d. On-site sale of agricultural products grown on-site is permitted as an accessory use in accordance with Section 6.6.5.F.;
- e. During an on-site sales event, a temporary booth or canopy may be located within the front yard setback of the property provided site visibility is maintained and is exempt from Section 6.6.1.C. In residential zones, a temporary booth or canopy is also exempt from Section 6.6.3.B; and,
- f. Outdoor activity, including the outdoor display of products grown on-site, is permitted.
- g. Any area used for keeping tools and equipment shall be screened from the street.

- C. CROP PRODUCTION
- D. STOCKYARD OPERATION
- E. URBAN FARM

4.9.3. CIVIC USE GROUP

- A. CEMETERY
- B. CORRECTIONAL USE
- C. CULTURAL USE
- D. EDUCATIONAL USES
- E. POSTSECONDARY INSTITUTIONS
- F. RELIGIOUS USE

A minimum ~~perimeter yard~~setback of 80 feet is required.



4.9.4. COMMERCIAL SERVICES USE GROUP

- A. ADMINISTRATIVE AND PROFESSIONAL OFFICE
- B. ADULT DAY CARE
- C. ALCOHOLIC BEVERAGE SERVICE AND ENTERTAINMENT
- D. ANIMAL SERVICE

- 1. Overnight confinement for clinic treatment is permitted for a maximum of five animals.
- 2. Boarding of animals is prohibited.
- 3. The activity shall be within a completely enclosed building.
- 4. An outpatient clinic is permitted for small animals only.
- 5. The minimum ~~perimeter yard~~setback for buildings, shelters, animal runs, and fenced areas from a property line adjacent to a residential zone is 100 feet.
- 6. Buildings, shelters, animal runs, and fenced areas shall be setback at least 100 feet from any property line.
- 7. The use shall be setback at least 200 feet from any residential zone.

8. Accessory use defined as either use of 25% of gross floor area dedicated to long-term boarding or 25% of the normal animal service use capacity. Long-term boarding is defined as a stay of five or more consecutive calendar days.
9. The minimum perimeter yardsetback for buildings, shelters, animal runs, and fenced areas from a property line adjacent to a residential zone is 30 feet.
10. Building shall be constructed so that direct unaccompanied access by animals to outside areas is not allowed.
11. A solid masonry wall or fence six feet in height shall be constructed along the perimeter of all outdoor animal runs.
12. Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use.
13. Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds.
14. Outdoor operations are limited to 6:00 a.m. to 8:00 p.m.
15. The average noise level, measured at the property line, shall not exceed 55 dB (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.

E. ARTISAN RESIDENCE

F. AUTOMOTIVE - SERVICE AND REPAIR

G. BILLBOARDS

H. CHILD CARE IN RESIDENTIAL AND OFFICE ZONES

I. CONSTRUCTION SERVICE

J. ENTERTAINMENT

K. FINANCIAL SERVICE

L. FOOD SERVICE

M. FUNERAL SERVICE

N. MEDICAL SERVICE

O. MEDICAL SERVICE IN RESIDENTIAL AND OFFICE ZONES STANDARDS

1. The facility must front on a street on the Major Streets and Routes (MS&R) Plan or on a residential street, provided:
 - a. The residential street intersects a street on the MS&R Plan; and,
 - b. The property is within 150 feet of a street on the MS&R Plan, measured along the residential street.
2. Minimum Setbacks.
 - a. A minimum perimeter yardsetback of 20 feet from any interior lot line adjacent to a residential zone is required.
 - b. A minimum perimeter yardsetback of 100 feet from any property line is required.
3. Requests to vary the provisions of this section, including setbacks for existing or new buildings, are processed in accordance with Section 3.10.1 and 3.10.3, *Board of Adjustment Variance Procedure*.
4. If licensing is required by the State of Arizona for the use, proof of such licensure shall be provided.

P. MAJOR MEDICAL SERVICE AND OUTPATIENT MEDICAL SERVICE, ACCESSORY USES





1. Food Service; General Merchandise Sales; Personal Service, acupuncture and other holistic health practitioner services, or other permitted accessory use to a Medical Service, Major use, except as noted in 4.9.4.Q.2
 - a. The use shall be located within a principal building.
 - b. Access to the use shall be from within the principal building or from the interior of the development.
 - c. Outside display or storage of merchandise or supplies is prohibited.
 - d. A sign(s) associated with the accessory use shall not be visible from any public street.
 - e. Sale of items shall be restricted to those associated with medical services.
2. Transportation Services, Air Carrier, Helipad, as an accessory use to a Medical Service, Major use.
 - a. The primary use shall be a medical facility licensed by the State of Arizona as a general or special hospital with a minimum of 50 beds.
 - b. The helipad shall be in compliance with all applicable regulations of the Federal Aviation Administration, including Circular No. 150/5390-2C "Helistop and Heliport Design," or subsequent revisions to this advisory circular at the time of construction.

Q. OFFICE ZONE COMPATIBILITY STANDARDS

R. "P" PARKING ZONE STANDARDS

S. PERSONAL SERVICE

T. RESEARCH AND PRODUCT DEVELOPMENT

U. SALE OF

V. TECHNICAL SERVICE

W. TRADE SERVICE AND REPAIR

X. TRANSPORTATION SERVICE, AIR CARRIER

Y. TRAVELERS' ACCOMMODATION, CAMPSITE

Z. TRAVELERS'

4.9.5. INDUSTRIAL USE GROUP

A. CRAFTWORK MANUFACTURING

B. EXTRACTION

C. MANUFACTURING AND INDUSTRIAL (INCLUDES GENERAL, HEAVY EQUIPMENT, PRECISION, AND PRIMARY MANUFACTURING LAND USES)

3.2.2.1. Noise

3.2.2.2. Smoke

3.2.2.3. Glare or Heat

3.2.2.4. Odors

3.2.2.5. Vibration

3.2.2.6. Fly Ash, Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollution

3.2.2.7. Liquids and Solid Waste

3.2.2.8. Illumination

7. Soap manufacturing is limited to cold process only.

8. Outdoor storage, when permitted, shall not be located in a street ~~perimeter~~ setback. Outdoor storage areas shall be screened in accordance with Section 7.6, *Landscaping and Screening*. No materials or products shall be stacked or stored to exceed the height of the screen within 50 feet of an adjoining residential zone or street. Outdoor display of finished products is permitted within a street ~~perimeter~~ setback in an area limited to 10% of the site area or 10,000 square feet, whichever is less. Such display area shall not encroach into required landscape buffer areas. Outdoor storage in the P-I zone is limited to 25% of the site area.
9. Accessory Manufacturing uses to Commercial Services, Retail Trade, or Wholesaling Use Groups, are permitted:
 - a. In the C-2 zone, limited to 25% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 25% of the gross floor area if the use complies with Section 4.9.5, *Industrial Use Group*.
 - b. In the C-3 zone, limited to 33% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 33% of the gross floor area if the use complies with Section 4.9.5, *Industrial Use Group*.
 - c. In the OCR-1 and OCR-2 zones, limited to 50% of the gross floor area. Exception: The accessory may exceed 50% of the gross floor area if it complies with the applicable use-specific standards in Section 4.9.5, *Industrial Use Group*.
10. The accessory use is limited to:
 - a. Those products that are wholesaled, manufactured, or stored on the premises; and,
 - b. No more than 25% of the total area, but not to exceed 2,500 square feet.

D. MOTION PICTURE INDUSTRY

E. PERISHABLE GOODS MANUFACTURING

1. The manufacturing of fish or meat products, sauerkraut, sugar beets, vinegar, and yeast and the rendering or refining of fats and oils shall not be permitted.
2. Slaughterhouses, meat packing plants, fertilizer yards, and plants for the reduction of animal matter is not permitted.
3. The building setback shall be at least 300 feet from any property line.
4. The area devoted to the accessory land use is limited to a maximum of 33% of the gross floor area.
5. The accessory land use is limited to baked goods and confectionery products.
6. The accessory land use is limited to the manufacturing of beer, "microbrewery."
7. The area devoted to the accessory land use shall not exceed 25% of the gross floor area or 1,000 square feet, whichever is less.
8. The products manufactured on site must be sold at retail on the premises.
9. Accessory Manufacturing uses to Commercial Services, Retail Trade, or Wholesaling Use Groups, are permitted in the:
 - a. In the C-2 Zone, limited to 25% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 25% of the gross floor area if the use complies with Section 4.9.5.
 - b. In the C-3 Zone, limited to 33% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 33% of the gross floor area if the use complies with Section 4.9.5.

10. The area devoted to perishable goods manufacturing shall not exceed 5,000 square feet.

11. The area devoted to perishable goods manufacturing shall not exceed 10,000 square feet.



- F. RADIOACTIVE MATERIALS RESTRICTIONS
- G. SALVAGING AND RECYCLING

4.9.6. RECREATION USE GROUP

4.9.7. RESIDENTIAL USE GROUP

A. ARTIST STUDIO/RESIDENCE IN I-1

B. FAMILY DWELLING

1. All dwellings shall be under the same ownership and on the same parcel.
2. All dwellings shall comply with the dimensional standards in accordance with Article 6.
3. One dwelling must be at least 25% smaller than the other dwelling.
4. The dwellings may be attached or detached.
5. A manufactured housing unit is not considered a dwelling for the purposes of this section, unless it is located in a subdivision recorded after January 1, 1982, and not located in a re-subdivision of any subdivision recorded prior to January 1, 1982.
6. A manufactured housing unit is not considered a dwelling for the purposes of this section, unless the following standards are met or a subdivision plat that has been clearly identified for manufactured housing has been approved and permits for manufactured homes have been issued for 25% or more of the lots prior to December 27, 2000:
 - a. It is placed on an excavated and backfilled foundation (ground set). If the home is located in a floodplain, the bottom of the lowest floor joist shall be a minimum of one foot above the 100-year/base flood elevation, and the foundation of the home shall be placed on the fill;
 - b. No more than eight inches of perimeter skirting wall shall be visible from the street frontage of the property. The perimeter skirting wall shall match the exterior color of the home;
 - c. The exterior siding materials shall be either hardboard, vinyl, or stucco;
 - d. Concrete or masonry steps shall be provided for the entry on the street side of the dwelling;
 - e. All entry doors on the street side of the dwelling shall be inward-swinging doors; and,
 - f. The roofing style and materials shall be either flat roof (Pueblo), steel rib roof, or shingle or tile roof with a 3:12 roof pitch or greater. All pitched roofs, except those that are disguised by a parapet, shall have a minimum six inch eave on all sides of the dwelling.
7. For any new single-family dwelling in the R-1 zone with five bedrooms, three parking spaces are required. For every bedroom over five, one additional space is required for each bedroom. For all single-family dwellings in the R-1 zone with five or more bedrooms, and for all lots containing two or more single-family dwellings, with the second dwelling having more than one bedroom, all parking spaces must be located on-site, either in a side or rear ~~perimeter yardsetback~~. Parking spaces may not be located in a vehicular use area in any front street ~~perimeter yardsetback~~. A parking area is not required to be developed to a commercial standard. A dustproof parking surface is required to at least a minimum of two inches of compacted pea gravel. An existing covered residential parking area may be used.
8. Subject to the requirements of this Section ~~4.9.7.B.89~~, any group dwelling use existing prior to February 15, 2012 shall be treated as a lawful nonconforming use and structure in accordance with Article 9, *Nonconforming Uses, Buildings, and Structures*, except as otherwise expressly provided in this Section and in Tucson Code Section 16-37. A protected development right plan approved by the Mayor and Council prior to the enactment of this ordinance shall be treated as a nonconforming use for a maximum number of unrelated persons equivalent to the number of bedrooms on the approved plan.
 - a. The right to treatment as a nonconforming use or structure under this section is established by the following:



(1) Evidence that the property was registered as a rental property as required by A.R.S. §33-1902 on or before February 15, 2012, or is otherwise timely registered as required by that statute; and

(2) Evidence acceptable to the Zoning Administrator that establishes the maximum number of unrelated persons to whom the dwelling was leased pursuant to subsection (a) above. Such evidence may include executed leases, tax records, an approved protected development right plan as described in this section, or other documentation. An executed lease that was executed during the calendar year 2009, 2010, or 2011 shall be sufficient under this subsection to establish the number of persons to whom the dwelling was leased.

b. If a group dwelling is established for treatment as a lawful nonconforming use as provided in subsection (1) above, the maximum number of unrelated persons to whom the dwelling may be leased shall be that number established by the evidence provided under subsection (1)(b) above.

c. Notwithstanding the provisions of Section 9.2.1.B, an established nonconforming use under this Section 4.9.7.B.89 shall not be deemed abandoned or lost based upon the leasing of the dwelling after February 15, 2012 to less than five unrelated persons, to related persons, or to a single family; or upon the failure to lease the dwelling, provided that it is continually registered as a rental property as described under A.R.S. §33-1902.

d. The nonconforming use under this Section 4.9.7.B.9 may be suspended or lost as provided in Section 9.2.1.B if it is declared a public nuisance by court order pursuant to Tucson Code Section

e. To the extent any of the provisions of Tucson Code Section 16-37 or this Section 4.9.7.B.89 conflict with Article 9: *Nonconforming Uses, Buildings, and Structures* relating to the discontinuance or abandonment of a nonconforming use, the provisions of this Section and Tucson Code Section 16-37 shall control.

9. Occupancy of a dwelling by five or more unrelated persons is a group dwelling and is not permitted.

10. The following standards apply to family dwellings in the Rio Nuevo District:

a. The maximum density is 17 units per acre;

b. A minimum lot size of 2,500 square feet is required;

c. The maximum permitted lot coverage is 90%;

d. A minimum perimeter yard setback equal to one and one-half times the height of the proposed exterior building wall is required from a property line adjacent to a residential zone; and,

e. A perimeter yard setback is not required from a property line adjacent to a nonresidential zone.

11. Privacy mitigation is required when multistory residences are proposed within 10 feet of a property line adjacent to existing single-story residences and the existing residences are zoned R-2 or more restrictive. Balconies, windows (except for clerestory and translucent windows), or any other features that overlook the rear and side yards of adjacent residences are discouraged. Privacy mitigation measures, such as the incorporation of vegetation, screening elements, walls, building placement and orientation, balcony and window placement and orientation, or other design strategies shall be incorporated.

12. Parking for middle housing is required per UDC Table 7.4.4-1. Required parking may be met with on-street parking or waived if the site is within a quarter-mile walking distance of an "All Ages and Abilities Bikeway" as defined by the Department of Transportation and Mobility or a public transit route. Parking provided is exempt from Section 7.6.4, Landscape Standards. Front yards are permitted one driveway no more than 20 feet in width and up to 400 square feet of additional vehicular use area.





13. Middle housing development ~~and multifamily development~~ of ~~3 or 2~~ to 4 units shall not require a commercial site plan per UDC 3.3.3.G., require commercial development standards, or require improvements to public streets other than repairs due to construction activity.



14. Street ~~setbacks~~~~perimeter yards~~ may be reduced to match the ~~perimeter yard~~~~setback~~ of an adjacent property on the same street. The ~~perimeter yard setback~~ may be reduced to no less than 10 feet. Additional reductions may be potentially requested through a variance or design development option.

C. FAMILY DWELLING OR MOBILE HOME DWELLING AS ACCESSORY USE IN INDUSTRIAL ZONES

D. HOME OCCUPATIONS ARE PERMITTED AS ACCESSORY LAND USES TO MOBILE HOME DWELLING OR FAMILY DWELLING AS FOLLOWS:

1. Home occupations other than those specified below are required to comply with Section 4.9.7.E, *Home Occupation: General Standards*; or,
2. The following uses within the specified zones are required to comply as follows:
 - a. Home Occupation: Day Care is permitted in SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, NC, ~~and C-1, C-2, and C-3~~ subject to: 4.9.7.E.1,.2,.3,.5,.6,.7,.9,.10,.11, &.13 and F.
 - b. Home Occupation: Group Dwelling is permitted in IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, and MH-2 subject to: 4.9.7.G.
 - c. Home Occupation: Travelers' Accommodation, Lodging is permitted in SR, SH, RX-1, RX-2, R-1, MH-1, O-1, O-2, and NC subject to: 4.9.7.H.1 &.5 -.11.
 - d. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-2 and MH-2 subject to: 4.9.7.H.2 &.5 -.11.
 - e. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-3 and O-3 subject to: 4.9.7.H.4 -.11.
 - f. Home Occupation: Where Animal Production, Crop Production, General Farming, and/or Stockyard Operation is permitted as a principal use, the same standards and procedure required to establish the applicable principal use is required when establishing the home occupation.
 - g. Home Occupation: Urban Farm is permitted in O-1, O-2, O-3, NC, C-1, C-2, C-3, MU, OCR-1, OCR-2 subject to: 4.9.2.E and 4.9.7.E.5.

E. HOME OCCUPATION: GENERAL STANDARDS

F. HOME OCCUPATION, DAY CARE: PERMITTED IN OFFICE, RESIDENTIAL, NC AND C-1, C-2 AND C-3 ZONES:

1. No more than one full-time equivalent person not residing on the premises shall be employed in the day care use.
2. During the hours of activity of the day care use, there is no limit on the amount of floor area devoted to this use.
3. Outdoor activities and equipment associated with the use is permitted and shall be screened by a five-foot fence, wall, or hedge where adjoining R-3 or more restrictive zoning.
4. Hours of operation shall be noted on the application, and those hours of operation shall not create an adverse impact on adjoining residences.
5. Any vehicle used in conjunction with the day care use is limited to a passenger car, van, or pickup truck.
6. The day care use shall be approved and licensed by the Arizona Department of Health Services (ADHS), if required by ADHS, prior to final approval.



- G. HOME OCCUPATION, GROUP DWELLINGS
- H. HOME OCCUPATION, TRAVELERS' ACCOMMODATION, LODGING
- I. ACCESSORY USES IN MOBILE HOME PARKS
- J. RESIDENTIAL CARE SERVICES

4.9.8. RESTRICTED ADULT ACTIVITIES USE GROUP

4.9.9. RETAIL TRADE USE GROUP

4.9.10. STORAGE USE GROUP

A. COMMERCIAL STORAGE

1. Adjacent to a residential use or zone, outdoor storage shall comply with the following.
 - a. Storage material shall not be visible from outside the screen.
 - b. Outdoor lighting shall be directed away from adjacent residential uses and zones.
2. Outdoor storage, when permitted, shall not be located in the street ~~perimeter yard~~setback.

4.9.11. UTILITIES USE GROUP

A. DISTRIBUTION SYSTEM

1. The setback of the facility, including walls or equipment, shall be 20 feet from any adjacent residential zone.
2. Where a facility is not enclosed within a building, the surrounding screen shall be used as the building wall for the purposes of setbacks.
3. The setback of the facility, including walls or equipment, shall be 200 feet from any ~~existing~~ adjacent residential zone. This setback may be varied in accordance with Sections 3.10.1 and 3.10.3, *Board of Adjustment Variance Procedure*.
4. Where a water tower more than 20 feet in height is used in conjunction with such facilities, its center shall be located a distance from any lot line equal to not less than one-half its height.
5. The use shall not have any service or storage yards.
6. Noise emission at the property line shall be equivalent to the residential requirements of the noise ordinance.
7. No TVI (television interference) or RIV (radio interference) on a continuous basis shall be permitted.
8. Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features.
9. The use shall be located wholly within an enclosed building or within an area enclosed on all sides with a masonry wall or compact evergreen hedge, not less than six feet, nor more than ten feet, in height.
10. The use shall include a ten-foot high wall in an earth tone and vegetative landscaping where contiguous to a residential zone.
11. The use shall be limited to water pumping and storage facilities, telephone exchanges, and power substations with an input voltage of no greater than 138 kilovolts.
12. The following requires approval in accordance with Section 3.3 ~~3.4, 100' Notice Procedure~~ *PDS Director Approval*. The PDS Director may forward the request to the Design Review Board (DRB) for design review and recommendation.



a. Water pumping and storage facility upgrades or expansions, provided:

(1) Existing setbacks are not altered.

(2) Use Specific Standards 4.9.11.A.5,.9,.11, are met.

b. Electric Substation upgrades or expansions, provided:

(1) Existing setbacks are not altered.

(2) The height of the substation is not increased by more than 10 percent of the existing height.

~~(2)~~(3) Noise generated at the property line exceed existing standards as regulated by the City.

13. Transmission lines may be relieved of their requirement to be underground per UDC section 5.3, Scenic Corridor Zone (SCZ) or section 5.5, Gateway Corridor Zone (GCZ) in accordance with UDC section 3.4.3 *Zoning Examiner Special Exception Procedure*.

In considering any request for a special exception, the Zoning Examiner shall take into consideration the impact of providing such an exception in historic areas (as defined by or listed in the National Register of Historic Places, properties or districts, City of Tucson Historic Preservation Zones, City of Tucson Historic Landmarks, or Neighborhood Preservation Zones), located within the specific Gateway Corridor Zone or Scenic Corridor Zone in which the special exception is being requested.

A special exception request to relieve the requirement to underground transmission lines must meet the required findings of UDC section 3.4.5. Additionally, the effects that can be expected from permitting relief from the undergrounding requirements based on any of the criteria listed herein or any combination of those criteria when added together must remain consistent with the overall purpose and integrity of the Gateway/Scenic route, unless it is technologically impossible and/or clearly financially cost prohibitive. If relief is approved under this section, any new above-ground transmission line that is permitted must be designed, constructed, and maintained to be as unobtrusive as possible.

A special exception request to relieve the requirement to underground transmission lines that meets the findings established by UDC section 3.4.5, *Findings* and which also meets criteria a, d, or f of this subsection may only require one criterion for approval when no other criteria apply to the project. Otherwise, in addition to the required findings of UDC section 3.4.5, the special exception request must meet more than one criterion listed in subsections (a) through (h) below.

a. The proposed overhead transmission lines are contextually sensitive to adjacent and surrounding zoning and land uses. Examples of this may include a proposed location that is industrially zoned or a proposal that results in a less adverse aesthetic impact or less adverse impact on viewsheds for surrounding properties.

b. Requiring underground construction would cause a significant increase in ground disturbance when compared to overhead construction in sensitive areas such as Environmental Resource Zone (ERZ) or Watercourse Amenities, Safety and Habitat (WASH) wash crossings or environmentally and archeologically sensitive areas.

c. The proposed overhead transmission line will have minimal impact on residential areas.

d. The proposed overhead transmission lines are located on non-Gateway or non-Scenic corridor routes, and the relief is requested for a segment that perpendicularly crosses a Gateway Corridor Zone or Scenic Corridor Zone, and the placement of poles is set back at least 150 feet from the curbline of the designated Gateway or Scenic Corridor.

e. The proposed overhead transmission lines are for a repair or upgrade of existing facilities and the proposed facilities are similar in size and scale to the existing facilities being repaired or replaced. Replacement facilities may not be any larger than 10% the height or width of existing facilities being replaced.

f. The transmission lines are proposed in an area where there is an existing presence of railroad, highway and/or bridge crossings, or in an area where underground installation would

interfere with other existing undergrounded utilities, and curing that interference is technologically impossible or financially cost prohibitive.

g. The proposed transmission lines will provide electrical service to critical customers where overhead lines are strongly recommended for specialized operations; examples include but are not limited to: provision of electricity to Davis Monthan AFB or other installations necessary to the national defense.

h. The proposed project is in an area where costs to install underground would have a disparate impact on low-income residents. The ZE findings shall identify each specific criterion that relates to the application/ project, and which are met. Approval of a Zoning

Examiner special exception shall not preclude any other necessary regulatory relief process such as a variance.

B. RENEWABLE ENERGY GENERATION

C. SANITATION SYSTEM

4.9.12. WHOLESALE USE GROUP

4.9.13. GENERAL STANDARDS, RESTRICTIONS, AND EXCEPTIONS

The following apply to those zones and specific uses, including accessory uses, as indicated in the use-specific standard column of the permitted use tables, Tables 4.8-1 through 7.

A. ACCESS

B. HOURS

C. LIGHTING

D. NOISE

E. OUTDOOR ACTIVITY

F. SCREENING

G. OPEN SPACE ZONE (OS)- GENERAL RESTRICTIONS AND REQUIREMENTS

H. INSTITUTIONAL RESERVE ZONE (IR)- EXCEPTION

I. RURAL HOMESTEAD ZONE (RH) - EXCEPTION

Parcels of less than 180,000 square feet, recorded prior to December 1, [19852035](#), conforming to the minimum parcel size requirements at the date of recording, are deemed non-conforming.

J. O-1 AND O-2 OFFICE ZONES - GENERAL RESTRICTIONS

K. O-3 OFFICE ZONE - GENERAL RESTRICTIONS

L. RECREATIONAL VEHICLE ZONE (RV) - GENERAL RESTRICTIONS

M. NEIGHBORHOOD COMMERCIAL ZONE (NC) - GENERAL RESTRICTIONS AND EXCEPTION

N. RURAL VILLAGE CENTER ZONE (RVC) - GENERAL RESTRICTIONS

O. C-1 COMMERCIAL ZONE - GENERAL RESTRICTIONS

P. C-2 COMMERCIAL ZONE - GENERAL RESTRICTIONS

Q. PARK INDUSTRIAL (P-I), LIGHT INDUSTRIAL (I-1), AND HEAVY INDUSTRIAL (I-2) ZONES
- GENERAL RESTRICTIONS

4.10. ACCESSORY USES, BUILDINGS, AND STRUCTURES

4.11. TEMPORARY USE OR BUILDING

4.11.1. QUALIFICATION FOR PERMIT

4.11.2. BOND REQUIRED

An ~~cash-or~~ assurance bond in the amount of \$1,000 for a residential use and \$5,000 for a nonresidential use is required, unless stipulated otherwise in the qualification standards in Section 4.11.1, *Qualification for Permit*, to guarantee termination of the temporary use. The ~~cash-or~~ assurance bond shall be provided to the City before any permit for the use is issued.

4.11.3. REFUND

4.11.4. REMOVAL

4.11.5. FORFEITURE

4.11.6. TIME LIMIT



Section

- 1.1. PURPOSE OF OVERLAY ZONES
- 1.2. HILLSIDE DEVELOPMENT ZONE (HDZ)
 - 1.2.1. Introduction
 - 1.2.2. Purpose
 - 1.2.3. Applicability
 - 1.2.4. Permitted Uses
 - 1.2.5. Development Standards
 - 1.2.6. Natural Areas
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 - 1.2.8. Maintenance and Protection
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 - 1.3.8. Screening
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 - 1.3.11. Review and Approval Procedure
 - 1.3.12. Submittals
 - 1.3.13. Grading
 - 1.3.14. Variances
 - 1.3.15. Designation, amendment, or change of boundaries for a Scenic Corridor Zone
- 1.4. MAJOR STREET AND ROUTES SETBACK ZONE (MS&R)
 - 1.4.1. Purpose
 - 1.4.2. Applicability
 - 1.4.3. MS&R Adoption and Amendment
 - 1.4.4. Establishment of MS&R Right-of-Way Lines and Gateway Routes
 - 1.4.5. Permitted Use of MS&R Right-of-Way Area
 - 1.4.6. MS&R Street ~~Perimeter Yard~~Setback and Parking Adjustment
 - 1.4.7. MS&R Right-of-Way Use Modification Request
- 1.5. GATEWAY CORRIDOR ZONE (GCZ)
 - 1.5.1. Purpose
 - 1.5.2. Applicability
 - 1.5.3. Review and Approval Procedure
 - 1.5.4. Development Standards
 - 1.5.5. Designation, amendment, or change of boundaries
 - 1.5.6. Variances
- 1.6. AIRPORT ENVIRONS ZONE (AEZ)
 - 1.6.1. Purpose



- 1.6.2. Establishment, Designation, and Amendment of AEZ Maps
- 1.6.3. Applicability in the TIA Environs
- 1.6.4. TIA Environs
- 1.6.5. Compatible Use Zones for the TIA Environs
- 1.6.6. Noise Control Districts
- 1.6.7. Applicability in the DMAFB Environs
- 1.6.8. Approach Departure Corridors (ADC) for DMAFB
- 1.6.9. Noise Control District for DMAFB Environs
- 1.6.10. Special Exception Land Uses
- 1.6.11. Airport Hazard Districts for TIA and DMAFB Environs
- 1.7. ENVIRONMENTAL RESOURCE ZONE (ERZ)
 - 1.7.1. Purpose
 - 1.7.2. Applicability
 - 1.7.3. Development Options
 - 1.7.4. Development Standards
 - 1.7.5. Standards for Encroachment
 - 1.7.6. Standards for Fences, Walls, and Exterior Lighting
 - 1.7.7. Variances and Amendments
- 1.8. “H” HISTORIC PRESERVATION ZONE (HPZ) AND “HL” HISTORIC LANDMARK (HL)
 - 1.8.1. Purpose
 - 1.8.2. Applicability
 - 1.8.3. Standards for Establishing and Amending HPZs
 - 1.8.4. Steps to Establish or Amend a HPZ
 - 1.8.5. Standards for Establishing and Amending HLs
 - 1.8.6. Steps to Establish or Amend a HL
 - 1.8.7. Permitted Uses
 - 1.8.8. Design Review Required
 - 1.8.9. Design Standards
 - 1.8.10. Demolition Review Required
 - 1.8.11. Maintenance
 - 1.8.12. Pending Historic Preservation Zones
- 1.9. DRACHMAN SCHOOL OVERLAY ZONE (DSO)
 - 1.9.1. Introduction
 - 1.9.2. Purpose
 - 1.9.3. Establishment
 - 1.9.4. Applicability
 - 1.9.5. Permitted Land Uses
 - 1.9.6. Accessory Land Uses
 - 1.9.7. Height and Setback Standards
 - 1.9.8. Parking
 - 1.9.9. Lighting
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 - 1.9.11. All Other Development Standards
 - 1.9.12. Design Standards and Review
- 1.10. NEIGHBORHOOD PRESERVATION ZONE (NPZ)
 - 1.10.1. Purpose
 - 1.10.2. Establishing an NPZ
 - 1.10.3. Neighborhood Preservation Zone (NPZ) Design Review Procedure

- 1.11. COMMUNITY CORRIDORS TOOL (CCT)
 - 1.11.1. Purpose
 - 1.11.2. Applicability and Zoning Clarifications
 - 1.11.3. Review and Approval Procedure
 - 1.11.4. Permitted Uses
 - 1.11.5. Dimensional Standards
 - 1.11.6. Development Standards
 - 1.11.7. Incentives
 - 1.11.8. Large Scale Development Requirements
 - 1.11.9. Modifications and Interpretations
 - 1.11.10. Variances
 - 1.11.11. Enforcement
 - 1.11.12. Definitions
- 1.12. DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)
 - 1.12.1. Purpose
 - 1.12.2. Establishment
 - 1.12.3. Definitions
 - 1.12.4. Applicability
 - 1.12.5. IID Plan Submittal Requirements
 - 1.12.6. IID Plan Review and Approval Procedures Under the IID Zoning Option
 - 1.12.7. Rio Nuevo Area (RNA) Zoning Design Standards
 - 1.12.8. General IID Zoning Option Design Standards
 - 1.12.9. Greater Infill Incentive Subdistrict (GIIS)
 - 1.12.10. Downtown Core Subdistrict (DCS)
 - 1.12.11. Downtown Links Subdistrict (DLS)
 - 1.12.12. Toole Avenue Area (TAA)
 - 1.12.13. Warehouse Triangle Area (WTA)
 - 1.12.14. Fourth Avenue Area (FAA)
 - 1.12.15. Iron Horse Area (IHA)
 - 1.12.16. Stone/Sixth Area (SSA)
 - 1.12.17. [Reserved]
 - 1.12.18. Illustrative Map
- 1.13. URBAN OVERLAY DISTRICT (UOD)
 - 1.13.1. Purpose
 - 1.13.2. Initiation
 - 1.13.3. Establishment
 - 1.13.4. Development Standards
 - 1.13.5. Application
 - 1.13.6. Development Review
 - 1.13.7. Enforcement
 - 1.13.8. Interpretation
 - 1.13.9. Amendment Procedures
 - 1.13.10. Waiver

5.1. PURPOSE OF OVERLAY ZONES



This article provides for overlays that impose standards and procedures that are in addition to those required under base zoning standards. Where there is a conflict between the standards of a base district and an overlay district, the standards of the overlay district shall apply, except for the Urban Overlay District (UOD) and Downtown Area Infill Incentive District (IID), and Community Corridors Tool (CCT)-that provide flexible development options to landowners rather than mandatory requirements.

5.2. HILLSIDE DEVELOPMENT ZONE (HDZ)

5.2.1. INTRODUCTION

5.2.2. PURPOSE

This zone provides for the reasonable use of hillside areas and related lands while protecting the public health, safety, and general welfare

5.2.3. APPLICABILITY

5.2.4. PERMITTED USES

5.2.5. DEVELOPMENT STANDARDS

5.2.6. NATURAL AREAS

5.2.7. HILLSIDE SITE IMPROVEMENT STANDARD

5.2.8. MAINTENANCE AND PROTECTION

5.2.9. ENFORCEMENT

5.2.10. VARIANCES

5.1.

5.2.

5.3. SCENIC CORRIDOR ZONE (SCZ)

5.3.1. INTRODUCTION

5.3.2. PURPOSE

5.3.3. APPLICABILITY

5.3.4. SCENIC ROUTE BUFFER AREA

5.3.5. STRUCTURE HEIGHT

5.3.6. SITING AND VIEW CORRIDORS

5.3.7. PARKING AREAS

5.3.8. SCREENING

5.3.9. UTILITIES

5.3.10. ADDITIONAL DESIGN CONSIDERATIONS

5.3.11. REVIEW AND APPROVAL PROCEDURE

5.3.12. SUBMITTALS

5.3.13. GRADING

5.3.14. VARIANCES

5.3.15. DESIGNATION, AMENDMENT, OR CHANGE OF BOUNDARIES FOR A SCENIC CORRIDOR ZONE

5.4. MAJOR STREET AND ROUTES SETBACK ZONE (MS&R)

- 5.4.1. PURPOSE
- 5.4.2. APPLICABILITY
- 5.4.3. MS&R ADOPTION AND AMENDMENT
- 5.4.4. ESTABLISHMENT OF MS&R RIGHT-OF-WAY LINES AND GATEWAY ROUTES
- 5.4.5. PERMITTED USE OF MS&R RIGHT-OF-WAY AREA
- 5.4.6. MS&R STREET ~~PERIMETER YARD SETBACK~~ AND PARKING ADJUSTMENT

A. SETBACK

The required minimum street ~~perimeter yard setback~~ from a street that is designated a major street or route on the MS&R Map shall be the same as the ~~perimeter yard setback~~ for the base zoning district in accordance with Section 6.3.4, *Dimensional Standard and Exceptions Tables*, and other related sections if the street is not a designated Scenic Route on the MS&R Map. Along a street that is designated a Scenic Route, the required ~~perimeter yard setback~~ is regulated in accordance with Section 5.3.4.A, *Scenic Route Buffer Area*.

B. ADJUSTMENT

- C. APPLYING ADJUSTMENT FACTOR
- D. CALCULATION OF ADJUSTMENT FACTOR

5.4.7. MS&R RIGHT-OF WAY USE MODIFICATION REQUEST

5.5. GATEWAY CORRIDOR ZONE (GCZ)

- 5.5.1. PURPOSE
- 5.5.2. APPLICABILITY
- 5.5.3. REVIEW AND APPROVAL PROCEDURE
- 5.5.4. DEVELOPMENT STANDARDS
- 5.5.5. DESIGNATION, AMENDMENT, OR CHANGE OF BOUNDARIES
- 5.5.6. VARIANCES

5.6. AIRPORT ENVIRONS ZONE (AEZ)

- 5.6.1. PURPOSE
- 5.6.2. ESTABLISHMENT, DESIGNATION, AND AMENDMENT OF AEZ MAPS
- 5.6.3. APPLICABILITY IN THE TIA ENVIRONS
- 5.6.4. TIA ENVIRONS
- 5.6.5. COMPATIBLE USE ZONES FOR THE TIA ENVIRONS
- 5.6.6. NOISE CONTROL DISTRICTS
- 5.6.7. APPLICABILITY IN THE DMAFB ENVIRONS
- 5.6.8. APPROACH DEPARTURE CORRIDORS (ADC) FOR DMAFB
- 5.6.9. NOISE CONTROL DISTRICT FOR DMAFB ENVIRONS
- 5.6.10. SPECIAL EXCEPTION LAND USES
- 5.6.11. AIRPORT HAZARD DISTRICTS FOR TIA AND DMAFB ENVIRONS

5.7. ENVIRONMENTAL RESOURCE ZONE (ERZ)

- 5.7.1. PURPOSE
- 5.7.2. APPLICABILITY
- 5.7.3. DEVELOPMENT OPTIONS
- 5.7.4. DEVELOPMENT STANDARDS



5.7.5. STANDARDS FOR ENCROACHMENT

5.7.6. STANDARDS FOR FENCES, WALLS, AND EXTERIOR LIGHTING

5.7.7. VARIANCES AND AMENDMENTS

5.8. "H" HISTORIC PRESERVATION ZONE (HPZ) AND "HL" HISTORIC LANDMARK (HL)

5.8.1. PURPOSE

5.8.2. APPLICABILITY

5.8.3. STANDARDS FOR ESTABLISHING AND AMENDING HPZs

5.8.4. STEPS TO ESTABLISH OR AMEND A HPZ

5.8.5. STANDARDS FOR ESTABLISHING AND AMENDING HLs

5.8.6. STEPS TO ESTABLISH OR AMEND A HL

5.8.7. PERMITTED USES

5.8.8. DESIGN REVIEW REQUIRED

A. GENERAL

B. FULL HPZ REVIEW PROCEDURE

1. PRELIMINARY STAFF REVIEW

The applicant must submit a site plan and elevation drawings to the PDSD for preliminary staff review. The PDSD staff reviews the proposed plans for compliance with applicable UDC requirements ~~and any LUC requirements~~ that need to be addressed either through the historic design criteria or a special application for relief. The applicant will be informed in writing of any requirements the proposed plan does not meet.

2. APPLICATION REQUIRED

3. HPZ ADVISORY BOARD - REVIEW AND RECOMMENDATION

4. TUCSON-PIMA COUNTY HISTORICAL COMMISSION PLANS REVIEW SUBCOMMITTEE - REVIEW AND RECOMMENDATION

5. DECISION

6. APPEALS

7. DOCUMENTATION REQUIRED UPON APPROVAL

Applicants must submit ~~three~~ an electronic copies copy of the site plan and elevation drawings to the PDSD for formal approval prior to application for building permits.

C. MINOR HPZ REVIEW

1. Applicability

In general, the Minor HPZ Review Procedure is for projects that do not require building permits. Specifically, the following project types are reviewed for compliance with the applicable standards in accordance with the Minor HPZ Review Procedure:

a. Minor or necessary repairs to a structure provided that:

~~(1) The total cost of such improvement is under \$1,500, except for the replacement cost of appliances and mechanical equipment; and,~~



~~(2)(1)~~ The repairs involve replacement with materials of identical or historically accurate design, size, and color to those being replaced.

- b. Emergency repairs provided that the repairs involve replacement with materials of identical or historically accurate design, size, and color to those being replaced;
- c. The change in copy of a sign;
- d. Any alteration that does not require a permit involving the modification, addition, or moving of any part of an existing structure that would affect the exterior appearance. Alterations include, but are not limited to, fences and walls, except those alterations that the PDSD Director determines shall be approved under the full review process due to the cumulative effect of phased work that would normally be subject to the applicability of the HPZ review; and,
- e. Installation of solar panels or cisterns or installation of or repairs to a roof.

2. APPLICATION REQUIRED

~~3. ON-SITE REVIEW REQUIRED~~

~~Upon submittal of the application, a date and time will be scheduled for the applicant, representatives from the applicable HPZ Advisory Board, Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee, and City staff to meet at the project site to discuss the proposal.~~

4.3 RECOMMENDATION

The representatives from the applicable HPZ Advisory Board and the TPCHC Plans Review Subcommittee review the proposal and make a recommendation on the application to the PDSD Director. Reviews may be conducted electronically, virtually, or through a site visit.

5.4 PDSD DIRECTOR DECISION

The PDSD Director reviews the application and decides whether to approve, approve with conditions, deny, or refer the application back for additional review/recommendation based on revisions to the original proposal. The PDSD Director shall consider the recommendations of the HPZ Advisory Board and the TPCHC Plans Review Subcommittee when considering a decision.

6.5 DOCUMENTATION REQUIRED

If approved, the applicant must submit an electronic copy~~three copies~~ of the plans for formal approval by PDSD staff prior to application for building permits, if required.

(Am. Ord. 11150, 3/18/2014)

5.8.9. DESIGN STANDARDS

A. GENERALLY

- 1. CONTRIBUTING PROPERTY
- 2. NEW CONSTRUCTION OR NONCONTRIBUTING PROPERTY

B. HEIGHT

- 1. HISTORIC LANDMARK
- 2. CONTRIBUTING PROPERTY

FIGURE 5.8-A: HEIGHT COMPATIBILITY

C. **Setbacks** (See Figure 5.8-B.)

1. HISTORIC LANDMARK
2. CONTRIBUTING PROPERTY

Alterations or additions to a Contributing Property shall maintain the prevailing street and interior ~~perimeter-yard~~ setbacks existing within its development zone.

3. NEW CONSTRUCTION OR NONCONTRIBUTING PROPERTY

New construction or alterations or additions to a Noncontributing Property shall maintain the prevailing street and interior ~~perimeter-yard~~ setbacks existing within its development zone.

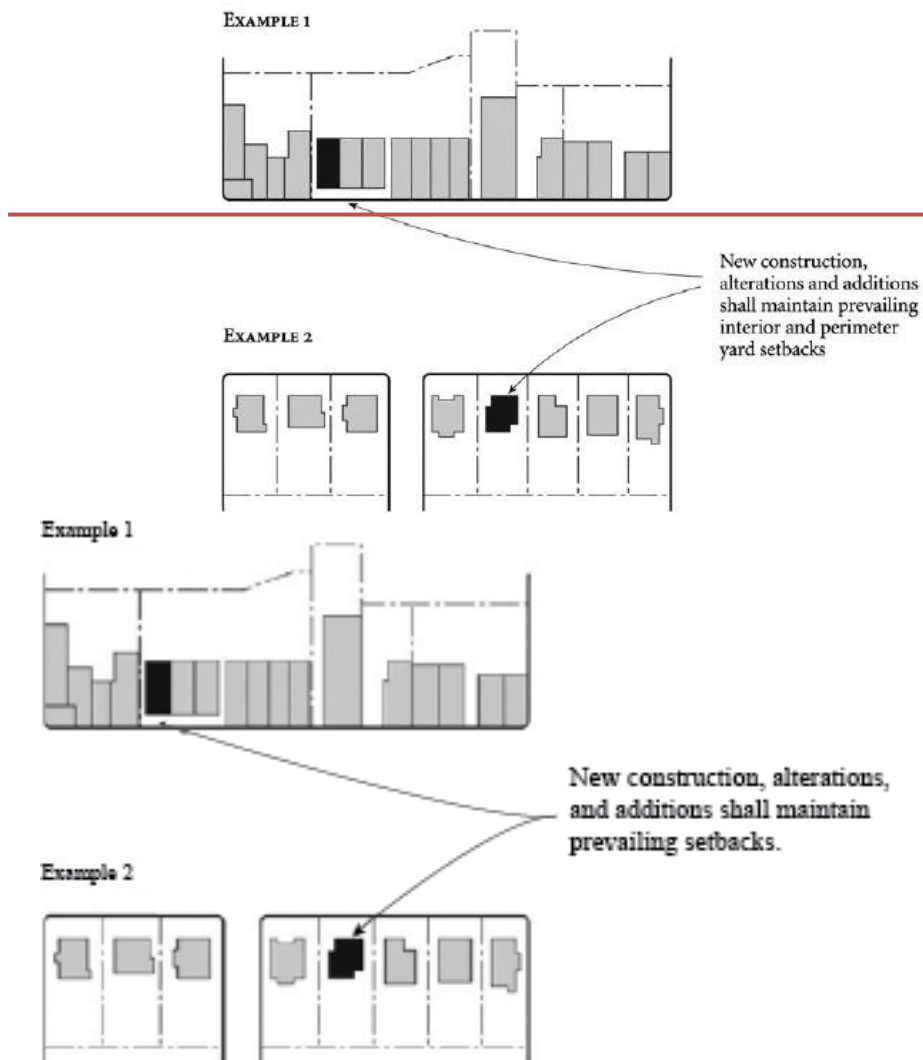


Figure 5.8-B: Prevailing Setbacks

D. **Proportion**

- E. ROOF TYPES
- F. SURFACE TEXTURE
- G. SITE UTILIZATION
- H. PROJECTIONS AND RECESSIONS
- I. DETAILS
- J. BUILDING FORM
- K. RHYTHM
- L. ADDITIONAL REVIEW STANDARDS
- M. SIGNS

FIGURE 5.8-C: SIGNS

N. **Motor Vehicle and Bicycle Parking Areas**

- 5.8.10. **DEMOLITION REVIEW REQUIRED**
- 5.8.11. **MAINTENANCE**
- 5.8.12. **PENDING HISTORIC PRESERVATION ZONES**

5.9. DRACHMAN SCHOOL OVERLAY ZONE (DSO)

- 5.9.1. **INTRODUCTION**
- 5.9.2. **PURPOSE**
- 5.9.3. **ESTABLISHMENT**
- 5.9.4. **APPLICABILITY**
- 5.9.5. **PERMITTED LAND USES**
- 5.9.6. **ACCESSORY LAND USES**
- 5.9.7. **HEIGHT AND SETBACK STANDARDS**
- 5.9.8. **PARKING**
- 5.9.9. **LIGHTING**
- 5.9.10. **LANDSCAPING**
- 5.9.11. **ALL OTHER DEVELOPMENT STANDARDS**
- 5.9.12. **DESIGN STANDARDS AND REVIEW**

5.10. NEIGHBORHOOD PRESERVATION ZONE (NPZ)

- 5.10.1. **PURPOSE**
- 5.10.2. **ESTABLISHING AN NPZ**
- 5.10.3. **NEIGHBORHOOD PRESERVATION ZONE (NPZ) DESIGN REVIEW PROCEDURE**

5.11. COMMUNITY CORRIDORS TOOL (CCT)

- 5.11.1. **PURPOSE**

5.11.2. APPLICABILITY AND ZONING CLARIFICATIONS

5.11.3. REVIEW AND APPROVAL PROCEDURE

5.11.4. PERMITTED USES

5.11.5. DIMENSIONAL STANDARDS

A. APPLICABILITY

The Tables contained herein indicate all the dimensional standards and measurements within the CCT. UDC Section 6.3. shall not apply. In all cases:

1. Both the maximum building height and the number of stories shall not be exceeded;
2. If two dimensions apply to the same situation, the more restrictive dimension shall be enforced;
3. There is no limit on maximum residential density;
4. Street setbacks shall be based on the location of the existing property line, unless a variation is either required or authorized by the City Engineer based on a future right-of-way width; and
5. ~~Perimeter yard s~~Setbacks shall be regulated along adjacent private property lines along the CCT site boundary and not within the CCT site.

B. DIMENSIONAL STANDARDS FOR HOUSE-SCALED BUILDINGS

House-scaled buildings contribute to smaller-scale environments. Buildings range in height from one to two stories. Buildings are generally detached or attached and may have deep or shallow setbacks from the property line, street, and sidewalk. They are similar in form to a single-family house, but also include multi-family buildings such as duplexes, bungalow courts, courtyard buildings, townhouses, and mixed-use main street buildings.

TABLE 5.11.5.-1 DIMENSIONAL STANDARDS FOR CCT R-1, R-2, & O-1			
	R-1*	R-2*	O-1
MIN. LOT AREA	2,000 sq ft	1,500 sq ft	1,500 sq ft
MAX. LOT COVERAGE	90%	90%	90%
MAX. # OF STORIES	2	3	3
MAX BUILDING HEIGHT	25 feet	36 feet	36 feet
PERIMETER YARD SETBACKS			
Side	0 feet	0 feet	0 feet
Rear (with alley or shared driveway parking)	0 feet	0 feet	0 feet
Rear (without alley or shared driveway)	10 feet	10 feet	10 feet
Adjacent to O-1 or R-2 or more restrictive zoned parcel	6 feet	6 feet	6 feet
STREET SETBACK	Min: 6 feet**	Min: 6 feet**	Min: 10 feet**

	Max: 30 feet	Max: 30 feet	Max: 30 feet
Percentage of Building at Setback	N/A	N/A	50%
*R-1 & R-2 standards may only be utilized according to the requirements in 5.11.2			
**When facing existing single-family homes, the minimum street setback shall be 15 feet			

C. DIMENSIONAL STANDARDS FOR LARGE HOUSE-SCALED AND SMALL BLOCK-SCALED BUILDINGS

Large house-scaled and small block-scaled buildings serve as a transition from larger block-scaled building into smaller-scale residential neighborhoods. They are a mix of block and house scale buildings that range in height from one to four stories. Buildings along walkable corridors are mostly attached buildings that have minimal setbacks. Buildings along neighborhood streets are detached and setback from the street and sidewalk.

TABLE 5.11.5.-2 DIMENSIONAL STANDARDS FOR CCT R-3, O-2, & C-1		
	R-3	O-2 & C-1
MIN. LOT AREA	N/A	N/A
MAX. LOT COVERAGE	95%	N/A
MAX. # OF STORIES	4	4
MAX BUILDING HEIGHT	50	50
PERIMETER YARD-SETBACKS		
Side	0 feet	0 feet
Rear (without alley)	15 feet	15 feet
Rear (with alley)	6 feet	6 feet
Adjacent to O-1 or R-2 or more restrictive zoned parcel	10 feet	10 feet
STREET SETBACK	Min: 0 feet Max: 30 feet	Min: 0 feet Max: 30 feet
Percentage of Building at Setback	50%	60%

D. DIMENSIONAL STANDARDS FOR MID-RISE BLOCK-SCALED BUILDINGS

Mid-rise block -scale buildings contribute to larger-scale environments. Buildings are individually as large as a city block or attached along a street to form a continuous façade along most, or all, of a block. They typically have minimal setbacks and are often mixed-use with non-residential uses on

the ground floor and housing or office on upper stories. Mid-rise block -scale buildings range in height from four to seven stories. Examples include multiplexes, mid-rise buildings, and stacked flats.

TABLE 5.11.5.-3 DIMENSIONAL STANDARDS FOR CCT C-2, O-3, & C-3		
	C-2 & O-3	C-3
MIN. LOT AREA	N/A	N/A
MAX. LOT COVERAGE	N/A	N/A
MAX. # OF STORIES	5	7
MAX BUILDING HEIGHT	60 feet	85 feet
PERIMETER YARD SETBACKS		
Side	0 feet	0 feet
Rear (with or without alley)	0 feet	0 feet
Adjacent to O-1 or R-2 or more restrictive zoned parcel	10 feet	10 feet
Adjacent to R-3, O-2 or C-1 zoned parcel	6 feet	6 feet
STREET SETBACK	Min: 0 feet Max: 30 feet	Min: 0 feet Max: 30 feet
Percentage of Building at Setback	60%	60%

E. DIMENSIONAL STANDARDS FOR HIGH-RISE BLOCK-SCALED BUILDINGS

High-rise block -scale buildings contribute to larger-scale environments. Buildings are individually as large as a city block or attached along a street to form a continuous façade along most, or all, of a block. They typically have minimal setbacks and are often mixed-use with non-residential uses on the ground floor and housing or office on upper stories. They may have integrated parking structures. High-rise block -scale buildings may be ten stories or more in building height. Examples include high-rise buildings and large towers.

TABLE 5.11.5.-4 DIMENSIONAL STANDARDS FOR CCT OCR-1 & OCR-2		
	OCR-1	OCR-2
MIN. LOT AREA	N/A	N/A

MAX. LOT COVERAGE	N/A	N/A
MAX. # OF STORIES	13	29
MAX BUILDING HEIGHT	140 feet	300 feet
PERIMETER YARD -SETBACKS		
Side	0 feet	0 feet
Rear (with or without alley)	0 feet	0 feet
Adjacent to O-1 or R-2 or more restrictive zoned parcel	25 feet	25 feet
Adjacent to R-3, O-2 or C-1 zoned parcel	10 feet	10 feet
STREET SETBACK	Min: 0 feet Max: 30 feet	Min: 0 feet Max: 30 feet
Percentage of Building at Setback	80%	80%

(Ord. 12152, 3/18/2025)

5.11.6. DEVELOPMENT STANDARDS

TABLE 5.11.6.-2: PASSENGER VEHICLE PARKING LOCATION & ACCESS STANDARDS			
SETBACKS			
	Residential Use	Non-Residential Use or Mixed Use	Subterranean Parking
TABLE 5.11.6.-2: PASSENGER VEHICLE PARKING LOCATION & ACCESS STANDARDS			
SETBACKS			
	Residential Use	Non-Residential Use or Mixed Use	Subterranean Parking
All Streets	15 feet	20 feet	0 feet
Perimeter Yard Setback Adjacent to Residential Zone	6 feet	6 feet	0 feet

Perimeter Yard <u>Setback</u> Adjacent to Non-Residential Zone	0 feet	0 feet	0 feet
Perimeter Yard <u>Setback</u> Adjacent to Alley	0 feet	0 feet	0 feet
ACCESS			
Street	Must be located along side of lot (within 20 feet of side lot line) and at least 50 feet from another driveway (curb cut edge).		
Rear (Alley)	Permitted when minimum 20 feet width, free of obstructions, and surfaced to approval of City Engineer.		
PARKING ENTRANCES (CURB CUT WIDTH)			
One-Way Entrance	10 to 12 feet		
Two-Way Entrance	16 to 20 feet		

(Ord. 12152, 3/18/2025)

5.11.7. INCENTIVES

5.11.8. LARGE SCALE DEVELOPMENT REQUIREMENTS

5.11.9. MODIFICATIONS AND INTERPRETATIONS

5.11.10. VARIANCES

5.11.11. ENFORCEMENT

5.11.12. DEFINITIONS

5.12. DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)

5.12.1. PURPOSE

5.12.2. ESTABLISHMENT

5.12.3. DEFINITIONS

5.12.4. APPLICABILITY

5.12.5. IID PLAN SUBMITTAL REQUIREMENTS

5.12.6. IID PLAN REVIEW AND APPROVAL PROCEDURES UNDER THE IID ZONING OPTION

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

5.12.8. GENERAL IID ZONING OPTION DESIGN STANDARDS

5.12.9. GREATER INFILL INCENTIVE SUBDISTRICT (GIIS)

A. GIIS LAND USES

B. MODIFICATIONS OF UNDERLYING DEVELOPMENT STANDARDS

C. EXCEPTIONS

A. BUILDING HEIGHT

B. STREET ~~PERIMETER YARD~~SETBACK

Perimeter yard setback requirements may be reduced or waived if the PDSD Director determines that the request is consistent with the Major Streets and Route Plan. The Director of the Department of Transportation and Mobility, may modify the Major Streets and Routes setback if there is adequate sight visibility, no traffic safety issue is created, the reduction complies with the standards of Section 5.12.8.B, and the setback does not create a future roadway expansion problem. This provision may apply to Major Streets and Routes setbacks in the DCS and DLS.

c. Residential Density

- (1) For all development other than residential in the underlying I-1 and I-2 zones, no residential density standards apply.
- (2) Residential density calculations for residential uses in the underlying I-1 and I-2 zones, shall follow density requirements of the R-3 zone district.
- (3) Exception: affordable housing projects are governed by the standards of UDC Section 5.12.8.H.

2. **Section 7.4, Motor Vehicle and Bicycle Parking**

A. PARKING

B. ACCESSIBLE PARKING AND BICYCLE FACILITIES

C. LOCATION

3. SOLID WASTE COLLECTION

4. PEDESTRIAN ACCESS

5.12.10. **DOWNTOWN CORE SUBDISTRICT (DCS)**

A. PERMITTED USES

B. STANDARDS

C. EXEMPTIONS

Except as provided in this section, development within the DCS is exempt from the following standards unless the PDSD Director makes a finding that public safety and health would be jeopardized:

1. Section 5.4, *Major Streets and Routes Setback Zone*;
2. Minimum perimeter yard setback standard as provided in Section 6.3, except when required by Section 5.12.8.B, *Development Transition Standards*;
3. Maximum lot coverage standard as provided in Section 6.3;
4. Minimum lot size standard as provided in Section 6.3,
5. Section 7.4, *Motor Vehicle and Bicycle Parking*, except as provided in Section 5.12.8.E;
6. Section 7.5, *Off-Street Loading*;
7. Section 7.6, *Landscaping and Screening Standards*, except as required by Section 5.12.8.B, *Development Transition Standards*; and,
8. Section 7.7, *Native Plant Preservation*, except when the property includes a drainage corridor where native plants are present or when the property is adjacent to a drainage corridor and remnant native plants are present on the project site.

D. OTHER PERMITTED MODIFICATIONS

5.12.11. **DOWNTOWN LINKS SUBDISTRICT (DLS)**

5.12.12. TOOLE AVENUE AREA (TAA)

TOOLE AVENUE SUB-AREA (TAS)

The intent of this zone is to allow for and encourage development of northern Toole Avenue as per the Historic Warehouse Arts District Master plan. Incentives offered under the Downtown Core Sub-district of the infill incentive zone such as exemptions from MS&R setback, ~~perimeter~~ ~~yard setbacks~~, lot coverage, parking and landscape screening requirements are included under this zone. Additionally, multifamily residential development (not currently allowed in the underlying I-1 zone) shall be permitted.



5.12.13 WAREHOUSE TRIANGLE AREA (WTA)

5.12.14 FOURTH AVENUE AREA (FAA)

5.12.15 IRON HORSE AREA (IHA)

5.12.16 STONE/SIXTH AREA (SSA)

5.12.17. [RESERVED]

5.12.18. ILLUSTRATIVE MAP FIGURE 5.12.18-1: ILLUSTRATIVE MAP OF INFILL INCENTIVE DISTRICT (IID)

5.13. URBAN OVERLAY DISTRICT (UOD)

5.13.1. PURPOSE

5.13.2. INITIATION

5.13.3. ESTABLISHMENT

5.13.4. DEVELOPMENT STANDARDS

5.13.5. APPLICATION

5.13.6. DEVELOPMENT REVIEW

5.13.7. ENFORCEMENT

5.13.8. INTERPRETATION

5.13.9. AMENDMENT PROCEDURES

5.13.10. WAIVER



Section

- 6.1. PURPOSE
- 6.2. APPLICABILITY
- 6.3. DIMENSIONAL STANDARDS
 - 6.3.1. Organization
 - 6.3.2. Determining a Use's Dimensional Standards
 - 6.3.3. Explanation and Applicability of Terms Used in the Dimensional Standard Tables
 - 6.3.4. Dimensional Standard and Exceptions Tables
- 6.4. RULES OF MEASUREMENT AND EXCEPTIONS TO DIMENSIONAL STANDARDS
 - 6.4.1. Purpose
 - 6.4.2. Lot Size
 - 6.4.3. Lot Coverage and Site Coverage
 - 6.4.4. Height
 - 6.4.5. ~~Perimeter Yards~~Setbacks
 - 6.4.6. Floor Area Ratio
 - 6.4.7. Residential Density
- 6.5. PRINCIPAL LAND USE
 - 6.5.1. One or More Principal Uses, Separate Projects
 - 6.5.2. Two or More Principal Uses, Same Project
- 6.6. ACCESSORY USES, BUILDINGS, AND STRUCTURES
 - 6.6.1. Accessory Uses
 - 6.6.2. Accessory Buildings And Structures
 - 6.6.3. Residential Uses
 - 6.6.4. Nonresidential Uses
 - 6.6.5. Urban Agriculture Uses and Activities

6.1. PURPOSE

6.2. APPLICABILITY

6.3. DIMENSIONAL STANDARDS

6.3.1. ORGANIZATION

6.3.2. DETERMINING A USE'S DIMENSIONAL STANDARDS

6.3.3. EXPLANATION AND APPLICABILITY OF TERMS USED IN THE DIMENSIONAL STANDARD TABLES

- A. MOBILE HOME DWELLING
- B. MOBILE HOME PARK
- C. MULTIFAMILY DEVELOPMENT
- D. NONRESIDENTIAL USE
- E. NONRESIDENTIAL ZONE

For the purposes of determining the applicable perimeter yardsetback standard, the following are considered nonresidential zones: O-1, O-2, O- 3, P, RV, NC, RVC, C-1, C-2, C-3, OCR-1, OCR-2, P-I, I-1, and I-2.

F. PERIMETER YARDSETBACK

The perimeter yardsetback standard is based on whether the proposed use is nonresidential or residential (Sections 6.3.3.D or.H, respectively) and the use’s adjacency to a nonresidential or residential zone (Sections 6.3.3.E or.I, respectively).

G. RESIDENTIAL DENSITY
H. RESIDENTIAL USE

For the purposes of determining the applicable dimensional standards, the following uses as defined in Section11.3.7 are considered residential uses:

- 1. Duplex;
- 2. Manufactured Housing;
- 3. Middle Housing;
- 4. Mobile Home Dwelling;
- 5. Residential Care Service uses located or locating in an existing residential use as defined by this section;
- 6. Single-Family Dwelling, Attached;
- 7. Single-Family Dwelling, Detached; and,
- 8. Single-Family Dwellings that meet the nonconforming group dwelling criteria in accordance with Section 4.9.7.B.89.

I. RESIDENTIAL ZONE

For the purposes of determining the applicable perimeter yardsetback standard, the following are considered residential zones: OS, IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, MU, PAD, and PCD.

J. SINGLE-FAMILY (SF) USE

6.3.4. DIMENSIONAL STANDARD AND EXCEPTIONS TABLES

TABLE 6.3-1.A: DIMENSIONAL STANDARDS FOR THE RH, SR, SH, RX-1, & RX-2 ZONES

Note: Several variables factor into determining a use’s required dimensional standards. See Section6.3.2, Determining a Use’s Dimensional Standards, for further details.

Dimensional Standard	Zone				
	RH	SR	SH	RX-1	RX-2
Dimensional Standard	Zone				
	RH	SR	SH	RX-1	RX-2
Residential Density (maximum)	1/180,000 sf	1/144,000 sf	2/36,000 sf	1/36,000 sf	1/16,000 sf

Lot Size /Site Area (minimum)	180,000 sf	144,000 sf	36,000 sf	36,000 sf	16,000 sf
Lot Coverage (maximum)	Res: N/A Nonres: 20%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%
Height (maximum)	30'	30'	30'	30'	25'
Perimeter Yard Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➔ Res Zone	25'	25'	20'	20'	20'
Res Use ➔ Nonres Zone	(H)	(H)	(H)	(H)	(H)
Nonres Use ➔ Res Zone	4(H)	4(H)	20'	20'	20'
Nonres Use ➔ Nonres Zone	0'	0'	0'	0'	0'

KEY:

Max. = Maximum permitted

Min. = Minimum requirement

P = Permitted Use

S = Special Exception Use

Uses without a "P" or "S" indicates that the use is permitted in the zone (Am. Ord.

11070, 5/14/2013)

TABLE 6.3-2.A: DIMENSIONAL STANDARDS FOR THE R-1, R-2, R-3, MH-1, & MH-2 ZONES

Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone				
	R-1	R-2	R-3	MH-1	MH-2
	SF: 1/6,000 sf	SF: 1/4,000 sf	SF: 1/4,000 sf	SF/MH: 1/6,000 Sf	SF/MH: 1/4,000 Sf

Residential Density (maximum)	SF (2 units): 2/10,000 sf Middle Housing: 4/6,000 sf	MF: 15/acre Middle Housing: 4/4,000 sf	MF: 36/acre Middle Housing: 4/4,000 sf	MF/MH Park: 8/acre Middle Housing: 4/6,000 sf	MF & MH Park: 15/acre Middle Housing: 4/4,000 sf
Lot Size /Site Area (minimum)	SF (1 unit): 6,000 sf SF (2 units): 10,000 sf Nonres: see Exceptions Middle Housing: 6,000 sf	4,000 sf	SF: 4,000 sf MF/Nonres: 0 Middle Housing: 4,000 sf	6,000 sf	4,000 sf
Lot Coverage (maximum)	70%	SF: 70% MF: 75% Nonres: see Exceptions	70%	70%	SF, MH, Res. Care Services: 70% MF & MH Park: 75% Nonres: see Exceptions
Height (maximum)	25'	25'	SF, Civic Uses, & Admin/Prof Offices: 25' MF/Nonres: 40'	25'	25'
Perimeter Yard Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res. Zone	5'	5'	5'	5'	5'
Res Use ➡ Nonres Zone	5'	5'	5'	5'	5'
Nonres Use ➡ Res or Nonres Zone	10' or ¾(H)*	10' or ¾(H)*	10' or ¾(H)*	10' or ¾(H)*	10' or ¾(H)*

* The greater of the two dimensions applies

KEY:

(H) = Height of the proposed exterior building wall

MF = Multifamily Development (Section 6.3.3.C)

MH = Mobile Home Dwelling (Section 6.3.3.A)

MH Park = Mobile Home Park (Section 6.3.3.B)

N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D or.E, whichever is applicable)

Res = Residential (Section 6.3.3.H or.I, whichever is applicable)

SF = Single-family Use (Section 6.3.3.J)

sf = square feet

➡ = adjacent to

(Am. Ord. 11070, 5/14/2013)

TABLE 6.3-2.B: EXCEPTIONS TO THE R-1, R-2, R-3, MH-1, & MH-2 DIMENSIONAL STANDARDS

Zone	Use	Exceptions to the Zone 's Dimensional Standard
R-1	Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15% Nonres Use adjacent to Nonres Zone (min.) = (H)
	• Cultural use (S) • Parks and Recreation (P) • Religious use (P)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Cultural Use (P - government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Day Care, Adult and Child (P & S)	Lot Size (min.) = 7,000
		Site Area (min.) = 0

	Renewable Energy Generation (S)	Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
	Protective Service (P - government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
R-2	Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	• Cultural Use (S) • Parks and Recreation (P) • Religious Use (P)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Cultural Use (P - government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Day Care, Adult (P)	Lot Coverage (max.) = N/A
	Day Care, Child – max. 30 children (P)	Lot Size (min.) = 14,000 sf Perimeter Yard Setback (min.) = see Sec. 4.9.4.H.4
	Day Care, Child – unlimited # of children (S)	Lot Size (min.) = see Sec. 4.9.4.H.7 Perimeter Yard Setback (min.) = see Sec. 4.9.4.H.4
	Day Care, Child with extended hours (S)	Lot Size (min.) & Perimeter Yard Setback (min.) = see Sec. 4.9.4.H.9
	Distribution System (S)	Lot Coverage (max.) = N/A Perimeter Yard Setback (min.) (facility, walls and equipment) = 20' from any adjacent residential zone
	Medical Services (S)	Lot Size (min.) = 1.5 acres Lot Coverage (max.) = 70%
	Single-family, Attached (P)	Lot Size (min.) = Equivalent to multi-family density (2,904 sf)
	Residential Care Services, Adult Care Service or Physical and Behavioral Health Services – Max 10 residents	Lot Coverage (max.) = 70%
	• Residential Care Services, Adult Care Service or Physical and Behavioral Health Services – Max 15 residents • Residential Care Services: Rehabilitation Service – children's facilities (P)	Lot Coverage (max.) = N/A Res. Use adjacent to Res. Zone (min.) = 10' or 3/4 (H)

Residential Care Services, Adult Care Service or Physical and Behavioral Health Services – unlimited number of residents	Lot Size (min.) = 3 acres Lot Coverage (max.) = 50% Perimeter Yard Setback (min.) = 25' from all interior lot lines abutting residential zones
- Residential Care Services: Rehabilitation Service or Shelter Care - Max. 15 residents (S) - Residential Care Services: Shelter Care – victims of domestic violence (P)	Lot Size (min.) = 20,000 sf
Residential Care Services: Rehabilitation Service or Shelter Care – unlimited number of residents (S)	Lot Size (min.) = 1.5 acres Lot Coverage (max.) = 60% Perimeter Yard Setback (min.) = 20' from all interior lot lines abutting residential zones
- Cemetery (P) - Communications (P) - Communications, limited to wireless communication towers and antennas (S) - Crop production (P)	Lot Coverage (max.) = N/A
Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
Administrative and Professional Office (P - government owned and operated only)	Lot Size (min.) = 43,560 sf Lot Coverage (max.) = 20% Nonres. Use adjacent to Res. Zone (min.) = 2(H) Nonres. Use adjacent to Nonres. Zone (min.) = 0
Postal Service (P - Government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
Protective Service	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%

	(P - government owned and operated only)	
Zone	Use	Exceptions to the Zone 's Dimensional Standard
R-3	Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	Cultural Use (S)	Lot Size (min.) = 20,000 sf; Lot Coverage (max.) = 60%
	Day Care: Child – max 100 children (P)	Lot Size (min.) = 10,000 sf Perimeter Yard Setback (min.) = See Sec. 4.9.4.H.4
	Day Care: Child – unlimited number of children (S)	Lot Size (min.) = 200 sf per child multiplied by the maximum enrollment for which the center is licensed, plus 4,000 sf Perimeter Yard Setback (min.) = See Sec. 4.9.4.H.4
	Day Care: Child – extended hours for any number of children (S)	Lot Size (min.) and Perimeter Yard Setback (min.) = See Sec. 4.9.4.H.9
	Distribution System (S)	Lot Size (min.) = N/A Perimeter Yard Setback (min.) = setback of the facility, including walls or equipment, is 20' from any adjacent residential zone
	Single-family, Attached (P)	Lot Size (min.) = Equivalent to multi-family density (1,210 sf)
	Residential Care Services: Rehabilitation Service – children's facilities (P)	Lot Size (min.) = 0 Res. Use adjacent to Res. or Nonres. Zone (min.) = 10' or 3/4 (H)
	Residential Care Services: Shelter Care – victims of domestic violence (P)	Lot Size (min.) = 0 Building Height (max.) = 40' Res. Use adjacent to Res. or Nonres. Zone (min.) = 10' or 3/4 (H)
	Residential Care Services: Rehabilitation Service or Shelter Care – max 20 residents (S)	Lot Size (min.) = 20,000 sf

	Residential Care Services: Rehabilitation Service or Shelter Care – unlimited number of residents (S)	Lot Size (min.) = 1.5 acres Building Height (max.) = 40' Lot Coverage (max.) = 60% Res. Use adjacent to Res. or Nonres. Zone (min.) = 20' from all interior lot lines abutting residential zones
	• Civic Assembly (P - Government owned and operated only) • Cultural Use (S) • Parks and Recreation (P) • Religious Use (P)	Lot Size (min.) = N/A
	• Cemetery (P) • Communications (P) • Communications, limited to wireless communication towers and antennas (S) • Crop Production (P) • Day Care: Adult Day Care (P) • Group Dwelling (P) • Medical Service (S) • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (P)	Lot Size (min.) = N/A Nonres Use adjacent to Res Zone (min.) = 1½(H) Nonres Use adjacent to Nonres Zone (min.) = 0
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
	Administrative and Professional Office (P - government owned and operated only)	Lot Size (min.) = 72,000 sf Lot Coverage (max.) = 60% Nonres. Use adjacent to Res. Zone (min.) = 2(H) Nonres. Use adjacent to Nonres. Zone (min.) = 0
Zone	Use	Exceptions to the Zone 's Dimensional Standard

MH-1	Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	• Parks and Recreation (P) • Religious Use (P)	Lot Size (min.) = 20,000 sf
	Single-family, Attached (P)	Lot Size (min.) = Equivalent to multi-family density (5,445 sf)
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A; Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
	Communications, limited to wireless communication towers and antennas (S)	Lot Size (min.) = 5,000 sf
	Cultural Use (P - government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Protective Service (P - government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
Zone	Use	Exceptions to the Zone's Dimensional Standard
MH-2	• Mobile Home Park (P) • Multifamily Development (P)	Lot Coverage (max.) = 75%
	Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	• Parks and Recreation (P) • Religious Use (P)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Single-family, Attached (P)	Lot Size (min.) = Equivalent to multi-family density (2,904 sf)
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16'

		Nonres Use adjacent to Nonres Zone (min.) = (H)
	• Communications (P) • Communications, limited to wireless communication towers and antennas (S) • Crop Production (P) • Distribution System (S)	Lot Coverage (max.) = N/A
	Administrative and Professional Office (P - government owned and operated only)	Lot Size (min.) = 43,560 sf Lot Coverage (max.) = 20% Nonres. Use adjacent to Res. Zone (min.) = 2(H) Nonres. Use adjacent to Nonres. Zone (min.) = 0
	Cultural Use (P - government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Protective Service (P - government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%

KEY:

Max. = Maximum permitted Min. = Minimum requirement P = Permitted Use

S = Special Exception Use

Uses without a “P” or “S” indicate the use is permitted within the zone

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11996, 3/21/2023)

TABLE 6.3-3.A: DIMENSIONAL STANDARDS FOR THE O-1, O-2, & O-3 ZONES

Note: Several variables factor into determining a use’s required dimensional standards. See Section 6.3.2, Determining a Use’s Dimensional Standards, for further details.

Dimensional Standard	Zone		
	O-1	O-2	O-3
	8/acre	8/acre	22/acre

Residential Density (maximum)	Middle Housing: 4/6,000 sf	Middle Housing: 4/4,000 sf	Middle Housing: 4/4,000 sf
Lot Size /Site Area (minimum)	Res: 6,000 sf Middle Housing: 6,000 sf Nonres: 10,000 sf	Res: 4,000 sf Middle Housing: 4,000 sf Nonres: 0 sf	Res: 4,000 sf Middle Housing: 4,000 sf Nonres: 0 sf
Lot Coverage (maximum)	Res: 70% Nonres: N/A	Res: 70% Nonres: N/A	Res: 75% Nonres: N/A
Height (maximum)	25'	26' 25'	Res: 25' Nonres: 40'
Perimeter Yard Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]			
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➔ Res or Nonres Zone	5'	5'	5'
Nonres Use ➔ Res or Nonres Zone	10' or ¼(H)*	10' or ¼(H)*	10' or ¼(H)*

* The greater of the two dimensions applies

KEY:

(H) = Height of the
proposed exterior
building wall MF =
Multifamily
Development (Section
6.3.3.C) MH = Mobile
Home Dwelling
(Section 6.3.3.A) MH
Park = Mobile Home
Park (Section 6.3.3.B)
N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D
or.E, whichever is applicable) Res =
Residential (Section 6.3.3.H or.I, whichever
is applicable)

SF = Single-
family Use
(Section
6.3.3.J) sf =
square feet

➡ = adjacent to

(Am. Ord. 11070, 5/14/2013)

TABLE 6.3-3.B: EXCEPTIONS TO THE O-1, O-2, & O-3 DIMENSIONAL STANDARDS

Zone	Use	Exceptions to the Zone 's Dimensional Standards
O-1	• Communications, limited to wireless communication towers and antennas (S) • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (S)	Lot Size (min.) = 72,000 sf Lot Coverage (max.) = 15% Nonres Use adjacent to Res Zone (min.) = 1½(H) Nonres Use adjacent to Nonres Zone (min.) = 0'
	• Cultural Use [S] • Distribution System [S] • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Single-family, Attached (P)	Lot Size (min.) = Equivalent to multi-family density (5,445 sf)
	Renewable Energy Production (S)	Site Area (min.) = 0 Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.)

		= (H)
O-2	Residential Care Services: Rehabilitation Service or Shelter Care (S)	Lot Size (min.) = 72,000 sf Lot Coverage (max.) = 15% Nonres Use adjacent to Res Zone (min.) = $1\frac{1}{2}(H)$ Nonres Use adjacent to Nonres Zone (min.) = 0
	• Civic Assembly (P) • Communications, limited to wireless communication towers and antennas (S) • Cultural Use (P) • Educational Use: Elementary and Secondary School (P & S) • Educational Use: Postsecondary Inst. (P) • Religious Use (P)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	• Cultural Use (S) • Residential Care Services: Rehabilitation Service or Shelter Care (S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Day Care: Child Care (P & S)	Lot Size (min.) = 14,000 sf Lot Coverage (max.) = 80%
	Day Care: Child Care (S)	Lot Size (min.) = 2.5 acres Lot Coverage (max.) = 60%
	Renewable Energy Production (S)	Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
	Cultural Use (P - government owned and operated only)	Lot size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	Family Dwelling in the Rio Nuevo District (P)	Residential Density = 17/ acres Lot Size (min.) = 2,500 sf Lot Coverage (max.) = 90% Res Use adjacent to Res Zone (min.) = $1\frac{1}{2}(H)$ Res Use adjacent to Nonres Zone (min.) = 0

O-3	Cemetery (P)	Lot Size (min.) = 10 acres Lot Coverage (max.) = 15% Nonres Use adjacent to Res Zone (min.) = $1\frac{1}{2}(H)$ Nonres Use adjacent to Nonres Zone (min.) = 0
	Communications, limited to wireless communication towers and antennas (S)	Lot Size (min.) = 72,000 sf Lot Coverage (max.) = 15% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = $1\frac{1}{2}(H)$ Nonres Use adjacent to Nonres Zone (min.) = 0
	• Cultural Use (S) • Distribution System (S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60% Height (max.) = 25'
	Day Care: Child care (2 uses with different use-specific standards)	Lot Size (min.) = 10,000 sf Lot Coverage (max.) = 50% Height (max.) = 25'
	• Civic Assembly (P) • Educational Use: Elementary and Secondary School (P & S) • Educational Use: Postsecondary Inst. (P) • Parks and Recreation (P) • Religious Use (P)	Lot Coverage (max.) = 70%
	Day Care: Child Care (S)	Lot Coverage (max.) = 60% Height (max.) = 25'
	• Administrative and Professional Office (P) • Communications (P) • Day Care: Adult Day Care (P) • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (P - 2 uses with different use-specific standards) • Medical Service - Extended Health Care, Major, or Outpatient (P)	Nonres Use adjacent to Res Zone (min.) = $1\frac{1}{2}(H)$ Nonres Use adjacent to Nonres Zone (min.) = 0

	• Residential Care Services: Rehabilitation Service - children's facility (P) • Residential Care Services: Rehabilitation Service or Shelter Care (P & S)	
	Single-family, Attached (P)	Lot Size (min.) = Equivalent to permitted density (1,980 sf)

KEY:

Max. = Maximum permitted Min. = Minimum requirement P = Permitted Use

S = Special Exception Use

Uses without a "P" or "S" indicate the use is permitted within the zone (Am. Ord. 11070, 5/14/2013; Am. Ord. 11996, 3/21/2023)

TABLE 6.3-4.A: DIMENSIONAL STANDARDS FOR THE C-1, C-2, C-3, OCR-1, & OCR-2 ZONES

Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone				
	C-1	C-2	C-3	OCR-1	OCR-2
Dimensional Standard	Zone				
	C-1	C-2	C-3	OCR-1	OCR-2
Residential Density (maximum)	36/acre	44/acre	87/acre	N/A	N/A
Lot Size /Site Area (minimum)	0	0	0	0	0
Lot Coverage (maximum)	Res: 75%	Res: 70%	Res: 80%	Res: 80%	Res: 80%
	Nonres: N/A	Nonres: N/A	Nonres: N/A	Nonres: N/A	Nonres: N/A
Height (maximum)	Res: 25'	40'	75'	140'	300'

	Nonres: 30'				
Perimeter Yard Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➔ Res Zone	5'	5'	5'	5'	5'
Res Use ➔ Nonres Zone	5'	5'	0	0	0
Nonres Use ➔ Res Zone	1½(H)	1½(H)	1½(H)	2(H)	2(H)
Nonres Use ➔ Nonres Zone	0	0	0	0	0

* The greater of the two dimensions applies

KEY:

(H) = Height of the

proposed exterior

building wall MF =

Multifamily

Development (Section

6.3.3.C) MH = Mobile

Home Dwelling

(Section 6.3.3.A) MH

Park = Mobile Home

Park (Section 6.3.3.B)

N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D

or.E, whichever is applicable) Res =

Residential (Section 6.3.3.H or.I, whichever

is applicable)

SF = Single-

family Use

(Section

6.3.3.J) sf =

square feet

➡ = adjacent to

(Am. Ord. 11070, 5/14/2013)

TABLE 6.3-4.B: EXCEPTIONS TO THE C-1, C-2, C-3, OCR-1, & OCR-2 DIMENSIONAL STANDARDS

Zone	Use	Exceptions to the Zone 's Dimensional Standards
Zone	Use	Exceptions to the Zone 's Dimensional Standards
C-1	Golf Course (P)	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10%
	Cemetery (P)	Lot Size (min.) = 10 acres Lot Coverage (max.) = 15%
	Communications, limited to wireless communication towers and antennas (S)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20%
	Distribution System (S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60% Nonres Use adjacent to Res Zone (min.) = 10' or $\frac{3}{4}(H)$ Nonres Use adjacent to Nonres Zone (min.) = (H)
	Research and Product Development (P)	Lot Size (min.) = 10,000 sf Lot Coverage (max.) = 50% Nonres Use adjacent to Res Zone (min.) = 10' or $\frac{3}{4}(H)$ Nonres Use adjacent to Nonres Zone (min.) = (H)
	Group Dwelling (P)	Lot Size (min.) = 7,000 sf Lot Coverage (max.) = 70% Nonres Use adjacent to Res Zone (min.) = 10' or $\frac{3}{4}(H)$ Nonres Use adjacent to Nonres Zone (min.) = (H)

	• Personal Storage (P) • Renewable Energy Generation (P)	Height (max.) = 16' Nonres Use adjacent to Res Zone (min.) = 10' or $\frac{3}{4}(H)$ Nonres Use adjacent to Nonres Zone (min.) = (H)
C-2	Golf Course (P)	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Correctional Use: Supervision Facility (P)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Billboard (P)	Lot Size (min.) = 1,500 sf Height (max.) = In accordance with Chapter 3, Sign Code, of the Tucson Code
	Artisan Residence (P)	Height (max.) = 50'
	Renewable Energy Generation (P)	Height (max.) = 16'
	Golf Course (P)	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Correctional Use: Supervision Facility (P)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Residential Care Services: Rehabilitation Service or Shelter Care (S)	Height (max.) = 40'
	Billboard (P)	Lot Size (min.) = 1,500 Height (max.) = In accordance with Chapter 3, Sign Code, of the Tucson Code

C-3	Group Dwelling (P)	Height (max.) = 50' Nonres Use adjacent to Res Zone (min.) = 1½(H)
	- Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (P) - Residential Care Services: Rehabilitation Service - children's facilities (P) - Residential Care Services: Rehabilitation Service or Shelter Care (P & S) - Residential Care Services: Shelter Care - victims of domestic violence (P)	Height (max.) = 40' Nonres Use adjacent to Res Zone (min.) = 1½(H)
	Renewable Energy Generation (P & S)	Height (max.) = 16'
OCR-1	Correctional Use: Supervision Facility (P)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25'
	Renewable Energy Generation (P & S)	Height (max.) = 16'
OCR-2	Correctional Use: Custodial Facility (S) Correctional Use: Supervision Facility (P)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 1½(H)
	Residential Care Services: Rehabilitation Service or Shelter Care (P)	Height (max.) = 40' Nonres Use adjacent to Res Zone (min.) = 1½(H)
	Renewable Energy Generation (P & S)	Height (max.) = 16'

KEY:

Max. = Maximum permitted Min. = Minimum requirement P = Permitted Use

S = Special Exception Use

Uses without a "P" or "S" indicate the use is permitted within the zone (Am. Ord. 11070, 5/14/2013; Am. Ord. 11408, 11/9/2016)

TABLE 6.3-5.A: DIMENSIONAL STANDARDS FOR THE P-I, I-1, & I-2 ZONES

Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone		
	P-I	I-1	I-2
Dimensional Standard	Zone		
	P-I	I-1	I-2
Residential Density (maximum)	N/A	N/A	1 unit for a caretaker
Lot Size /Site Area (minimum)	0	0	0
Lot Coverage (maximum)	N/A	N/A	N/A
Height (maximum)	50'	75'	140'
Perimeter Yard Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]			
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➔ Res Zone	1½(H)	2(H)	2(H)
Res Use ➔ Nonres Zone	0	0	0
Nonres Use ➔ Res Zone	1½(H)	1½(H)	2(H)
Nonres Use ➔ Nonres Zone	0	0	0

KEY:

(H) = Height of the
proposed exterior
building wall MF =
Multifamily
Development (Section
6.3.3.C) MH = Mobile
Home Dwelling
(Section 6.3.3.A) MH
Park = Mobile Home

Park (Section 6.3.3.B)

N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D
or.E, whichever is applicable) Res =
Residential (Section 6.3.3.H or.I, whichever
is applicable)

SF = Single-
family Use
(Section
6.3.3.J) sf =
square feet

➡ = adjacent to

TABLE 6.3-5.B: EXCEPTIONS TO THE P-I, I-1, & I-2 DIMENSIONAL STANDARDS

TABLE 6.3-6.A: DIMENSIONAL STANDARDS FOR THE OS, IR, P, & RV ZONES

Note: Several variables factor into determining a use’s required dimensional standards. See Section 6.3.2, Determining a Use’s Dimensional Standards, for further details.

Dimensional Standard	Zone			
	OS	IR	P	RV
Dimensional Standard	Zone			
	OS	IR	P	RV
Residential Density (maximum)	N/A	1/36 acres	N/A	8/acre
Lot Size /Site Area (minimum)	4,000 sf	36 acres	5,000 sf	7,000 sf
Lot Coverage (maximum)	10%	SF, MH: N/A	N/A	70%

		Nonres: 10%		
Height (maximum)	12'	30'	16'	16'
Perimeter YardSetback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]				
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➔ Res. Zone	4(H)	25'	6' or 2/3(H)*	10' or ¾(H)*
Res Use ➔ Nonres. Zone	0	(H)	6' or 2/3(H)*	10' or ¾(H)*
Nonres Use ➔ Res Zone	4(H)	4(H)	6' or 2/3(H)*	10' or ¾(H)*
Nonres Use ➔ Nonres Zone	0	0	6' or 2/3(H)*	10' or ¾(H)*

* The greater of the two dimensions applies

KEY:

(H) = Height of the

proposed exterior

building wall MF =

Multifamily

Development (Section

6.3.3.C) MH = Mobile

Home Dwelling

(Section 6.3.3.A) MH

Park = Mobile Home

Park (Section 6.3.3.B)

N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D

or.E, whichever is applicable) Res =

Residential (Section 6.3.3.H or.I, whichever

is applicable)

SF = Single-

family Use

(Section

6.3.3.J) sf =

square feet

➡ = adjacent to

(Am. Ord. 11070, 5/14/2013)

TABLE 6.3-6.B: EXCEPTIONS TO THE OS, IR, P, & RV DIMENSIONAL STANDARDS

Zone	Use	Exceptions to the Zone 's Dimensional Standards
IR	Renewable Energy Distribution (P)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16'

KEY:

Max. = Maximum permitted Min. = Minimum requirement

TABLE 6.3-7.A: DIMENSIONAL STANDARDS FOR THE NC, RVC, & MU ZONES

Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zones		
	NC	RVC	MU
Dimensional Standard	Zones		
	NC	RVC	MU
Residential Density (maximum)	8/acre	N/A	SF: 1/7,000 sf MF: 15/acre
Lot Size /Site Area (minimum)	Res: 7,000 sf Nonres: 10,000 sf	N/A	SF: 7,000 sf MF: 5,000 sf Nonres: N/A
Lot Coverage (maximum)	Res: 70% Nonres: N/A	N/A	SF: 70% MF: 75% Nonres: N/A
Height (maximum)	25'	30'	Res: 25' Nonres: 30'

Perimeter Yard Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]			
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➔ Res. Zone	10' or $\frac{3}{4}(H)^*$	$1\frac{1}{2}(H)$	10' or $\frac{3}{4}(H)^*$
Res Use ➔ Nonres Zone	10' or $\frac{3}{4}(H)^*$	0	10' or $\frac{3}{4}(H)^*$
Nonres Use ➔ Res Zone	10' or $\frac{3}{4}(H)^*$	$1\frac{1}{2}(H)$	$1\frac{1}{2}(H)$
Nonres Use ➔ Nonres Zone	10' or $\frac{3}{4}(H)^*$	0	0

* The greater of the two dimensions applies

KEY:

(H) = Height of the

proposed exterior

building wall MF =

Multifamily

Development (Section

6.3.3.C) MH = Mobile

Home Dwelling

(Section 6.3.3.A) MH

Park = Mobile Home

Park (Section 6.3.3.B)

N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D

or.E, whichever is applicable) Res =

Residential (Section 6.3.3.H or.I, whichever

is applicable)

SF = Single-

family Use

(Section

6.3.3.J) sf =

square feet

➔ = adjacent to

TABLE 6.3-7.B: EXCEPTIONS TO THE NC, RVC, & MU DIMENSIONAL STANDARDS

6.4. RULES OF MEASUREMENT AND EXCEPTIONS TO DIMENSIONAL STANDARDS

6.4.1. PURPOSE

6.4.2. LOT SIZE

6.4.3. LOT COVERAGE AND SITE COVERAGE

6.4.4. HEIGHT

6.4.5. PERIMETER-YARDSETBACKS

A. APPLICATION

A perimeter-yardsetback is required in accordance with the applicable zone as provided in Tables 6.3-1 through 6.3-7. The minimum required width of the perimeter-yardsetback for each development is based on the zoning classification of the adjacent parcel (s) along each individual lot line.

B. MEASUREMENT

1. The width of the perimeter-yardsetback is the distance measured horizontally from a specified point to the face of each exterior building wall at the wall's highest point. The specified point is the property line when it is an interior property line. Along a street property line, the specified point is described in Section 6.4.5.C, *Street Perimeter-YardSetback*. (See Figure 6.4.5-B & -C.)
2. A vertical structural member(s) (i.e., post, column, dormer wall) supporting a roof extension from the principal structure is considered a wall for applying perimeter-yardsetback requirements.
3. The perimeter-yardsetback may have different widths at various points along the same property line, because the perimeter-yardsetback width is measured to the face of each vertical exterior surface of the building.
4. On cul-de-sac and eyebrow front lots, the minimum street yard-setback depth may be measured from a straight line drawn between the front lot corners, rather than measured directly from the curved front property line, except as provided in Section 6.4.5.C.2.b, *Carports and Garages in Single-Family and Duplex Development*. In no case, however, shall the minimum street yard be reduced in excess of 50% by this alternative measurement. (See Figure 6.4.5-A.)
5. Where an unbroken section of a wall or a building is not parallel with the lot line, the required perimeter-yardsetback may be applied to the average width; however, such perimeter-yardsetback shall not be narrower at any point than half the required width, nor narrower at any point than three feet. (See Figure 6.4.5-A.)

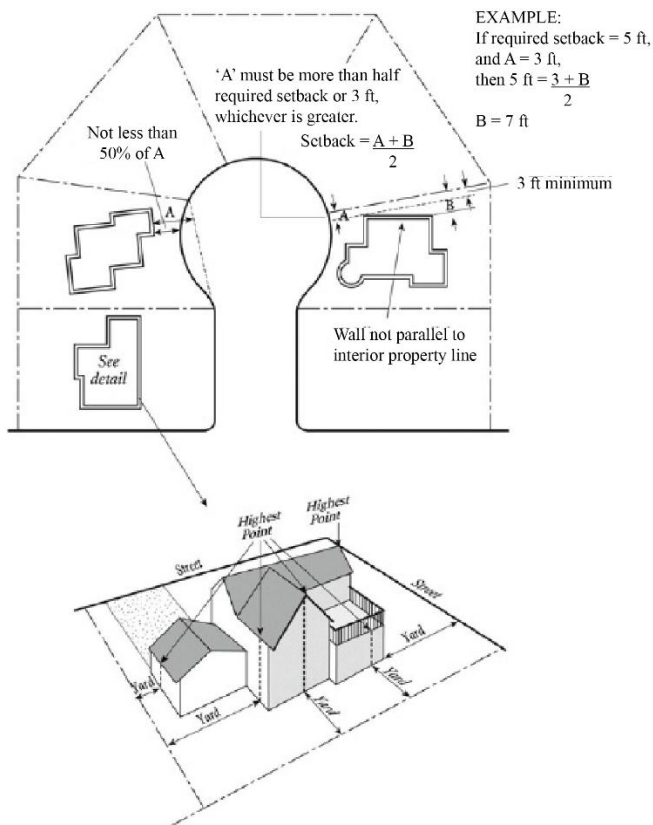
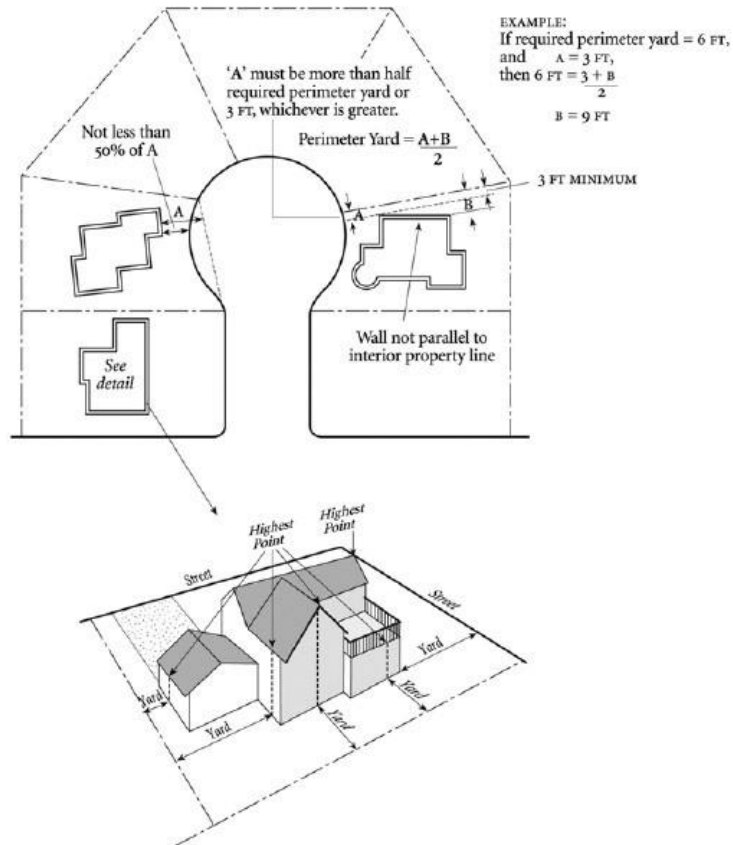
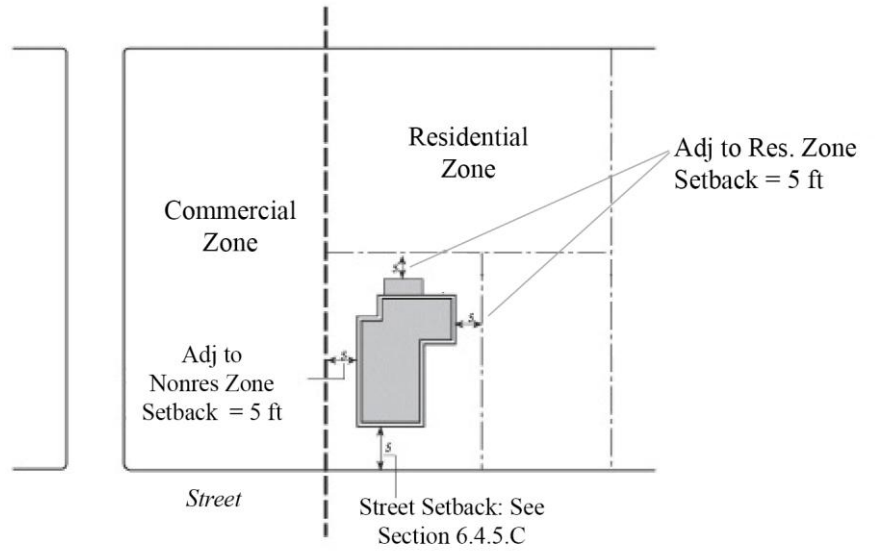
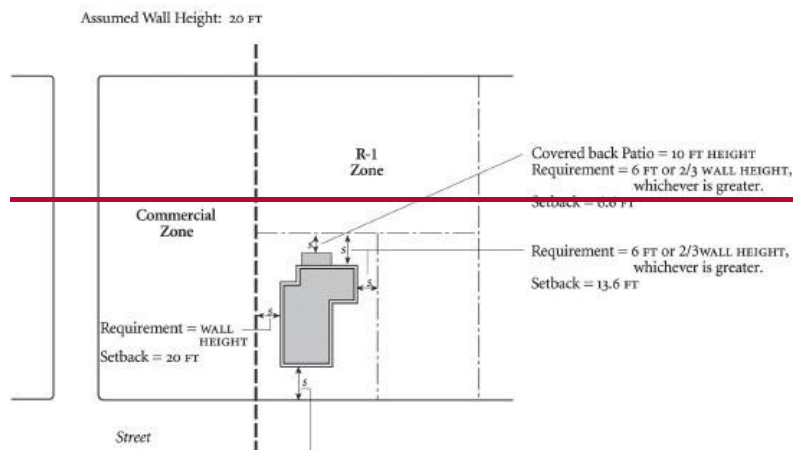


Figure 6.4.5-A: Perimeter YardSetback Measurement

Example 1: Residential Use in a Residential Zone



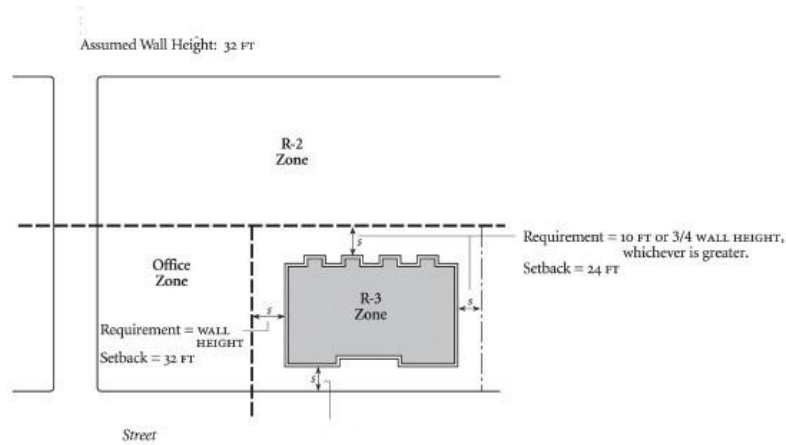
EXAMPLE 1: Single-Family Dwelling in R-1 Zone



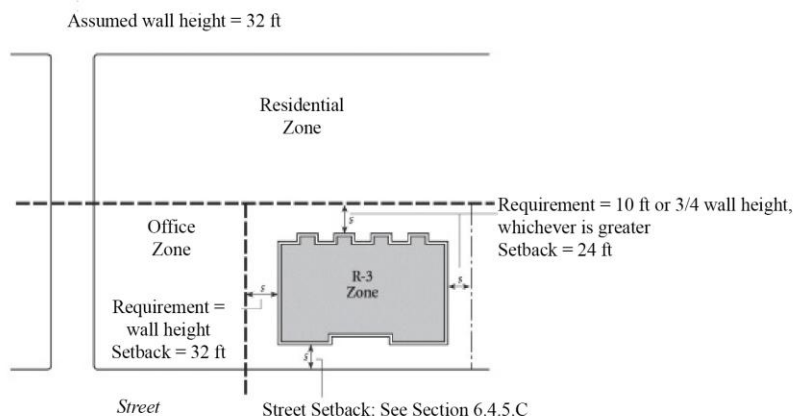
See Sec. 6.4.5.C

Figure 6.4.5-B: Example of Perimeter YardSetback (Wall Height = 20')

EXAMPLE 2: Multiple-Family Dwelling in R-3 Zone



Example 2: Commercial Use (such as multifamily housing) in a Residential Zone



See Sec. 6.4.5.C

Figure 6.4.5-C: Example of **Perimeter YardSetback** (Wall Height = 32')

C. **Street ~~Perimeter YardSetback~~**

The street **perimeter yardSetback** width is determined as provided below or unless special zoning requirements dictate a greater distance or different point of measurement.

1. RESIDENTIAL DEVELOPMENT

- a. For single-family, duplex, and middle housing development, the minimum required front street **perimeter yardsetback** is 20 feet measured from the street property line.
- b. Where a lot abuts more than one street, the owner chooses which street lot line is the front lot line. From other than the front lot line, the street **perimeter yardsetback** is ten feet, as measured from the street property line. For carports and garages which face the street, the minimum required street **perimeter yardsetback** is 20 feet regardless of the street.
- c. For carports and garages in single-family and duplex development, the structural setback may be modified in accordance with Section 3.11.1, Design Development Option as follows:

(1) For garages, a minimum of 18 feet (the length of a standard parking space) must be provided in front of the garage door so that a full 18-foot parking space is available for parking on site.

(2) For carports, if the distance between the back of street curb and the carport is eight feet or less, a minimum of one-foot must be provided.

d. For residential development occurring as part of a unified subdivision, reduced setbacks are permitted as designated on the approved tentative plat. The minimum required front street ~~perimeter yard~~setback is five feet. Carports and garages are permitted as follows:

- (1) If accessed from the side ~~perimeter yard~~setback or perpendicular to the street, the minimum distance from street property line is five feet, or
- (2) If accessed from the front or parallel to the street, the minimum distance from street property line is 18 feet, or
- (3) If accessed from the front or parallel to a street with an ADT of 140 or less, the distance from the back of curb to the garage or

carport may be eight feet or less. The garage or carport must be setback a minimum of one foot from the property line.

2. NONRESIDENTIAL DEVELOPMENT

- a. For nonresidential and multifamily development abutting an Arterial or Collector Street the minimum required street ~~perimeter yardsetback~~ is ten feet, as measured from the existing or future property line as determined by the adopted Major Streets and Routes Plan, whichever is greater.
- b. For nonresidential and multifamily development abutting a Local Street: the minimum required street ~~perimeter yardsetback~~ is 20 feet, as measured from the street property line.

D. EXCEPTIONS

Encroachment into the required ~~perimeter yardsetback~~ is allowed as follows.

1. INTERIOR PROPERTY LINES

Along interior property lines, the following may extend two feet into the ~~perimeter yardsetback~~, provided the side or rear ~~yard setback~~ is not reduced to less than three feet:

- a. Chimney;
- b. Roof overhang; or,
- c. Bay window.

2. STREET PROPERTY LINES

3. STRUCTURES WITHIN FRONT YARDS

- a. Shade structures or carports may project up to ten feet into required ~~perimeter yardssetback~~. Such architectural features include, but are not limited to, overhangs, moveable insulating walls and roofs, detached solar collectors, reflectors, and piping.
- b. A wall or fence not over six feet high may be erected within the limits of a ~~perimeter yardsetback~~.

4. ADJACENCY TO CERTAIN NONRESIDENTIAL USES IN RESIDENTIAL ZONES

6.4.6. FLOOR AREA RATIO

A. PURPOSE

B. APPLICABILITY

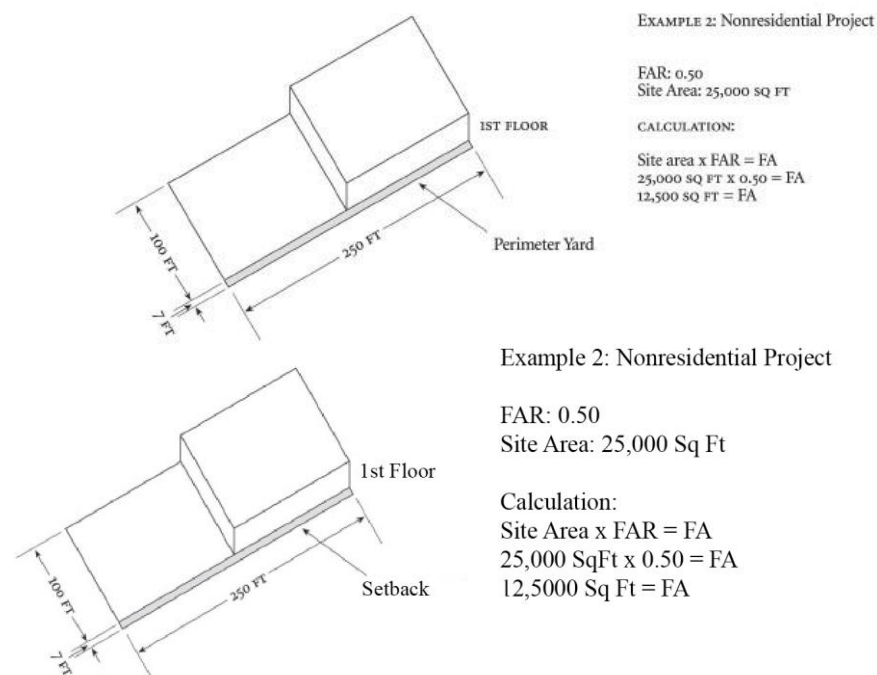
C. MEASUREMENT

1. General

- a. FARs are used in conjunction with lot coverage, ~~perimeter yardsetback~~ requirements, and height limitations to determine and define the building bulk that may occur on a given site.
- b. The FAR provides the maximum amount of floor area that can be developed on a site. However, the maximum permitted FAR is based on the most favorable situation and may not be achievable due to other development and dimensional standards.
- c. The floor area may be divided into any number of dwelling units, principal buildings, and accessory buildings provided the combined square footage does not exceed the permitted floor area of the site.

2. CALCULATION

- a. Multiply the area of the site, expressed in square feet, by the applicable FAR. The result is the maximum amount of floor area permitted on the site. See Figure 6.4.6-A for an example of the FAR calculation.
- b. See the definition of "Gross Floor Area" (Section 11.4.8) and exception provided below for the types of improvements and site area that are and are not included in the FAR calculation.
- c. Exception. Any site area dedicated or sold at nominal cost to the City for public purposes is included as part of the site area for calculation of density, provided:
 - (1) The additional density is less than ten percent of the density permissible for the rest of the site area;
 - (2) Such dedication was not a condition of approval for applications, such as, but not limited to, rezonings or variance requests;
 - (3) Such dedication does not include right-of-way dedicated as part of a subdivision plat; and
 - (4) A deed for the area or a legally binding agreement to dedicate or sell at nominal cost to the City is submitted as part of the application.



Example: Nonresidential Project FAR: 0.50

Site Area: 25,000 sq ft Calculation

Site Area x FAR = Floor Area 25,000 sq ft x 0.50 = Floor Area

12,500 sq ft = Floor Area

FIGURE 6.4.6-B FLOOR AREA RATIO (FAR) CALCULATION

6.4.7 RESIDENTIAL DENSITY

6.5. PRINCIPAL LAND USE

6.5.1. ONE OR MORE PRINCIPAL USES, SEPARATE PROJECTS

6.5.2. TWO OR MORE PRINCIPAL USES, SAME PROJECT

6.6. ACCESSORY USES, BUILDINGS, AND STRUCTURES

6.6.1. ACCESSORY USES

6.6.2. ACCESSORY BUILDINGS AND STRUCTURES

In all zones, the buildings used for accessory uses shall comply with the following:

- A. The standards of this Section 6.6.2 apply in all zones to buildings used for accessory uses, except as noted in the following:
1. A structure if ~~five~~seven feet or less in height and ten square feet or less in area, such as a doghouse, a refuse container enclosure, or play equipment.
 2. A shelter for food producing animals if ~~six~~seven feet or less in height and 16 square feet or less in area.
- B. An accessory building shall be built only on a lot occupied by a principal building or use;
- C. An accessory building shall be developed in accordance with the dimensional standards of the principal land use, except as provided by this section and, when applicable, Sections 6.6.3, *Residential Uses*, and 6.6.5, *Urban Agriculture Uses and Activities*;
- D. An accessory structure, except for an accessory dwelling unit, that exceeds the allowable height of a wall within a ~~perimeter yard~~setback and is detached from a principal structure shall comply with the ~~perimeter yard~~setback width standards of the principal structure, except that the accessory structure may be built to a parcel line with the consent of the adjoining or, when separated by an alley, adjacent property owner(s) or as permitted by Section 6.6.5, *Urban Agriculture Uses and Activities*;
- E. Accessory structures, such as light poles, flagpoles, and other tall and narrow structures that are similar, shall be exempt from the setback requirement. Amateur radio towers are exempt from the setback requirement and are allowed to a maximum height of 100 feet;
- F. An accessory building, except for a stable or enclosure for animals, may be attached to a principal building, provided that its construction complies with the development requirements of the principal building;
- G. The use of solar energy collectors for the purpose of providing energy for heating or cooling shall be permitted in all zones, whether as part of a principal building or as an accessory building. Such solar collection devices shall not be included in computing lot coverage;
- H. All structures for livestock and other large farm animals such as ratites, as defined in the Tucson Code Chapter 4, *Animals and Fowl*, shall be set back at least 50 feet from all property lines, except corrals that shall be set back ten feet from all property lines. In addition, the proximity of corrals and barns or other structures for large farm animals from a dwelling unit on adjacent property shall be in accordance with Tucson Code Chapter 4, Section 4-27;
- I. The maximum height of a wall or fence within a ~~perimeter yard~~setback shall be six feet; however, the wall or fence may be higher than six feet, but no higher than ten feet, if: (See Figure 6.6.1-A, Height of Wall or Fence within a Side or Rear ~~Perimeter Yard~~setback.)
1. At least 75% of the area above six feet in height is left unobstructed and open through the use of architectural elements, such as arches, columns, or wrought iron;
 2. Part of, or located on top of, a retaining wall no higher than ten feet measured from design grade and no higher than six feet measured from the top of the retaining portion of the wall;



3. A greater height is required through the rezoning process or the special exception land use process; or,
4. A greater height is required by a specific UDC standard.

J. In nonresidential zones, walls or fences, as permitted in Section 6.6.2.I above, may exceed the height standards, provided the wall or fence complies with the perimeter-yardsetback standards applicable to buildings on the site;

K. Accessory uses, buildings, and structures are not required to provide additional parking, landscaping and screening, or loading spaces beyond what is required of the principal use.

L. Cisterns may be placed on properties per the following conditions:

1. A cistern less than five (5) feet in height and ten (10) square feet in area may be placed anywhere within a property boundary.
2. A cistern larger than five (5) but less than six (6) feet in height and greater than ten (10) square feet in area may be placed anywhere in the defined side or rear yard with zero (0) setbacks from property lines.
3. A cistern over six (6) feet in height is allowed in the defined side or rear yard but must comply with the setback width requirements applicable to the zone.
4. A cistern that is part of and integrated in the design of the principal building will be considered part of the principal building.

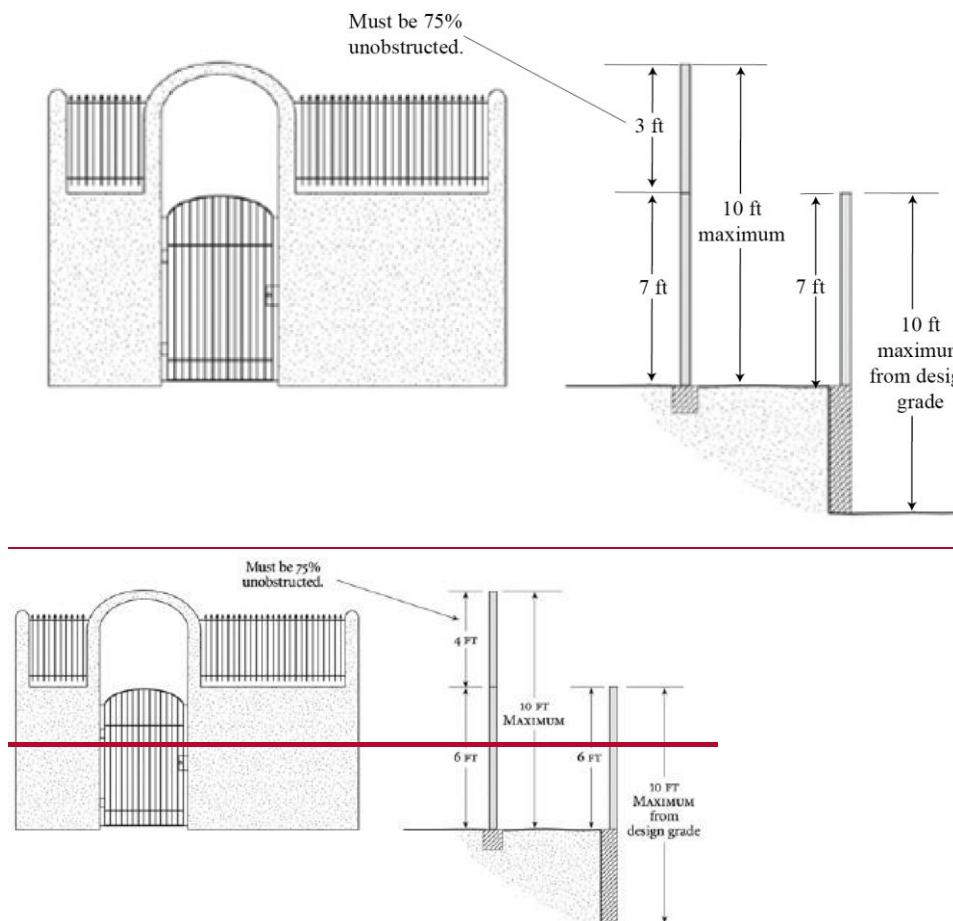


FIGURE 6.6.1-A: HEIGHT OF WALL OR FENCE WITHIN A SIDE OR REAR PERIMETER-YARDSETBACK

6.6.3. RESIDENTIAL USES

The buildings used for an accessory use to a residential use shall comply with the following:

A. An accessory building may be a building that is used as sleeping quarters by the residents of the dwelling unit in accordance with Sections 6.6.1.A and B. The sleeping quarters may include bedrooms, bathrooms, and a sitting room, provided the building complies with Section 6.6.1.C and is not the dominant use of the property;

B. An accessory dwelling unit may be used as living quarters in accordance with Sections 6.6.1.A. and B. Two accessory dwelling units are permitted per parcel developed with a Family Dwelling as defined in Section 11.3.7.A., with the exception of a Multifamily Development, and sites with three or four units or parcels created through Section 8.4.6.Middle Housing Subdivision. A parcel developed with a duplex is permitted one accessory dwelling unit. The accessory dwelling unit may include a kitchen, bedrooms, bathrooms, and a sitting room, provided the building complies with Section 6.6.1.C. and is not the dominant use of the property. The following standards apply to these accessory dwelling units:

1. Accessory dwelling units are not subject to maximum residential density standards per Section 6.3.4.
2. On a lot or parcel of more than one acre in size, one further accessory dwelling unit is permitted in addition to those permitted per UDC 6.6.3.B., if at least one accessory dwelling unit on the lot or parcel is a restricted affordable dwelling unit, as defined in 11.4.2. The affordable unit must be deed restricted and proof must be provided as a condition of the building permit.
3. Vehicular parking is not required to be provided for accessory dwelling units.
4. If the accessory dwelling unit is built as a new structure it must be developed with a high albedo level (>60 SRI) or other cool roof technology per the ICC Green Construction Code.
5. An accessory dwelling unit is limited to 75% of the gross floor area of the principal dwelling, not to exceed 1,000 square feet of gross floor area. An accessory dwelling unit may be up to 650 square feet of gross floor area, regardless of the size of principal dwelling.
6. The minimum side and rear yard setback for an accessory dwelling unit is five feet.
7. Except as specified above, an accessory dwelling unit shall be developed in accordance with the dimensional standards of the principal land use.
8. Accessory dwelling units proposed within an overlay zone or other zoning area with specific design processes or guidelines, shall be subject to those regulations when no more restrictive than those applicable to single-family dwellings in that overlay and are no more restrictive than the entirety of UDC 6.6.3.B.
9. Accessory dwelling units are not required to match the exterior design, roof pitch or finishing materials of the single-family dwelling that is located on the same lot as the accessory dwelling unit.
10. If an established and occupied family dwelling proposes one or more accessory dwelling units in accordance with UDC 6.6.3.B., the lot or parcel shall not require a commercial site plan per UDC 3.3.3.G., be considered a multifamily development, require commercial development standards, or require improvements to public streets other than repairs due to construction activity.

~~40.11.~~ Legally established accessory structures that do not conform to current setback requirements may be converted to habitable living space, subject to Section 3.11.1, Design Development Option (DDO). Additional approval for the reduced setbacks is not required, provided that no changes are made to the structure's existing building footprint or wall height.

~~44.12.~~ Accessory dwelling units must follow the landscaping standards in UDC ~~7.6.2-7.6.8~~. New Single Family, Middle Housing, and ADUs.

C. Detached accessory buildings, including accessory dwelling units, are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line, except for shade structures or carports not over 400 square feet in floor area,

terraces and steps not over three feet high above the natural grade, paved areas, and fences or walls.

D. Accessory structures, except for accessory dwelling units, shall not exceed ~~12-15~~ feet in height, unless attached to a principal structure. If attached to the principal structure, maximum height permitted shall be the same as for the principal structure.

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11890, 12/7/2021; Am. Ord. 11996, 3/21/2023; Am. Ord. 12131, 10/22/2024)

6.6.4. NONRESIDENTIAL USES

6.6.5. URBAN AGRICULTURE USES AND ACTIVITIES

A. ACCESSORY COMMUNITY GARDEN

1. PERMITTED ACTIVITIES AND USES

The following activities and uses are permitted
in a Community Garden:

- a. Growing and harvesting of agricultural products;
 - b. The keeping of food producing animals is permitted as an accessory use to the growing and harvesting of agricultural products in accordance with Section 6.6.5.E, *Keeping of Food Producing Animals*. Permission from the property owner is required and a sign must be posted identifying the person responsible for caring for the animals and his or her contact information;
 - c. Greenhouses and on-site sale of agricultural products grown on-site are permitted in accordance with Section 6.6.5.D and 6.6.5.F, respectively;
 - d. During an on-site sales event, a temporary booth or canopy may be located within the front yard setback of the property and is exempt from Sections 6.6.1.C and 6.6.3.B;
 - e. Outdoor activity, including the outdoor display of products for sale grown on-site, is permitted.
2. The growing and harvesting of agricultural products that are not in a structure are exempt from the ~~perimeter yard~~setback requirements of the underlying zone.

B. COMPOSTING

C. GARDENS

D. ACCESSORY GREENHOUSES

1. PASSIVE GREENHOUSES

2. MECHANICAL GREENHOUSES

Accessory greenhouses are permitted in accordance with Section 4.9.2.B.1.c.

3. The maximum permitted height of a greenhouse is 12 feet in a residential zone and in accordance with Section 6.6.4.C in a nonresidential zone.

E. KEEPING OF FOOD PRODUCING ANIMALS

1. This section applies to food producing animals as defined in Section 11.4.7, *Animals, Food Producing*.
 - a. The keeping of food producing animals shall be conducted in accordance with this Section 6.6.5.E and the Tucson Code, Chapter 4, *Animals and Fowl*. In the case of a conflict, the standards of this Section shall control.



- b. This Section 6.6.5.E does not apply to:
 - (1) The keeping of livestock; or,
 - (2) Animals not defined as food producing animals such as pigeons, parrots, dogs, cats, and fish.
- c. Uncastrated male miniature goats older than 5 months and male fowl are prohibited.
- 2. The keeping of food producing animals is permitted as an accessory use to:
 - a. Permitted residential use in residential and nonresidential zones;
 - b. Accessory Community Garden per Section 6.6.5.A; or,
 - c. Accessory Urban Farm per Section 4.9.2.E.1.b.

3. MAXIMUM NUMBER OF FOOD PRODUCING ANIMALS PERMITTED

- a. Animal Units as defined in Section 11.4.2 are used as a basis for determining the maximum number of food producing animals permitted.
- b. Animal units are assigned as follows:

Food Producing Animal	Units per Animal
Chicken	1
Duck	2
Turkey or Goose	4
Miniature Goat (female or neutered male only)	5

- c. The calculation for the maximum number of animals permitted is the lesser of either two
 - (2) Animal Units per 1,000 square feet of the lot size or the maximum total Animal Units of the lot size as follows:

Lot Size	Maximum Number of Total Animal Units Permitted
Less than 16,000 sf	24
16,000 sf to 143,999 sf	36
144,000 sf or more	48

- d. It is recommended that miniature goats be raised in pairs or small groups for their well-being.
- e. Exemptions: The following are exempt from this Section 6.6.5.E:
 - (1) Animal Production, General Farming, or Stockyard Operation Uses or when an Accessory Shelter or Structure in the RH, SR, SH, RX-1, IR, or MU zones. These uses must comply with Chapter 4 of the Tucson Code;
 - (2) Non-profit, agriculture-related organizations, such as the 4-H Club and Future Farmers of America. These organizations must comply with Chapter 4 of the Tucson Code; or,

- (3) Rabbits, rodents, and invertebrates, such as worms. These must comply with Chapter 4 of the Tucson Code.

f. Requests to increase the number of permitted food producing animals are considered in accordance with Section 3.3.4, *100' Notice Procedure*.

4. LOCATION AND SETBACK REQUIREMENTS

a. Food producing animals and shelters are prohibited in the buildable area extending the full width of the lot between the principal building and the front street lot line. Food producing animals and their shelters are permitted in other ~~perimeter yards~~ setback

b. Animal shelters ~~six-seven~~ feet or less in height and sixteen square feet or less in area are not required to setback from side or rear property line, but are required to be behind the principal building and at least 20 feet from the dwelling unit on an abutting property.

c. Animal shelters more than ~~six-seven~~ feet in height and greater than 16 square feet in area must be set back in accordance with Section

6.6.2.D. Shelters shall also be at least 20 feet from the dwelling unit on an abutting property. Exceptions: A setback is not required from property lines abutting alleys or other types of rights-of-way or easements or when adjacent to a nonresidential use.

d. Requests to reduce the setback requirements for animal shelters are considered in accordance with Section 3.3.4, *100' Notice Procedure*, Section 3.11.1, *Design Development Option*, or Section 6.6.5.E.7, Existing Shelter Exemption.

5. The maximum permitted height of an animal shelter is 12 feet.

6. Food, water, and other items that may attract coyotes, bobcats, javelinas and other predators must be kept in a secure location.

7. EXISTING SHELTER EXEMPTION

a. A shelter for food producing animals that has existed prior to the effective date of the ordinance in a location that does not comply with the food producing animal shelter setback standards set in the ordinance may apply for an exemption from the affected ~~perimeter yard~~ setbacks and dimension standards of this section.

b. To qualify for the exemption the applicant must submit a PDSD accepted site or plot plan and the shelter must meet the following criteria:

(1) There is proof from an aerial or other source of the shelter's existence within the qualifying time.

(2) There are no applicable Code Enforcement violations involving the shelter for the past five years submitted by a property owner within 300 feet of the subject property.

(3) The shelter is accepted as meeting basic construction standards by PDSD.

c. PDSD shall establish a single fee to cover a single plan review and inspection.

d. This exemption terminates on January 9, 2018.

F. ON-SITE SALE OF AGRICULTURAL PRODUCTS GROWN ON-SITE



Section

- 7.1. PURPOSE
- 7.2. APPLICABILITY
- 7.3. SOLAR CONSIDERATIONS
 - 7.3.1. Solar Energy Collectors Allowed
 - 7.3.2. Shadows from Multistory Structures
- 7.4. MOTOR VEHICLE AND BICYCLE PARKING
 - 7.4.1. Purpose
 - 7.4.2. Applicability
 - 7.4.3. General Provisions
 - 7.4.4. Required Number of Motor Vehicle Parking Spaces
 - 7.4.5. Reductions and Exceptions
 - 7.4.6. Motor Vehicle Use Area Design Criteria
 - 7.4.7. Motor Vehicle Stacking Requirements
 - 7.4.8. Required Number of Bicycle Parking Spaces
 - 7.4.9. Bicycle Parking Design Criteria
 - 7.4.10. Parking Design Modification Request (PDMR)
 - 7.4.11. Required Number of Electric Vehicle Supply Equipment (EVSE)
 - 7.4.12. Electric Vehicle Parking Design Criteria
- 7.5. OFF-STREET LOADING
 - 7.5.1. Purpose
 - 7.5.2. Applicability
 - 7.5.3. General Provisions
 - 7.5.4. Design Criteria
 - 7.5.5. Required Loading Areas
- 7.6. LANDSCAPING AND SCREENING
 - 7.6.1. Purpose
 - 7.6.2. Applicability
 - 7.6.3. Exceptions
 - 7.6.4. Landscape Standards
 - 7.6.5. Screening Standards
 - 7.6.6. Use of Water
 - 7.6.7. Compliance with Neighborhood Plans
 - 7.6.8. New Single Family, Middle Housing and Accessory Dwelling Units
 - 7.6.9. Maintenance
 - 7.6.10. Administration
- 7.7. NATIVE PLANT PRESERVATION
 - 7.7.1. Intent
 - 7.7.2. Purpose
 - 7.7.3. Applicability
 - 7.7.4. General Provisions and Standards
 - 7.7.5. Plant Preservation Standards
 - 7.7.6. Administration
- 7.8. ACCESS

- 7.8.1. Access Required - Changes of Use or Structures
- 7.8.2. Access Required - Subdivisions
- 7.8.3. Acceptable Types of Access
- 7.8.4. Width of Access
- 7.9. STREETS
- 7.10. ALLEYS
- 7.11. DETENTION AND RETENTION BASINS
- 7.12. EASEMENTS REQUIRED
- 7.13. EXCAVATING AND GRADING
- 7.14. HYDROLOGY
- 7.15. SOLID WASTE AND RECYCLING DISPOSAL, COLLECTION, AND STORAGE
- 7.16. UTILITIES

- 7.1. PURPOSE
- 7.2. APPLICABILITY
- 7.3. SOLAR CONSIDERATIONS

7.3.1. SOLAR ENERGY COLLECTORS ALLOWED

7.3.2. SHADOWS FROM MULTISTORY STRUCTURES

7.4. MOTOR VEHICLE AND BICYCLE PARKING

7.4.1. PURPOSE

7.4.2. APPLICABILITY

The provisions of this division apply to:

- A. Proposed development or redevelopment;
- B. Changes of use in existing development, except as permitted by Section 3.3.3. ~~GH~~, *Zoning Compliance for Site Improvements in Existence on May 1, 2005 at least ten years prior to the date of application to Facilitate Adaptive Reuse*; and,
- C. Any expansion of an existing use or any addition of a new use to an existing development.

7.4.3. GENERAL PROVISIONS

- A. PARKING REQUIRED
- B. PARKING FOR INDIVIDUALS WITH PHYSICAL DISABILITIES
- C. CHANGE OF APPROVED VEHICULAR USE AREA
- D. CHANGES OF USE

Parking for changes of use is required as follows.

1. When the proposed use is the same as the use it is replacing, the parking remains the same in accordance with Article 9, *Nonconforming Uses, Buildings, or Structures*.





2. When the proposed use is different than the use it is replacing, the parking remains the same provided all of the following criteria are met:

a. The replacement use must be a permitted use in the current zone, except a replacement use may not include a restaurant or bar (Food Service or Alcoholic Beverage Service uses) or a similar use listed in the applicable Land Use Group;

b. The parking intensity for a proposed replacement use, except as permitted by Section 3.3.3.H, *Zoning Compliance for Site Improvements in Existence on May 1, 2005* ~~ten years prior to the date of application to Facilitate Adaptive Reuse~~, must be the same or a lesser intensity as a prior use on the subject property as documented by the applicant. The property owner must provide documentation regarding the prior use as required by the Zoning Administrator;

c. Existing on-site parking, landscaping, and screening may remain in their current configuration; however, the Planning and Development Services Director may require new improvements including paving and striping when a public safety hazard exists or may be created; and,

d. The proposed use must comply with the City of Tucson's adopted Building Code pertaining to accessibility for individuals with physical disabilities.

3. When the proposed use is different than the use it is replacing and the criteria of Section 7.4.3.D.2 cannot be met, the required number of motor vehicle and bicycle parking spaces shall be in accordance with Sections 7.4.4 and 7.4.8, respectively, except as provided below.

4. When the change of use is in a tenant space within a shopping center, mixed use, or multiple use development, the required number of bicycle parking spaces is based on the gross floor area, or whichever method for determining the minimum required number bicycle parking spaces in accordance with Section 7.4.8, of the tenant space in which the proposed change of use occurs.

E. EXPANSIONS

F. CALCULATION OF REQUIRED MOTOR VEHICLE AND BICYCLE PARKING SPACES

G. FRACTIONAL AMOUNTS

7.4.4. REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES

A. CALCULATION OF REQUIRED MOTOR VEHICLE PARKING SPACES FOR MULTIPLE OR MIXED USE DEVELOPMENT

The total number of required spaces for a multiple or mixed use development is 90% of the sum of the amount required for each separate principal use in Section 7.4.4.B, *Minimum Number of Motor Vehicle Spaces Required*. ~~The square footage of Entertainment, Food Service (i.e., restaurants), and/or Alcoholic Beverage Service (i.e., bars) uses may not be included in the calculation for multiple or mixed use parking requirements. The parking requirements for these uses are calculated individually in accordance with Section 7.4.4.B, Minimum Number of Motor Vehicle Spaces Required.~~

1. Exceptions

The calculation for a multiple or mixed use development does not apply to Shopping Centers, Golf Course, Religious, Travelers' Accommodation, and Lodging uses. Refer to Section 7.4.4.B, *Minimum Number of Motor Vehicle Spaces Required*, for multiple or mixed use motor vehicle parking requirements pertaining to these uses.

B. MINIMUM NUMBER OF MOTOR VEHICLE PARKING SPACES REQUIRED

The minimum number of required motor vehicle parking spaces is provided below in Table 7.4.4-1.



TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED	
Land Use Group/Class	Motor Vehicle Parking Required
AGRICULTURAL USE GROUP	0 required
CIVIC USE GROUP	1 space per 300 sq. ft. GFA, except as follows:
Cemetery	1 space per 25 burial plots or columbarium units, unless a private street system is provided and designed to permit on- street parking
Civic Assembly; Membership Organization; and Religious Use	1 space per 100 sq. ft. GFA in all combined public assembly areas or areas where religious services are held, whichever is applicable For multiple or mixed use development where Religious Use is the principal land use, the total number of motor vehicle spaces required is the number required for the Religious Use or the sum of those required for other uses on the site, whichever is greater
Cultural Use - Zoo	Parking area equal to 30% of the area occupied by the zoo
Educational Use*	
Grades K - 8	1 space per 10 students plus 1 space per 300 sq. ft. off floor area in office use
Grades 9 - 12	1 space per 5 students *Passenger drop-off areas are required for Grades K-12 per Section 4.9.3.E.7
Postsecondary Institutions; Instructional Schools	1 space per 200 sq. ft. GFA
COMMERCIAL SERVICES USE GROUP	1 space per 300 sq. ft. GFA, except as follows:
Alcoholic Beverage Service (including Large Bar)	1 space per 50 sq. ft. GFA
Animal Service	1 space per 400 sq. ft. GFA
Automotive Washing	
Full-Service	1 space per 500 sq. ft. GFA, including service bays, wash tunnels, office, and retail areas



Self-Service	0 required
Billboard	0 required
<u>Commercial Recreation</u>	<u>1 space per 300 sq. ft. per GFA and any outdoor area used for recreational purpose</u>
Day Care - Home Occupation	No additional parking required above what is required for the residential use
Entertainment (including Large Dance Halls)	1 space per 5 fixed seats or 1 space per 50 sq. ft. GFA
Food Service	1 space per 100 sq. ft. GFA and outdoor seating areas. 1 space per designated vendor stall for Food Courts which operate solely outdoors.
Medical Service - Extended Health Care	1 space per 2 beds
Medical Service - Major	1 space per bed.
Medical Service - Outpatient	1 space per 200 sq. ft. GFA
Parking	0 required.
Transportation Service	1 space per 300 sq. ft. GFA of administrative or professional office area only
Travelers' Accommodation, Campsite	1 space per campsite
Travelers' Accommodation, Lodging	1 space per rental unit plus 1 space per 300 sq. ft. GFA of conference, restaurant, retail, bar, and banquet space.
Vehicle Storage	None (0) required
INDUSTRIAL USE GROUP	1 space per 1,000 sq. ft. GFA, except as follows:
Household Goods Donation Center	1 space per 300 sq. ft. GFA.
Salvaging and Recycling	1 space per 5,000 sq. ft. of lot area plus 1 space per 300 sq. ft. of sales and office area
RECREATION USE GROUP	1 space per 100 sq. ft. GFA, except as follows:
Golf Course	3 spaces per hole plus 50% of parking required for retail, restaurant, and/or bar associated with the golf course
Driving Range	1 space per fixed tee
Athletic Fields	15 spaces per field

Batting Cage	1 space per batting cage
Billiard/Pool Halls	1 space per 200 sq. ft. GFA
Bowling Alley	3 spaces per lane
Court - Basketball or Volleyball	5 spaces per court or 3 spaces per half court, if only a half court is provided
Court - Tennis or Racquetball	2 spaces per court
Health/Exercise Club/Gymnasium	1 space per 200 sq. ft. GFA
Miniature Golf Course	1 space per tee plus 1 space per 75 sq. ft. GFA
Rifle and Pistol Range	1 space per firing lane
Rodeo Arena	1 space per 2,500 sq. ft. of lot area minus the main arena area
Skating Rink	1 space per 200 sq. ft. GFA
Swimming Pool	0 required, if water surface area is less than 1,000 sq. ft.; 1 space per 200 sq. ft. of entire pool, if water surface area is 1,000 sq. ft. or more
RESIDENTIAL USE GROUP	
Family Dwelling; Mobile Home Dwelling	The number of parking spaces required is based on the following:
Single-Family and Mobile Home Dwellings	2 spaces per dwelling unit plus visitor parking required at a ratio of 0.25 space per unit. Exception. Residential development in the R-1 zone must comply with Section 4.9.7.B.7
Any Single-Family, Mobile Home, or Multifamily Development on a single site with 2-5 units	1 space per dwelling unit. Exception. Residential development in the R-1 zone must comply with Section 4.9.7.B.7
Multifamily Dwellings - 0-70 units/acre	The number of spaces per dwelling unit is based on the number of bedrooms in each unit as follows: • Studio, less than 400 sq. ft. GFA - 1.00 space per dwelling unit • Studio, more than 400 sq. ft. GFA, and 1 Bedroom - 1.50 spaces per dwelling unit • Two Bedrooms - 2.00 spaces per dwelling unit • Three Bedrooms - 2.25 spaces per dwelling unit • Four or More Bedrooms - 2.50 spaces per dwelling unit

Multifamily Dwellings - Over 70 units/acre	1.25 spaces per dwelling unit
Projects of any density for the elderly or the physically disabled	0.75 space per dwelling unit
Group Dwelling	0.5 space per resident plus 2 spaces for the resident family
Dormitory, Fraternity, or Sorority	0.7 space per resident. On projects where rent/lease of space is by the bedroom, the requirement is 0.85 space per bedroom or 2.00 spaces per dwelling unit, whichever is greater
Residential Care Services:	
1 - 5 Residents	3 spaces
6 - 10 Residents	4 spaces
11 - 15 Residents	5 spaces
16 - 20 Residents	6 spaces
21 or more Residents	1 space per 2 beds
RETAIL TRADE USE GROUP	1 space per 300 sq. ft. GFA, except as follows:
Auctions	1 space per 100 sq. ft. of seating area only
Farmers' Market (when operated outdoors only) and Swap Meets	1 space per 300 sq. ft. of display and sales area only, excluding vehicular use areas
Furniture, Carpet or Appliance Store	1 space per 400 sq. ft. GFA
Gasoline Sales without Food and Beverage Sales	1 space per employee but not less than 2 spaces
Medical Marijuana Dispensary Off-Site Cultivation Location	1 space per 2,000 sq. ft. of storage area for the first 20,000 sq. ft. of storage area plus 1 space per 10,000 sq. ft. of storage area for over 20,000 sq. ft. of storage area, with a minimum of 2 spaces
Shopping Center	1 space per 300 sq. ft. GFA
Vehicle Sales	1 space per 400 sq. ft. GFA of show room, retail, and office area, plus 1 space per 10,000 sq. ft. of gross lot area, plus 1 space per 300 sq. ft. GFA of Automotive and Vehicle Repair use
STORAGE USE GROUP	
	1 space per 5,000 sq. ft. GFA, plus 1 space per 5,000 sq. ft. of outdoor storage area for the first 20,000 sq. ft. of outdoor



Commercial Storage; Hazardous Material Storage	storage area, plus 1 space per 10,000 sq. ft. of outdoor storage area over 20,000 sq. ft. of outdoor storage area
Personal Storage	0 required for storage units, if storage units have direct vehicular access, and a minimum of 2 spaces for any associated office. 1 space per 4,000 sq. ft. GFA, if storage units do not have direct vehicular access, and a minimum of 2 spaces for any associated office
UTILITIES USE GROUP	1 space per 500 sq. ft. GFA, with a minimum of 2 spaces per facility
WHOLESALING USE GROUP	1 space per 2,000 sq. ft. of storage area for the first 20,000 sq. ft. of storage area plus 1 space per 10,000 sq. ft. of storage area for over 20,000 sq. ft. of storage area
<u>ALL USE GROUPS: Unattended uses such as water kiosk, ATM, wireless communications, or mail lockers</u>	<u>0 spaces</u>

(Am. Ord. 11171, 5/20/2014; Am. Ord. 11199, 9/9/2014; Am. Ord. 11328, 12/8/2015; Am. Ord. 11996, 3/21/2023; Am. Ord. 12060, 11/28/2023)

7.4.5. REDUCTIONS AND EXCEPTIONS

A. INDIVIDUAL PARKING PLAN

1. APPLICABILITY
2. PERMITTED USES AND TYPES OF DEVELOPMENT
3. INDIVIDUAL PARKING PLAN REQUIREMENT
4. FINDINGS FOR APPROVAL
5. REVIEW AND APPROVAL PROCEDURES
6. AMENDMENTS
7. VIOLATION OF AN INDIVIDUAL PARKING PLAN

B. DOWNTOWN PARKING DISTRICT

1. CHANGE OF USE WITHIN AN EXISTING BUILDING
2. EXPANSIONS OF EXISTING DEVELOPMENT
3. NEW DEVELOPMENT
4. PUBLIC AREA AMENITY INCENTIVE

5. MOTOR VEHICLE PARKING LOCATION
6. BICYCLE PARKING
7. IN-LIEU FEE
8. DESIGN CRITERIA

- C. REDUCTION BASED ON ON-STREET PARKING FOR CERTAIN RESIDENTIAL USES
- D. EXEMPTION BASED ON MAINTENANCE OF HISTORIC STRUCTURE
- E. REDUCTION BASED ON ADDITIONAL ELECTRIC VEHICLE SUPPLY EQUIPMENT
- F. OTHER PERMITTED REDUCTIONS

1. **General Requirements**

2. REDUCTION BASED ON PROVIDING ADDITIONAL ACCESSIBLE PARKING
3. REDUCTION BASED ON PROVIDING ADDITIONAL BICYCLE PARKING
4. REDUCTION BASED ON VALET PARKING
5. REDUCTION BASED ON MS&R CRITERIA

The number of off-street parking spaces required for any nonresidential development located on a street designated on the MS&R Plan may be reduced in accordance with the calculations in Section 5.4.6, MS&R Street *Perimeter YardSetback* and *Parking Adjustment*.

6. REDUCTION BASED ON LANDSCAPING AND SCREENING CRITERIA
7. REDUCTION BASED ON PROVIDING TRASH AND RECYCLING ENCLOSURES

- G. DIVERSION OF REQUIRED PARKING

7.4.6. MOTOR VEHICLE USE AREA DESIGN CRITERIA

7.4.7. MOTOR VEHICLE STACKING REQUIREMENTS

- A. REQUIREMENT

The minimum vehicle stacking capacity required is as follows.

TABLE 7.4.7-1: MINIMUM VEHICLE STACKING REQUIREMENTS	
Use	Minimum Maximum Vehicle Stacking Capacity (per drive-through lane)*
Automotive Washing (Self-Service)	1 vehicle space
Automotive Washing (Full-Service) and Food Service where there are separate points of service for ordering and pick-up	4 vehicle spaces
All other uses	3 vehicle spaces
* The space at the point of service counts as one vehicle space.	

B. DESIGN CRITERIA

1. Each stacking space must be a minimum of nine feet in width and 18 feet in length.
2. The stacking area for drive-through lanes must not cross on-site pedestrian access.
3. Stacking spaces may not impede on-site traffic circulation and ingress to and egress from the project site.
4. Drive-through lanes must be striped, marked, or otherwise clearly delineated.
- 4.5. Stacking lanes must be separated from parking aisles and not block parking spaces

7.4.8. REQUIRED NUMBER OF BICYCLE PARKING SPACES

A. PURPOSE

B. MINIMUM NUMBER OF BICYCLE PARKING SPACES REQUIRED

A. EXCEPTIONS

2. MINIMUM REQUIRED BICYCLE PARKING SPACES

Table 7.4.8-1: Minimum Required Bicycle Parking Spaces		
Land Use Group/Class	Short-Term Bicycle Parking Required	Long-Term Bicycle Parking Required
AGRICULTURAL USE GROUP	None.	None.
CIVIC USE GROUP	1 space per 8,000 sq. ft. GFA, minimum requirement is 2 spaces; except as follows:	1 space per 12,000 sq. ft. GFA, minimum requirement is 2 spaces; except as follows:
Cemetery	None.	None.
Civic Assembly; Membership Organization; Religious Use	Spaces for 2% of the maximum expected daily attendance. Maximum requirement is 50 spaces.	1 space per 20 employees. Minimum requirement is 2 spaces.
Cultural Use - Zoo	10% of the required number of motor vehicle parking.	None.
Educational Uses:		
Grades K - 12	Grades 1-12: 1 space per 20 students of planned capacity. Minimum requirement is 2 spaces.	Grades 1-12: 1 space per 10 employees plus 1 space per 20 students of planned capacity. Minimum requirement is 2 spaces.

Postsecondary Institutions; Instructional Schools	1 space per 10 students of planned capacity. Minimum requirement is 2 spaces.	1 space per 10 employees plus 1 space per 10 students of planned capacity; or 1 space per 20,000 sq. ft. GFA, whichever is greater.
COMMERCIAL USE GROUP	2 spaces.	1 space per 12,000 sq. ft. GFA, minimum requirement is 2 spaces; except as follows:
Administrative and Professional Office	1 space per 20,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 6,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Alcoholic Beverage Service	1 space per 2,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Animal Service	None.	None.
Billboard	None.	None.
Car Wash, Self-Service	None.	None.
Day Care	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Daycare - Home Occupation	None.	None.
Entertainment (e.g., Sports Stadium or Center; Theater - Live; & Theater - Movie); except,	Spaces for 2% of the maximum expected daily attendance. Maximum requirement is 150.	1 space per 20 employees. Minimum requirement is 2 spaces.
Dance Hall	1 space per 2,000 sq. ft. GFA.	1 space per 12,000 sq. ft. GFA.
Carnival/Circus	None.	None.
Rodeo Arena	Spaces for 2% of the maximum expected daily attendance.	1 space per 20 employees. Minimum requirement is 2 spaces.
Financial Service	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Food Service	1 space per 2,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Medical Service:		

Extended Health Care (e.g., nursing home, assisted living)	0.05 spaces per bedroom. Minimum requirement is 2 spaces.	0.15 spaces per bedroom. Minimum requirement is 2 spaces.
Major (e.g., hospital)	1 space per 20,000 sq. ft. GFA. Minimum requirement is 2 spaces	1 space per 50,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Outpatient	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Parking	None.	Except for unattended surface parking lots, 1 space per 20 auto spaces. Minimum requirement is 2 spaces.
Personal Service	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Transportation Service	None.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Traveler's Accommodation, Campsite	1 space per 20 campsites.	None.
Travelers' Accommodation, Lodging	2 spaces plus 1 space per 6,000 sq. ft. GFA of conference, restaurant, bar, and/or banquet space. Maximum requirement is 50 spaces.	1 space per 20 guest rooms. Minimum requirement is 2 spaces.
Vehicle Storage	None.	None.
INDUSTRIAL USE GROUP	None.	1 space per 15,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum required is 10 spaces.
RECREATION USE GROUP	Per Director's approval, except as follows:	Per Director's approval, except as follows:
Billiard/Pool Hall; Health/Exercise Club/Gymnasium; Skating Rink; and Bowling Alley	1 space per 2,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Athletic Fields	2 spaces per field.	None.

Batting Cage	0.25 spaces per batting cage. Minimum requirement is 2 spaces.	None.
Court - Basketball, Racquetball, Tennis, or Volleyball	0.25 spaces per court. Minimum requirement is 2 spaces.	None.
Golf Course	None.	2 spaces.
Driving Range	2 spaces.	None.
Miniature Golf Course	0.25 spaces per tee.	None.
Rifle and Pistol Range	None.	None.
Swimming Pool	1 space per 2,000 sq. ft. of entire pool area. Minimum requirement is 2 spaces.	None.
RESIDENTIAL USE GROUP		
Single-Family & Mobile Home Dwellings	None.	None.
Multifamily Dwellings and Group Dwelling	0.10 spaces per bedroom. Minimum requirement is 2 spaces.	0.5 spaces per bedroom. Minimum requirement is 2 spaces.
Residential Care Services	0.05 spaces per bedroom. Minimum requirement is 2 spaces.	0.10 spaces per bedroom. Minimum requirement is 2 spaces.
RETAIL TRADE USE GROUP*		
Retail Trade Uses Less Than 50,000 sq. ft. GFA	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Retail Trade Uses 50,000 sq. ft. GFA - 99,999 sq. ft. GFA	1 space per 6,000 sq. ft. GFA.	1 space per 12,000 sq. ft. GFA.
Retail Trade Uses More Than 100,000 sq. ft. GFA	1 space per 7,000 sq. ft. GFA. Maximum requirement is 150 spaces.	1 space per 12,000 sq. ft. GFA. Maximum requirement is 50 spaces.
*The required number of bicycle parking spaces for multiple or mixed use development composed of more than one building are calculated on a per building basis using the formulas provided above		



Auctions	None.	None.
Construction Material Sales, Furniture, Carpet, or Appliance Store; Heavy Equipment Sales; and Vehicle Rental and Sales	2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.
Farmers' Market or Swap Meets	1 space per 5,000 sq. ft. of display and sales area only. Minimum requirement is 2 spaces.	None.
Gasoline Sales without Food and Beverage Sales	None.	None.
Home Improvement Center	1 space per 12,000 sq. ft. GFA. Maximum requirement is 10 spaces.	1 space per 12,000 sq. ft. GFA. Maximum requirement is 10 spaces.
Medical Marijuana Dispensary Off-Site Cultivation Location	2 spaces.	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.
STORAGE USE GROUP		
Commercial Storage & Hazardous Material Storage	None.	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.
Personal Storage	2 spaces.	None.
UTILITIES	None.	None.
WHOESALING USE GROUP	2 spaces.	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.
<u>ALL USE GROUPS: Unattended uses such as water kiosk, ATM, wireless communications, or mail lockers</u>	<u>0 spaces</u>	<u>0 spaces</u>

(Am. Ord. 11199, 9/9/2014; Am. Ord. 11328, 12/8/2015)

7.4.9. BICYCLE PARKING DESIGN CRITERIA

7.4.10. PARKING DESIGN MODIFICATION REQUEST (PDMR)

- 7.4.11. REQUIRED NUMBER OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).
- 7.4.12. ELECTRIC VEHICLE PARKING DESIGN CRITERIA

7.5. OFF-STREET LOADING

- 7.5.1. PURPOSE
- 7.5.2. APPLICABILITY GENERAL PROVISIONS
- 7.5.3. DESIGN CRITERIA
- 7.5.4. REQUIRED LOADING AREAS

7.6. LANDSCAPING AND SCREENING

- 7.6.1. PURPOSE
- 7.6.2. APPLICABILITY
- 7.6.3. EXCEPTIONS
- 7.6.4. LANDSCAPE STANDARDS
- 7.6.5. SCREENING STANDARDS
- 7.6.6. USE OF WATER
- 7.6.7. COMPLIANCE WITH NEIGHBORHOOD PLANS
- 7.6.8. NEW SINGLE FAMILY, MIDDLE HOUSING, AND ACCESSORY DWELLING UNITS

A. The following landscaping is required for all new single family residential, middle housing development, and accessory dwelling units. These requirements do not apply to new single family residential dwellings within subdivisions of 5 or more units.

1. One canopy tree is required for every 1,000 square feet of gross floor area of the development project.
2. Vegetative groundcover is required within the front yard setback per the calculation below.
$$(X \text{ Linear feet of Street Frontage}) - (Y \text{ Curb cut width}) \times (5 \text{ Foot Depth}) = Z \text{ Square Feet of vegetative groundcover}$$

An example, using a parcel with 115 feet of street frontage and a 15-foot curb cut:

$$(115 \text{ Linear Feet of Frontage}) - (15 \text{ curb cut}) \times (5 \text{ Foot Width}) = 500 \text{ Square Feet of vegetative groundcover required within the front yard setback.}$$

Parcels with less than 30 linear feet of street frontage may place the required groundcover in alternate locations indicated on the site plan.

Irregular-shaped lots, including flag lots, will use the street frontage parallel to their parcel (see Figure 7.6.2.A).

3. Plants must be low to very low water use with a hardiness rating of 15 degrees Fahrenheit or lower and non-invasive. Options are listed in Section 5-02.5.0 of the Technical Standards Manual. Exceptions to these criteria or plants that are not listed in Section 5-02.5.0 of the Technical Standards Manual, may be approved by the PDSD Landscape Architect.



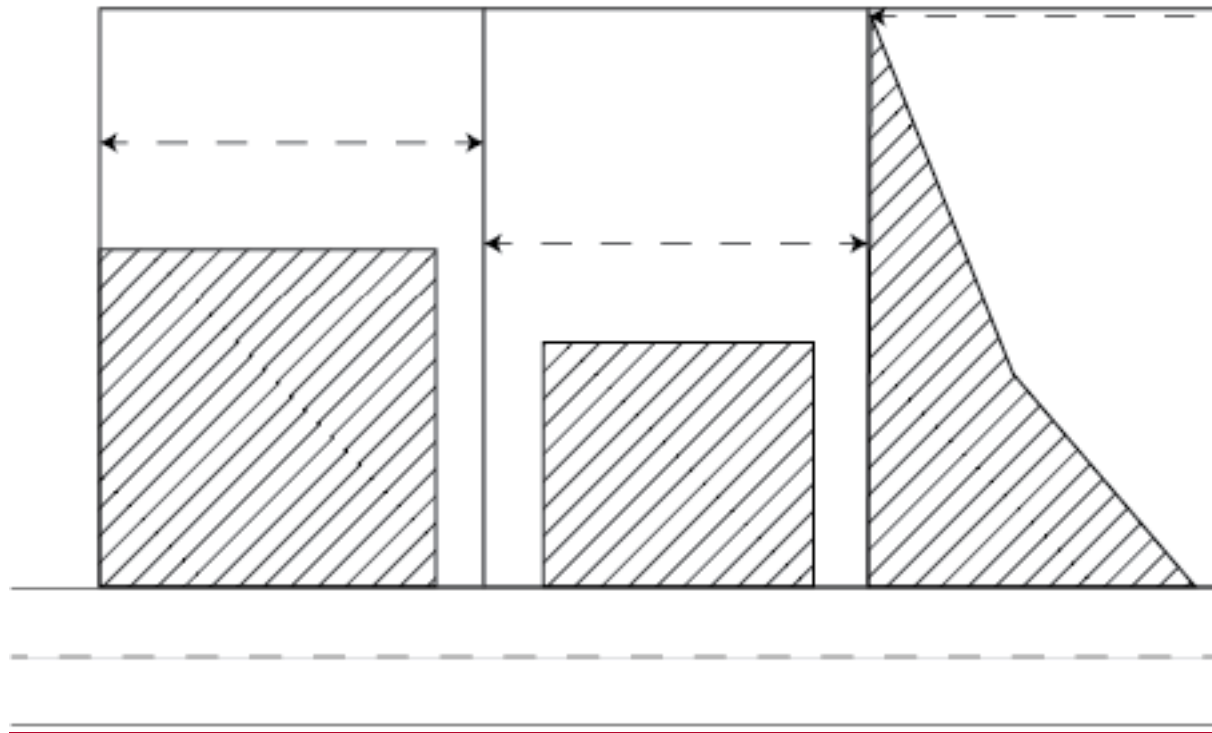


Figure 7.6.2-A Groundcover square footage is based on street frontage. Irregularly shaped lots, such as flag lots, U-lots, and triangular lots, will measure the street frontage at the widest point of the parcel that parallels the street. Here are three examples.

B. Required landscaping must be located as follows:

1. A minimum of fifty percent of the required canopy trees must be located within the front yard setback area.
 - a. Exception: If site constraints prevent new tree placement in a front yard, five shrubs may be substituted per required tree. Required trees must still be placed elsewhere on the site. Shrubs used as a substitute plant material for the required tree shall range from three feet in height by three feet in width, or larger. Shrubs must follow the relevant spacings from utility lines in section 5-01.5.11 of the Technical Standards Manual, but can be planted one radius of their mature width from foundations, enclosed sidewalks, sidewalks, and curbs.
 - b. Exception: The tree required for an accessory dwelling unit may be placed anywhere on site.
2. Trees may be planted at varying distances apart.
3. Required landscaping is not restricted to the first 10 feet onto the property from the existing or future right-of-way line.
4. Newly planted trees must be placed at a minimum distance from existing or proposed City of Tucson-owned or private utility-owned lines, as found in section 5-01.5.11 of the Technical Standards Manual. Tree plantings are not permitted in El Paso Gas Easements or under overhead power lines.
5. Trees shall be placed a minimum of ten feet from the center of the tree trunk to any enclosed structure.

6. Trees shall be placed a minimum of five feet from the back of the sidewalk or curb. If this standard cannot be met, then root barriers are required and must be illustrated on the submitted construction plans.
7. Trees must be planted in a six-to-nine-inch depressed planting area of at least 50 square feet (four-foot radius, or alternatives as proposed) and at least ten feet away from a building foundation.
8. Existing, established trees on property, at least 4 inches trunk diameter at chest height, located at least ten feet from the foundation or with an unobstructed dripline at maturity, shall count toward this requirement (Figure 7.6.2.B). The root systems of existing trees used for this requirement must be protected from soil compaction during construction using perimeter protective fencing around the dripline. Established trees are not required to have a depressed planting area. Existing shrubs and vegetative groundcover may also be used toward the required landscaping.

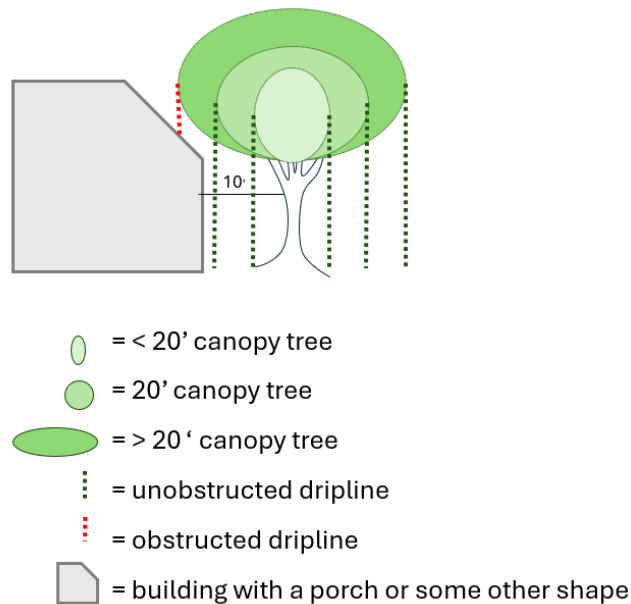


Figure 7.6.2-B: Obstructed and unobstructed driplines on various size trees, located 10 feet from an existing structure

C. Vegetation shall be established, maintained, and sustained throughout its life in support of the City's tree count, climate, and walkability goals. One of the following two options may be used:

1. Drip or bubbler irrigation with backflow protection. A simple irrigation system can be part of the domestic water supply for the residence.
2. Alternate methods, such as rainwater harvesting, hand watering, and greywater systems, as proposed by the property owner and approved by the PDSD Landscape Architect.

D. Proposed landscaping and related items can be included in a residential plot plan; a Landscape Plan is not required.

7.6.9. MAINTENANCE

7.6.10. ADMINISTRATION

7.7. NATIVE PLANT PRESERVATION

7.7.1. INTENT

7.7.2. PURPOSE

7.7.3. APPLICABILITY

7.7.4. GENERAL PROVISIONS AND STANDARDS

7.7.5. PLANT PRESERVATION STANDARDS

7.7.6. ADMINISTRATION

7.8. ACCESS

7.8.1. ACCESS REQUIRED - CHANGES OF USE OR STRUCTURES

7.8.2. ACCESS REQUIRED - SUBDIVISIONS

7.8.3. ACCEPTABLE TYPES OF ACCESS

7.8.4. WIDTH OF ACCESS

A. The minimum width required for access to a parcel is that dimension sufficient to provide for the type of access. The minimum required width is based on access improvements being centered within the dimension. If the improvements are located off-center, an additional width may be required.

B. All lots shall be designed with access to a public street. If a proposed lot does not have public street frontage, access must be provided by means of a private street or an access easement of sufficient size to accommodate motor vehicle and pedestrian access and public services as required for the type of development proposed for the lot.

C. If access is provided by an easement and the easement serves more than ~~two-three single-family~~ homes the City may require the easement to be developed as a street or as a parking area access lane (PAAL). The determination as to whether a developed street or PAAL is required will be made at the time of review of the proposed land division or development of the property based on the need for public services, such as utilities, refuse collection, and fire suppression, and on the projected average daily traffic (ADT) of the access easement.



7.9. STREETS

7.10. ALLEYS

7.11. DETENTION AND RETENTION BASINS

7.12. EASEMENTS REQUIRED

7.13. EXCAVATING AND GRADING

7.14. HYDROLOGY

7.15. SOLID WASTE AND RECYCLING DISPOSAL, COLLECTION, AND STORAGE

7.16. UTILITIES

Section

7A.1. PURPOSE, INTENT, AND APPLICABILITY

7A.1.1. Purpose

7A.1.2. Applicability

7A.2. INTERPRETATION, SEVERABILITY, AND NON-COMMERCIAL SPEECH SUBSTITUTION

7A.2.1. Interpretation

7A.2.2. Interpretation of District Boundaries

7A.2.3. Application of Prior Code Sections

7A.2.4. Severability and Non-Commercial Speech Substitution

7A.3. DEFINITIONS

7A.4. PERMITS, INSPECTIONS, AND FEES

7A.4.1. Permits

7A.4.2. Issuance

7A.4.3. Effect of Issuance

7A.4.4. Inspections

7A.4.5. Special Inspector Required

7A.4.6. Fees

7A.4.7. Maintenance

7A.5. VIOLATIONS, ENFORCEMENT, PENALTIES

7A.5.1. Indemnification of City

7A.5.2. Liability Insurance Required

7A.6. MEASUREMENTS, LOCATION, AND GENERAL REQUIREMENTS

7A.6.1. Sign Area

7A.6.2. Maximum Sign Area

7A.6.3. Change of Copy

7A.6.4. Sign Copy

7A.6.5. Sign Height Measurement 7A.6.6. Clearance

7A.6.7. Setback

7A.6.8. Signs Near Residences 7A.6.9. Street and Building Frontages

7A.6.10. Signs In or Over Public Rights-Of-Way

7A.6.11. Premise

7A.6.12. Illumination

7A.7. SIGN DESIGN OPTIONS

- 7A.7.1. Master Sign Program - Permanent Signs
- 7A.7.2. Master Sign Program - Portable Signs
- 7A.7.3. Singular Sign Design Option
- 7A.7.4. Notification
- 7A.8. EXEMPT AND PROHIBITED SIGNS
 - 7A.8.1. Exempt Signs
 - 7A.8.2. Prohibited Signs
 - 7A.8.3. Signs Creating Traffic Hazards
 - 7A.8.4. Signs in Public Areas
- 7A.9. NONCONFORMING SIGNS AND CHANGE OF USE
 - 7A.9.1. Signs for Legal Nonconforming Uses
 - 7A.9.2. Change of Use
- 7A.10. SIGN TYPES AND GENERAL STANDARDS
 - 7A.10.1. Generally Permitted Signs
 - 7A.10.2. Permanent Signs
 - 7A.10.3. Portable Signs
 - 7A.10.4. Temporary Signs
 - 7A.10.5. Heritage Landmark Signs (HLS)
- 7A.11. SPECIAL DISTRICTS
 - 7A.11.1. Historic District
 - 7A.11.2. Pedestrian Business District
 - 7A.11.3. Scenic Corridor Zone (SCZ) District
 - 7A.11.4. Planned Area Development (PAD) District
- 7A.12. APPEALS
- 7A.13. SIGN DESIGN REVIEW COMMITTEE

7A.1. PURPOSE, INTENT, AND APPLICABILITY

7A.1.1. PURPOSE

7A.1.2. APPLICABILITY

7A.2. INTERPRETATION, SEVERABILITY, AND NON-COMMERCIAL SPEECH SUBSTITUTION

7A.2.1. INTERPRETATION

7A.2.2. INTERPRETATION OF DISTRICT BOUNDARIES

7A.2.3. APPLICATION OF PRIOR CODE SECTIONS

7A.2.4. SEVERABILITY AND NON-COMMERCIAL SPEECH SUBSTITUTION

7A.3. DEFINITIONS



A. The terms used in the sign standards shall have the meanings as noted in Article 11 *Definitions*, unless the context otherwise requires.

B. **Residential Use:** For the purposes of this Article, residential use shall mean ~~single family residential and multi-family residential~~ any type of residential family dwelling. (Ord. 11508, 12/5/2017; Am. Ord. 11803, 12/8/2020)

7A.4. PERMITS, INSPECTIONS, AND FEES

7A.4.1. PERMITS

A. All signs shall be erected, reinstalled, altered, repaired, relocated, permitted and inspected in compliance with Section 3.3 *Zoning Compliance Review*, Section 4 *Development Review Fee Schedule* of the Administrative Manual, and the most recently adopted Unified Building Codes, as well as other applicable City codes.

1. It shall be a civil infraction for any person to erect, reinstall, alter, change the copy of, repair or relocate a sign, or cause the same to be done, without first obtaining a permit or permits from the Planning and Development Services Department, as required by the sign standards.

2. It shall be a civil infraction for any person to use, maintain, or otherwise allow the continued existence of any sign for which the required permit was not obtained, and each day such violation shall continue shall constitute a separate offense.

3. A permit shall be issued to the owner of the property or the agent for the owner. When a contractor is required to be licensed by the State of Arizona, the permit shall only be issued to a licensed contractor.

4. Compliance with technical codes. In addition to compliance with the sign standards, all signs shall comply with the appropriate detailed provisions of the adopted Building Code for the City of Tucson and all adopted technical codes relating to design, structural members, and connections, the applicable provisions of the Electrical and Fire Codes of the City of Tucson and the additional construction standards set forth in this jurisdiction. Signs that emit radio frequencies, including electronic message centers, must also provide proof of compliance with Federal Communications Commission regulations.



B. PERMISSION OF PROPERTY OWNER

7A.4.2. ISSUANCE

7A.4.3. EFFECT OF ISSUANCE

7A.4.4. INSPECTIONS

7A.4.5. SPECIAL INSPECTOR REQUIRED

7A.4.6. FEES

7A.4.7. MAINTENANCE

7A.5.1. INDEMNIFICATION OF CITY

7A.5.2. LIABILITY INSURANCE REQUIRED

7A.6. MEASUREMENTS, LOCATION, AND GENERAL REQUIREMENTS

7A.6.1. SIGN AREA

7A.6.2. MAXIMUM SIGN AREA

7A.6.3. CHANGE OF COPY

7A.6.4. SIGN COPY

7A.6.5. SIGN HEIGHT MEASUREMENT

7A.6.6. CLEARANCE

7A.6.7. SETBACK

7A.6.8. SIGNS NEAR RESIDENCES

7A.6.9. STREET AND BUILDING FRONTAGES

A. MULTIPLE FRONTAGE LOTS

On corner lots and other lots with more than one street frontage, the maximum allowable number and square footage of on-site signs are permitted for each street frontage. The maximum allowances are only transferable either in whole or in part from one street frontage to another if the Zoning Administrator determines the request will not negatively impact surrounding properties. The Zoning Administrator may send the request to ~~the Sign Design Review Committee~~ a Design Professional for review and recommendation.

B. INTERSECTION CORNER SIGN

7A.6.10. SIGNS IN OR OVER PUBLIC RIGHTS-OF-WAY

7A.6.11. PREMISE

7A.6.12. ILLUMINATION

7A.7. SIGN DESIGN OPTIONS

7A.7.1. MASTER SIGN PROGRAM - PERMANENT SIGNS

A. PURPOSE

B. APPLICABILITY

C. DECISION

~~The Sign Design Review Committee~~ A design professional assigned by the City shall review design options and make a recommendation to the planning and development services director for a final decision. The director's decision may be to approve, approve with conditions, or deny the application. The director shall base the decision on compliance with the purpose statement, findings, and applicable design standards.

1. An applicant may appeal the director's decision first to the Board of Adjustment in accordance with Section 3.10.2 and may then appeal to the Mayor and Council in accordance with Section 3.9.2 (*Mayor and Council Appeal Procedure*).

2. An applicant may apply for an amendment to an approved Master Sign Program in accordance with the standards set forth in this Article 7A.7.

D. DESIGN STANDARDS

1. GROUND-MOUNTED SIGNS

A. SIGN HEIGHT

B. SIGN DESIGN ELEMENTS

(1) WAYFINDING AND IDENTIFICATION

(2) VISUAL ENVIRONMENT

(3) LANDSCAPING

C. FREEWAY SIGNS

2. WALL -MOUNTED SIGNS

3. INTEGRATED ARCHITECTURE SIGN

E. BEST PRACTICE OPTION

F. FINDINGS

7A.7.2. MASTER SIGN PROGRAM - PORTABLE SIGNS

7A.7.3. SINGULAR SIGN DESIGN OPTION

7A.7.4. NOTIFICATION

7A.8. EXEMPT AND PROHIBITED SIGNS

7A.8.1. EXEMPT SIGNS

A. The provisions of the sign standards, including the requirements for permits, shall not apply to the following specified signs, nor shall the area of such signs be included in the area of signs permitted for any parcel or use. The following signs are permitted in all zones and special districts.

1. Non-commercial flags, emblems or insignias;
2. Permanent sign cut into the surface of a façade or building;
3. Non-commercial murals;
4. Commercial murals that are in pedestrian districts; ~~and~~,
5. Manned hot air balloons; and
- 5.6. Clearance bars indicating maximum access height for vehicles.

B. In the event that an exempt sign listed above is located in a "H" Historic Preservation Zone, the sign will be subject to review under 5.8.8, *Design Review Required*.

(Am. Ord. 11803, 12/8/2020)

7A.8.2. PROHIBITED SIGNS

7A.8.3. SIGNS CREATING TRAFFIC HAZARDS

7A.8.4. SIGNS IN PUBLIC AREAS

7A.9. NONCONFORMING SIGNS AND CHANGE OF USE

7A.9.1. SIGNS FOR LEGAL NONCONFORMING USES

7A.9.2. CHANGE OF USE

7A.10. SIGN TYPES AND GENERAL STANDARDS

7A.10.1. GENERALLY PERMITTED SIGNS

A. EMERGENCY, WARNING, AND GOVERNMENTAL SIGNS NECESSARY FOR PUBLIC SAFETY OR CIVIL DEFENSE OR OTHER GOVERNMENTAL USE. SIGNS SHALL BE EASILY READABLE AND IF NECESSARY ILLUMINATED

B. INTERIOR SIGNS

1. An Interior Sign is an on-site sign, emblem, or decal that is ground or wall -mounted providing information to the public such as wayfinding, facilities, services or prohibitions relating to the premises and which is inside a building, in a courtyard or hallway, or is within a premise's boundaries but is either not facing or is not readable from the public right-of-way, does not require zoning review but may require building code review.

2. Signs attached to the interior wall of a shopping mall for identification, advertisement or promotion of the interest of any person, entity, product or service are required to obtain ~~a sign~~ permit to ensure compliance with applicable building, fire, electrical, and technical codes but are not otherwise subject to the sign standards. For purposes of the sign standards these signs are considered interior signs.

3. Interior Sign Exception: A wall-mounted permanent or portable sign, or ground-mounted permanent or portable sign, that is within a premise's boundaries, outside a building or enclosed area, viewable from the public right-of-way, and has a sign area greater than twelve square feet, is counted as part of the applicable sign type's maximum sign area. All signs intended to be readable from the public right-of- way are counted as part of the applicable sign type's maximum sign area.

C. VEHICLE SIGNS

D. WALL SIGNS, MULTIPURPOSE FACILITY

1. Notwithstanding any other limitations and restrictions set forth elsewhere in the sign standards, a multipurpose facility is permitted to include as part of its wall signage one (1) or more light emitting diode (LED) or other electronic banners and/or video displays that may

include continuously moving words and images. These components shall be used in ticketing areas and other pedestrian gatherings where, in the opinion of the City engineer, such signage will not create a traffic hazard and will not be visible or will be only incidentally visible from public rights-of-way or adjacent properties.

2. For purposes of this section, the term "multipurpose facility" has the meaning set forth in the definition found at A.R.S. § 48-4201.

E. Window signs are permitted in all zones where wall signs are permitted. No more than thirty percent of the total window surface may be covered. No permit is required. Window coverage is also regulated by Section 7-411of the Tucson City Code.

F. Menu Boards

1. A menu board is an on-site sign erected in conjunction with a use that incorporates an approved drive-through, drive-in, or walk-up to display service or product options and pricing for delivery to customers in a vehicle or on foot. Menu boards are oriented towards the ordering point.



2. Menu boards must obtain applicable permits to ensure compliance with building, fire, electrical, and technical codes but are not otherwise subject to the sign standards if they are fully outside of view from the right-of-way. Menu boards which are visible from the right-of-way require a sign permit.

3. Menu boards which meet the definition of a window sign as stated in 7A.10.1.E. are considered window signs and instead subject to the standards thereof.

E.G.

(Am. Ord. 11803, 12/8/2020)

7A.10.2. PERMANENT SIGNS

A. Permanent Signs - Zone Category Standards

TABLE 1 - ZONES CATEGORIES AND PERMANENT SIGN TYPES					
Sign types below may be permitted in the zone categories below with additional standards.					
Individual zones within a zone category or another specified zone may prohibit a sign type or have more restrictive standards for that individual zone.					
Permanent Signs	Residential Category	Multifamily Residential Category	Non-residential Category	General Business Category	Industrial Category
	IR, RH, SR, SH, RX-1, RX-2, R-1, MH-1 zones	R-2, R-3, MH-2 zones	O-1 zone	O-2, O-3, P, RV, NC RVC, C-1, -2, -3, OCR-1, -2, MU, U zones	P-I, I-1, I-2 zones
Access Point	P, 2	P, 2	P	P	P
Awning	P, 1	P	P	P	P
Billboards	5	5	5	P, 4, 5	P, 4, 5
Canopy		P, 7	P	P	P
Dwelling Unit	P	P			
Freestanding Monument		P	P	P	P
Freestanding Monument low profile	P, 3	P	P	P	P
Freestanding Pole				P	P

Freeway				P	P
Parking Lot	P	P	P	P	P
Projecting	P, 6	P, 6	P, 6	P, 6	P, 6
Wall	P, 3	P	P	P	P
P = Generally Permitted - See Section 7A.10.2.C for Additional Standards. 1. Restricted to home occupation use in all zones except IR and MH-1 2. Not permitted for home occupation use 3. Restricted to nonresidential use 4. Restricted to C-2, C-3, I-1, I-2, zones					

B. Permanent Signs - Maximum Sign Area And Special Zone Standards Per Zone Category

MAXIMUM PERMANENT SIGN AREA PER Zone CATEGORY AND SPECIAL Zone STANDARDS		
TABLE 2		
Zone CATEGORIES	MAXIMUM SIGN AREA	SPECIAL Zone STANDARDS
RESIDENTIAL (RX-1, RX-2, R-1 MH-1) AND RURAL ZONES (IR, RH, SR, SH)		
ALL PERMANENT SIGNS		1. On building having more than one street frontage, the maximum allowable number and square footage of on-site signs area permitted for each street frontage. The maximum allowance, however, is not transferable either in whole or in part from one street frontage to another.
Residential uses. Non-residential uses located on local streets.	20 Sq. Ft.	1. No digital signs are permitted except for non-residential uses.
Non-residential uses on arterial	100 Sq. Ft.	1. Permanent freestanding sign's sign area may not exceed 32 square feet

or collector streets.		
MULTI-FAMILY (R-2, R-3 AND MH-2 ZONES)		
ALL PERMANENT SIGNS		1. Heritage landmark signs (HLS), all types. The first HLS on a premise does not count toward the maximum total sign area.
Residential uses. Non-residential uses located on local streets.	50 Sq. Ft	1. No digital signs are permitted except for non-residential uses.
Non-residential uses on arterial or collector streets.	100 Sq. Ft.	1. Permanent freestanding sign's sign area may not exceed 50 square feet
NON-RESIDENTIAL O-1 ZONE		
ALL PERMANENT SIGNS	20 Sq. Ft.	1. A 20 sq. ft. sign is allowed per tenant in a multi-tenant complex. The maximum size of any sign is 20 sq. ft. A multi-tenant complex may have no more than two freestanding signs, which may be a tenant sign or a sign for the entire complex. 2. Signs on arterial and collector streets shall be illuminated by down lights only such as low pressure sodium lighting, halo-effect illumination, full cut-off LED lighting or other similar lighting technologies compatible with the Tucson Outdoor Lighting Code. 3. Signs shall not be illuminated between the hours of 10:00 p.m. and 7:00

		a.m. Signs located on a local street frontage shall not be illuminated. 4. No digital signs are permitted except for non-residential uses.
GENERAL BUSINESS (O-2, O-3, P, RV, NC, RVC, C-1, C-2, C-3, OCR-1, OCR-2, MU AND U ZONES)		
ALL PERMANENT SIGNS	<u>Utilize UDC 7A.6.2.C. to determine if the maximum sign area is based upon street frontage or building frontage. 3 feet for every lineal foot of street frontage</u>	1. If any portion of a parcel is within two hundred fifty (250) feet of a freeway: Four (4) square feet per foot of street frontage. If any portion of a parcel is within two hundred fifty (250) feet of a freeway: Four (4) square feet per foot of street frontage. 2. Design review: Within effectuated Urban Overlay Districts (UOD) mapped per the Unified Development Code (i.e. with "U" zoning), any single sign 50 square feet in area or larger, or any site where the total sign area exceeds 50 square feet, shall be reviewed under the design review procedure established by the specific UOD. 3. Heritage landmark signs (HLS), all types. The first HLS on a premise does not count toward the maximum total sign area. 4. Property where an approved site plan, development plan, or plat provides for a multi-family dwelling as the principal use, shall follow the



		standards of the Multi-family Zone Category. <u>4-5. 3 feet for every lineal foot of maximum sign area is permitted when calculated based upon street frontage</u>
INDUSTRIAL (P-1, I-1, I-2 ZONES)		
ALL PERMANENT SIGNS	4 feet for every lineal foot of street frontage	1. Heritage landmark signs (HLS), all types. The first HLS on a premise does not count toward the maximum total sign area.

C. Permanent Signs - Additional Sign Type Standards

1. SIGN TYPES A THROUGH E

a. Access Point Sign

An on-site sign located at or near the access point or other wayfinding location. This sign type is permitted in the residential category for non-residential uses, in a multi-family residential or non-residential category for non-residential uses and multi-family uses and is not permitted in the historic district.

(1) SIZE AND HEIGHT ALLOWED

(2) SITE VISIBILITY TRIANGLE (SVT)

An access point sign must be outside of the SVT. ~~The required minimum setback is 10 feet.~~

(3) ADDITIONAL ALLOWANCE

B. AWNING SIGNS

(1) ZONE CATEGORY STANDARD

C. BILLBOARDS

(1) Permitted Locations

(2) MAXIMUM AREA PER FACE, INCLUDING EMBELLISHMENTS

(3) LIMITATIONS

(4) MAXIMUM HEIGHT

(5) MINIMUM CLEARANCE

(6) MINIMUM SEPARATION



- (7) MINIMUM SETBACK
- (8) ORIENTATION
- (9) PROHIBITED LOCATIONS: SEE SECTION 7A.10.2 TABLE
- (10) PROHIBITED SIGN COPY DISPLAY

D. CANOPY SIGN

E. DWELLING UNIT SIGN

(1) **Zone Category Standards**

- (2) FREESTANDING SIGNS, ALL TYPES
- (3) ZONE CATEGORY STANDARDS

F. FREEWAY SIGN

2. SIGN TYPES P THROUGH Z

- A. POLE SIGN - FREESTANDING
- B. PROJECTING SIGN
- C. WALL SIGN

7A.10.3 PORTABLE SIGNS

7A.10.4 TEMPORARY SIGNS

7A.10.5 HERITAGE LANDMARK SIGNS (HLS)

- A. DEFINITIONS
- B. PURPOSE
- C. HERITAGE LANDMARK SIGN (HLS) DESIGNATION

- 1. CONDITIONAL HLS DESIGNATION
- 2. FINAL HLS DESIGNATION

- D. HLS DESIGNATION GUIDELINES
- E. HLS PERFORMANCE REQUIREMENTS
- F. CONTENT OF HLS TREATMENT PLAN
- G. REVIEW OF HLS TREATMENT PLAN

7A.11. SPECIAL DISTRICTS

7A.11.1. HISTORIC DISTRICT

7A.11.2. PEDESTRIAN BUSINESS DISTRICT

7A.11.3. SCENIC CORRIDOR ZONE (SCZ) DISTRICT

7A.11.4. PLANNED AREA DEVELOPMENT (PAD) DISTRICT

7A.12. APPEALS

~~7A.13. SIGN DESIGN REVIEW COMMITTEE~~

~~A SIGN DESIGN REVIEW COMMITTEE IS HEREBY CREATED TO ASSIST THE PLANNING COMMISSION BY REVIEWING AND RECOMMENDING AMENDMENTS TO THE SIGN STANDARDS AND RECOMMENDING DESIGN OPTIONS IN COMPLIANCE WITH SECTION 7A.7 SIGN DESIGN OPTIONS TO THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR. THE COMMITTEE'S AUTHORITY AND ORGANIZATION SHALL BE IN ACCORDANCE WITH SECTION 2.2.12 SIGN DESIGN REVIEW COMMITTEE.~~

(Ord. 11508, 12/5/2017)

Section

- 8.1. PURPOSE
- 8.2. APPLICABILITY
- 8.3. LAND DIVISION
 - 8.3.1. Land Split
- 8.4. SUBDIVISIONS
 - 8.4.1. Block Plat
 - 8.4.2. Residential and Non-Residential Condominium and Condominium Conversion Plat
 - 8.4.3. Minor Subdivision
 - 8.4.4. Tentative Plat
 - 8.4.5. Final Plat
- 8.5. EXPIRATION DATES
 - 8.5.1. Tentative Plat
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- 8.6. GENERAL REQUIREMENTS FOR SUBDIVISIONS
 - 8.6.1. General Provisions
 - 8.6.2. Subdivision Improvements and Assurances
 - 8.6.3. Survey Monuments Required
 - 8.6.4. Permits for Model Homes
 - 8.6.5. Land Clearing and Grading
 - 8.6.6. Plat Abandonment
- 8.7. SUBDIVISION DESIGN STANDARDS
 - 8.7.1. Parks, Recreational Facilities, Fire Stations, and School Sites
 - 8.7.2. Phased Subdivisions
 - 8.7.3. Flexible Lot Development (FLD)

8.1. PURPOSE

8.2. APPLICABILITY

8.3. LAND DIVISION

8.3.1. LAND SPLIT

- A. PURPOSE
- B. APPLICABILITY
- C. PRE-APPLICATION CONFERENCE RECOMMENDED
- D. APPLICATION REQUIRED
- E. REVIEW

Land splits are reviewed by the PDSD for compliance with the following requirements:

1. Does not constitute a subdivision as defined in Section 11.4.20 which would require compliance with platting requirements of Section 8.4;



2. Results in tracts or parcels which conform to the minimum lot size requirements of the property's zone;
3. Provides access to the proposed tracts or parcels in accordance with Section 7.8, *Access*, of the UDC, Sections 7-01.0.0, *Pedestrian Access*, and 10-01.0.0, *Street Technical Standard*, of the Technical Standards Manual, and the City of Tucson Floodplain Ordinance and Drainage Manuals;
4. Results in all existing buildings complying with the [perimeter yard setback](#) requirements of the property's zone; and,
5. Results in tracts or parcels of at least the minimum size required to build in accordance with the applicable zoning including any natural, environmental and floodplain requirements in accordance with the City of Tucson Floodplain Ordinance and Drainage Manuals.

F. DECISION

G. RECORDATION REQUIRED

8.4. SUBDIVISIONS

8.4.1. BLOCK PLAT

8.4.2. RESIDENTIAL AND NON-RESIDENTIAL CONDOMINIUM AND CONDOMINIUM CONVERSION PLAT

8.4.3. MINOR SUBDIVISION

8.4.4. TENTATIVE PLAT

8.4.5. FINAL PLAT

A. APPLICABILITY

1. Proposed subdivisions, including minor subdivisions, block plats, and condominium plats, [and middle housing subdivisions](#) require the review and approval of a final plat.
2. The subdivider shall construct all required subdivision improvements, at no expense to the City, prior to recordation of the final plat, or the subdivider may post assurances as detailed in Section 8.6.2, *Subdivision Improvements and Assurances*.

B. APPLICATION REQUIRED

1. Submittal of an application to the PDSD is required in order to process the request. The application must be in accordance with Administrative Manual (AM) Section 2-07.0.0, Final Plat, Block Plat, Minor Subdivision, [Middle Housing Subdivision](#) and Condominium Plat. . Applications are reviewed for completeness in accordance with [UDC](#) Section 3.2.3. [Application Requirements](#)
2. The final plat shall substantially conform to the approved tentative plat.
3. Assurances in accordance with Section 8.6.2, Subdivision Improvements and Assurances, is also required, when applicable, for review and consideration for approval by the City Engineer.
4. A final plat may be submitted concurrent with the tentative plat in accordance with Section 3.2.3.B, Sequential or Concurrent Review Procedure.

C. REVIEW

D. DECISION

1. Approval and Decision

2. RECORDATION





a. When a subdivider has opted not to post assurances and in accordance with Section 8.6.2.A, a subdivider shall construct all required subdivision improvements at no expense to the City prior to the recordation of the final plat.

b. The City Clerk's Office shall forward the final plat documents to the Office of the Pima County Recorder for recordation after approval of the final plat by Mayor and Council. If the use of the property proposed through the plat is dependent on the adoption of a rezoning ordinance, the recordation shall occur after the effective date of any change in zoning.

8.4.6 MIDDLE HOUSING SUBDIVISION

A. PURPOSE

The regulations in this section allow owners of land upon which residential development of 1-4 units is allowed to divide their land without being subject to the other subdivision regulations and procedures of the Unified Development Code. Middle Housing Subdivision facilitates the sale and purchase of housing through fee simple acquisition.

B. APPLICABILITY

A middle housing subdivision is permitted on sites with existing or proposed residential development of 1-4 units, subject to the following criteria:

1. The subdivision may be proposed on legally created lots. Lots created without approval from the City of Tucson may require correction as part of the subdivision review and approval;
2. The number of proposed residential lots is 4 or less, with 1 additional lot permitted to serve as a designated common area;
3. All proposed lots have street frontage or perpetual access easements of a minimum width and maximum length complying with requirements established by Section 7.8, Access, of the UDC and Section 10-01.0.0, Technical Standards of the Technical Standards Manual. An alley may serve in lieu of the required street frontage with the approval of the City of Tucson Department of Transportation and Mobility;
4. All streets forming the boundary of the subdivision are fully improved, except for streets that may be improved as part of the project;
5. All sidewalks along the boundary of the subdivision are fully improved according to Section 10-01.0.0: Street Technical Standard, except for sidewalks that will be improved as part of the project;
6. If the property is located within a 100-year regulatory floodplain area or erosion hazard setback, all proposed lots must demonstrate building pad locations that are protected from flood and erosion hazards as defined in the Floodplain Ordinance (Tucson Code Chapter 26) and Standards Manual for Drainage Design and Floodplain Management in Tucson, Arizona;
7. The property has all weather access in accordance with the City of Tucson Floodplain Ordinance and Design Manuals, or Section 10-02.4.4, Street Drainage, of the Technical Standards Manual;
8. The proposed subdivision does not have special development requirements, or special requirements have been reviewed and special development requirements have been determined. These special development requirements may include, but are not limited to, the Hillside Development Zone (HDZ); the Environmental Resource Zone

(ERZ); the Scenic Corridor Zone (SCZ); and the Watercourse Amenities, Safety, and Habitat (WASH) ordinance; and,

9. The middle housing subdivision cannot be used for the creation of a Flexible Lot Development (FLD).

C. GENERAL PROVISIONS

1. Development standards for a middle housing subdivision apply as follows:
 - a. Setbacks established per UDC Section 6.3, *Dimensional Standards* apply to the proposed exterior subdivision property boundaries and not interior property boundaries. Interior property setbacks are determined per the adopted building code;
 - b. Lot coverage and minimum lot sizes established per UDC Section 6.3, *Dimensional Standards*, apply to the proposed subdivision in totality, not the individually created lots. The established minimum lot size determines the overall permitted density;
 - c. Landscape standards established per UDC Section 7.6.8, *New Single Family, Middle Housing, and Accessory Dwelling Units* apply to the proposed subdivision in totality, not the individually created lots;
 - d. A reference site plan and additional supplemental information may be required to determine applicability of development standards related to a middle housing subdivision;
 - e. Determinations of applicability of development standards may be requested per UDC Section 1.5.1, *Zoning Determinations and Zoning Certifications by the Zoning Administrator*.
2. Middle housing subdivisions are restricted as follows:
 - a. The total number of residential lots is limited to 4, with 1 additional lot permitted to serve as designated common area. Protective covenants or Covenants, Conditions, and Restrictions (CC&Rs) establishing responsibility for construction, maintenance, and ownership of any proposed common area, open space, private street, or similar joint use, are required;
 - b. The subdivision is limited to a total of four dwelling units, including ADUs.
 - c. If the proposed subdivision includes an existing Accessory Dwelling Unit (ADU) which is platted on its own lot, the ADU will then be designated as a principal dwelling and not an ADU. Further division of lots beyond the maximum lots permitted per UDC Section 8.4.6.C.2.a is prohibited.

D. PRE-APPLICATION CONFERENCE REQUIRED

A pre-application conference in accordance with Section 3.2.1 is required.

E. APPLICATION, REVIEW, DECISION, AND RECORDATION

1. Middle housing subdivisions are prepared, reviewed for compliance with all applicable requirements, and considered for approval in accordance with UDC Section 8.4.5, *Final Plat*, with the exception that a pre-application is required;
2. Any reviews that are normally conducted during the tentative plat process, such as those involving drainage statements or reports, shall instead be conducted as part of the final plat process; and,

3. After approval by the PDSD, the subdivision must be recorded with the Office of the Pima County Recorder.

8.5. EXPIRATION DATES

8.5.1. TENTATIVE PLAT

8.5.2. FINAL PLAT

8.6. GENERAL REQUIREMENTS FOR SUBDIVISIONS

8.6.1. GENERAL PROVISIONS

8.6.2. SUBDIVISION IMPROVEMENTS AND ASSURANCES

8.6.3. SURVEY MONUMENTS REQUIRED

8.6.4. PERMITS FOR MODEL HOMES

8.6.5. LAND CLEARING AND SUBDIVISION GRADING

8.6.6. PLAT ABANDONMENT

8.7. SUBDIVISION DESIGN STANDARDS

8.7.1. PARKS, RECREATIONAL FACILITIES, FIRE STATIONS, AND SCHOOL SITES

8.7.2. PHASED SUBDIVISIONS

8.7.3. FLEXIBLE LOT DEVELOPMENT (FLD)

A. PURPOSE

B. APPLICABILITY

C. GENERAL DEVELOPMENT CRITERIA

1. Conformance with the General Plan and other Applicable Plans

An FLD proposed in conjunction with a rezoning shall be in conformance with the ~~General Plan and any of its components, including~~ any applicable adopted area and neighborhood plans.

2. APPLICABILITY OF GENERAL UDC AND TECHNICAL STANDARDS MANUAL REQUIREMENTS

3. DEVELOPMENT ALTERNATIVES

A. STANDARD FLD

B. MAXIMUM DENSITY OPTION

(1) LOW INCOME HOUSING

(2) HOUSING FOR THE ELDERLY

(3) HISTORIC PRESERVATION

(4) ADDITIONAL FUNCTIONAL OPEN SPACE

(5) ADDITIONAL OPEN SPACE WITHIN AN FLD GREATER THAN 5 ACRES

(6) PROXIMITY TO AN ARTERIAL STREET



(7) TRAIL OR WILDLIFE CORRIDOR DEDICATION

(8) GREEN BUILDING

D. REGULATIONS FOR FLD PROJECTS

E. MINIMUM LOT SIZE

F. OPEN SPACE REQUIREMENTS

A. EXEMPTIONS

1. CONFIGURATION AND LOCATION OF FUNCTIONAL OPEN SPACE WITHIN AN FLD PROJECT

G. DETENTION AND RETENTION BASINS

H. LANDSCAPING, SCREENING AND WALL REQUIREMENTS

I. PARKING

J. CIRCULATION AND CONNECTIVITY

K. PERIMETER YARDSSETBACKS ALONG FLD PROJECT SITE BOUNDARIES

1. Perimeter yardsSetbacks along FLD project site boundaries are required in accordance with the site's underlying zone as provided in Section 6.3.4, *Dimensional Standards and Exceptions Tables*.

2. Street perimeter yardssetbacks along FLD project site boundaries are required in accordance with Section 6.4.5.C, *Street Perimeter YardsSetback*, unless special zoning requirements dictate a greater distance or different point of measurement.

L. PERIMETER YARDSSETBACKS ON INTERIOR LOTS

1. The perimeter yardsetback requirements of Section 6.3.4, *Dimensional Standards and Exceptions Tables*, may be reduced for setbacks along interior lot lines to the extent permitted by the City's adopted Building Codes.

2. Along interior street lot lines, street perimeter yardssetbacks are required, in accordance with Section 6.4.5.C, *Street Perimeter YardsSetback*. The street setback may be administratively reduced by the PDSD Director based on a finding that the reduced setback enhances the architectural design or the vehicular circulation in the FLD and a transportation statement is approved by the City's Traffic Engineering division. A street perimeter yardsetback reduction request is considered for approval concurrent with the processing of the plat or site plan, whichever is applicable.

3. Along parking area access lanes (PAALs), setbacks are required in accordance with Section 7.4.6.F.2, *Setbacks from Access Lanes and PAALs*.

M. **Design Criteria**

1. **Architectural Variation**

a. **Purpose**

To provide architectural diversity, visual interest, and to avoid monotony in architectural design by requiring variations in such architectural treatments as color, finished materials, massing and rooflines, orientation of units, garages and porches.

B. APPLICABILITY

C. REQUIREMENTS



D. ARCHITECTURAL VARIATION PLAN REQUIRED

2. TRANSITION EDGE TREATMENT AND MITIGATION FOR ADJACENT PROPERTIES
3. SOLAR ACCESS AND PASSIVE SOLAR
4. ALTERNATIVE COMPLIANCE.

N. MANAGEMENT OF COMMON PROPERTIES

O. FLD PHASING REQUIREMENTS

P. FLD SUBMITTAL, REVIEW, AND DECISION

1. TENTATIVE PLAT

a. A tentative plat for an FLD shall be prepared in accordance with Section 2-06.0.0, *Development Package*, of the Administrative Manual, including Section 2-06.5.0, *Flexible Lot Development - Additional Requirements*, of the Administrative Manual.

b. A tentative plat for an FLD is processed and considered for approval in accordance with Section 8.4.4, *Tentative Plat*, with the following exceptions:

~~(1) An applicant shall hold a neighborhood meeting in accordance with Section 3.2.2.C.1.b prior to submitting a FLD application.~~

~~(2)(1)~~ Notice of the submittal of an FLD application shall be sent ~~to by~~ the applicant ~~to~~ the property owners within 400 feet of the project site, and neighborhood associations within one mile of the project site.

2. FINAL PLAT

3. SITE PLAN



Section

9.1. GENERAL

9.1.1. Introduction

9.1.2. Applicability

9.1.3. Continuation Permitted

9.1.4. Determination of Nonconforming Status

9.1.5. Repairs and Maintenance

9.1.6. Restoring Unsafe Structures

9.1.7. Tenancy and Ownership

9.2. NONCONFORMING USE

9.2.1. Discontinuance of Nonconforming Use

9.2.2. Expansion of a Nonconforming Use

9.2.3. Substitution With a Use Within the Same Land Use Class

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9.2.5. Change in Nonconforming Status

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9.3.3. Loss of Nonconforming Status

9.3.4. Nonconforming Parking Areas

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9.1.2. APPLICABILITY

9.1.3. CONTINUATION PERMITTED

9.1.4. DETERMINATION OF NONCONFORMING STATUS

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9.1.7. TENANCY AND OWNERSHIP

9.2. NONCONFORMING USE

9.2.1. DISCONTINUANCE OF A NONCONFORMING USE

9.2.2. EXPANSION OF A NONCONFORMING USE

9.2.3. SUBSTITUTION WITH A USE WITHIN THE SAME LAND USE CLASS

9.2.4. SUBSTITUTION WITH A USE FROM A DIFFERENT LAND USE CLASS



A nonconforming use may be substituted with a use from a Land Use Class that is different from the one to which the existing nonconforming use belongs, provided it is approved in accordance with Section 3.4.3, ~~Zoning Examiner Special Exception Procedure~~Section 3.3.3 PDSD Director Approval Procedure, and provided the use complies with the following standards before and after the substitute use is in operation:

- A. The substitute use is a use permitted in the most restrictive zoning classification in which the existing nonconforming use is permitted as of right;
- B. The substitute use does not generate additional traffic or noise, have longer hours of operation, have additional outside lighting, or cause other negative impacts on adjoining properties greater than those associated with the existing nonconforming use;
- C. The substitute use provides parking as required by the UDC. A modification to the parking standards may be requested in accordance with Section 7.4.10, *Parking Design Modification Request*, or Sections 3.10.1 and 2.10.3, *Board of Adjustment Variance Procedure*; and,
- D. The substitute use does not propose an extension or enlargement of the structure or of the areas occupied by the nonconforming use

, except as provided for expansion in Section 9.2.2, *Expansion of a Nonconforming Use*.

9.2.5. CHANGE IN NONCONFORMING STATUS

9.3. NONCONFORMING STRUCTURE

9.3.1. RECONSTRUCTION

9.3.2. EXPANSION

9.3.3. LOSS OF NONCONFORMING STATUS

9.3.4. NONCONFORMING PARKING AREAS

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- 10.3.2. Violation of a Board of Adjustment (B/A) Decision
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- 10.4.1. Actions by the Zoning Administrator
- 10.4.2. Action by the City Attorney
- 10.4.3. Action by the PDSD Director
- 10.4.4. Additional Penalties for Unauthorized Demolition of Historic Structures
- 10.4.5. Penalties for Violation of Native Plant Preservation Standards

10.1. PURPOSE

10.2. ENFORCEMENT AUTHORITY

Enforcement of UDC provisions is the responsibility of the Zoning Administrator as provided by state law. The Zoning Administrator is assisted by the Planning and Development Services Department (PDSD), ~~the Housing and Community Development Department (HCDD)~~, and other City ~~departments-staff persons~~ in enforcement as provided by this article. Enforcement is ensured as follows:

- 10.2.1. COMPLIANCE REVIEW, PROPOSED DEVELOPMENT
- 10.2.2. COMPLIANCE REVIEW, DURING CONSTRUCTION
- 10.2.3. COMPLIANCE REVIEW, EXISTING DEVELOPMENT
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- 10.2.5. CONTINUED COMPLIANCE FOR APPROVED SITE PLANS
- 10.2.6. REVOCATION OF ZONING COMPLIANCE APPROVAL



10.3. VIOLATIONS

The Zoning Administrator is responsible for assuring that violations of the provisions of the UDC are mitigated, with assistance from ~~the~~-PDSD, the City Attorney's Office, ~~the HCDD~~, and other City departments as provided by the City Manager and the Mayor and Council.

10.3.1. VIOLATION DECLARED CIVIL INFRACTION

10.3.2. VIOLATION OF A BOARD OF ADJUSTMENT (B/A) DECISION

10.3.3. VIOLATION OF REZONING CONDITION

10.3.4. VIOLATION OF CONDITIONS OF APPROVAL

10.3.5. VIOLATION OF A SITE PLAN

10.3.6. VIOLATION OF PLAT CONDITION

10.3.7. SIGN VIOLATIONS, ENFORCEMENT, PENALTIES

10.4. PENALTIES AND REMEDIES

10.4.1. ACTIONS BY THE ZONING ADMINISTRATOR

The Zoning Administrator with assistance from the ~~HCDD~~appropriate city staff persons may take any of the following actions to ensure enforcement of the UDC and any condition placed on development of a property due to an administrative or legislative decision or action by a City Review Authority described in Article 2 of the UDC:

- A. Conduct an investigation of any site with the express permission of the owner or tenant. If the owner or tenant refuses permission to conduct the investigation, the Zoning Administrator shall issue a citation pursuant to Chapter 11, Art. VI of the Tucson Code, based on the testimony of the complainant;
- B. Serve written notice upon the owner, agent, or tenant of the property, who is the subject of the violation, requiring cessation or correction of the violation;
- C. Issue a citation pursuant to Chapter 8 of the Tucson Code;
- D. Report violations to the City Attorney as appropriate;
- E. Report violations to the Planning and Development Services Department (PDSD) Director as appropriate; or,
- F. Take such further action as deemed appropriate to assure compliance.

10.4.2. ACTION BY THE CITY ATTORNEY

10.4.3. ACTION BY THE PDSD DIRECTOR

10.4.4. ADDITIONAL PENALTIES FOR UNAUTHORIZED DEMOLITION OF HISTORIC STRUCTURES

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11.1. ARTICLE ORGANIZATION

11.2. GENERAL RULES FOR CONSTRUCTION OF LANGUAGE

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- B. ALCOHOLIC BEVERAGE SERVICE (BAR)
- C. ANIMAL SERVICE
- D. ARTISAN RESIDENCE
- E. AUTOMOTIVE SERVICE AND REPAIR
- F. BILLBOARD
- G. BUILDING AND GROUNDS MAINTENANCE
- H. COMMERCIAL RECREATION
- I. COMMUNICATIONS
- J. CONSTRUCTION SERVICE
- K. DAY CARE
- L. ENTERTAINMENT
- M. FINANCIAL SERVICE
- N. FOOD SERVICE
- O. FUNERAL SERVICE
- P. MEDICAL SERVICE - EXTENDED HEALTH CARE
- Q. MEDICAL SERVICE - MAJOR
- R. MEDICAL SERVICE - OUTPATIENT

Provides outpatient physical or mental health services. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical uses include



medical and dental offices, health clinics, counseling services, acupuncture and other holistic health practitioner offices, and emergency care centers.

1. BLOOD DONOR CENTER

S. PARKING

T. PERSONAL SERVICE

U. RESEARCH AND PRODUCT DEVELOPMENT

V. SMOKE SHOP

W. TECHNICAL SERVICE

X. TRADE SERVICE AND REPAIR, MAJOR

Y. TRADE SERVICE AND REPAIR, MINOR

Z. TRANSPORTATION SERVICE, AIR CARRIER

AA. TRANSPORTATION SERVICE, LAND CARRIER

BB. TRAVELERS' ACCOMMODATION, CAMPSITE

CC. TRAVELERS' ACCOMMODATION, LODGING

11.3.5. INDUSTRIAL USE GROUP

11.3.6. RECREATION USE GROUP

11.3.7. RESIDENTIAL USE GROUP

A. FAMILY DWELLING

The occupancy (habitation) of a permanent structure or structures on a lot or parcel by one or more individuals holding the dwelling unit under common property rights, living together as a single household, and using common cooking facilities. Typical uses include attached or detached dwellings and single-family or multiple-family dwellings.



1. ACCESSORY DWELLING UNIT (ADU)

A dwelling unit that is either: (a) detached, located on a lot with a primary single-family dwelling, or (b) attached to a single-family dwelling. Accessory dwelling units are independent units and may include a kitchen, bedrooms, bathrooms, and a sitting room.

4.2. DUPLEX

A building containing two dwelling units on a single lot or parcel. May be attached or detached.

2.3. MANUFACTURED HOUSING

A multisectional mobile home dwelling manufactured after June 15, 1976, to standards established by the U.S. Department of Housing and Urban Development that has external dimensions of at least 24 feet by 40 feet and is installed on a permanent foundation. A manufactured housing unit is considered equivalent to a single-family dwelling. To be

considered a manufactured housing unit under this UDC, a wall must be installed continuously, except for ventilation and access, along the entire perimeter of the unit between the unit and the ground to give it the appearance of a site -built house. The wall must be of masonry construction or similar material. The tongue, axles, transporting lights, and towing apparatus must be removed before occupancy.

3.4. MULTIFAMILY DEVELOPMENT

Any residential development consisting of ~~three~~ five or more dwelling units on an integrated site or single lot.

4.5. MIDDLE HOUSING

A building or buildings with two to four dwelling units on a site, including townhomes, excluding Accessory Dwelling Units. Units may be attached or detached

5.6. SINGLE-FAMILY DWELLING, ATTACHED

A dwelling unit attached on a horizontal plane to one or more dwelling units by structural elements common to the attached units. Each dwelling unit is located on its own individual lot or separated by a line denoting a separate ownership of each unit. The structural elements include common wall construction, roof, or other similar improvement. Elements such as trellises, beams, and patio walls are not included. The interior ~~perimeter yard~~ setback between units in a unified development may be reduced to 0 (zero) feet.

6.7. SINGLE-FAMILY DWELLING, DETACHED

A dwelling unit that is not attached to any other dwelling unit by any structural elements, surrounded by open space and located on its own separate lot.

9. ACCESSORY DWELLING

~~A dwelling unit that is either: (a) detached, located on a lot with a primary single family dwelling, or (b) attached to a single family dwelling. Accessory dwelling units are independent units and may include a kitchen, bedrooms, bathrooms, and a sitting room.~~

B. GROUP DWELLING

C. MOBILE HOME DWELLING

D. RESIDENTIAL CARE SERVICES

11.3.8. RESTRICTED ADULT ACTIVITIES USE GROUP

11.3.9. RETAIL TRADE USE GROUP

11.3.10. STORAGE USE GROUP

11.3.11. UTILITIES USE GROUP

A. DISTRIBUTION SYSTEM

The dispensing or transforming of basic services, such as gas, electricity, or water, from one part of an interconnected system to another. Typical uses include electric substations, gas distribution substations, ~~and~~ water wells, and outdoor battery storage facilities.

B. GENERATING SYSTEM



- C. RENEWABLE ENERGY GENERATION
- D. SANITATION SYSTEM
- E. TRANSMISSION LINES

11.3.12. WHOLESALE USE GROUP

11.4. OTHER TERMS DEFINED

- 11.4.1. PURPOSE
- 11.4.2. DEFINITIONS – A
- 11.4.3. DEFINITIONS – B

BEDROOM

The term bedroom includes all of the following: 1) Any room that is designated as a bedroom; 2) Any enclosed room that has a minimum area of 60 square feet and has an accessible opening to the exterior of the building in compliance with the International Building Code (IBC), whether termed a studio, family room, study, den, bonus room, or any other name, except for a living room, dining room, kitchen, laundry room, and bathrooms; and 3) Any room designated as a bedroom for the purpose of any other code requirement. A room with a permanent opening of at least five feet which connects to a living room, dining room, kitchen, or bathroom or with an opening of at least 50 percent of the length of the wall is not considered a bedroom.

BUILDING SETBACK

See perimeter yardsetback.

- 11.4.4. DEFINITIONS – C
- 11.4.5. DEFINITIONS – D

DEVELOPING AREA SETBACK

A term used to describe the required perimeter yardsetback from a street applicable where a developing area exists.

- 11.4.6. DEFINITIONS - E

ESTABLISHED AREA

An area where 50% or more of the linear street frontage of all property, excluding alleys and drainageways, located on the same side of the street and within the same block as the proposed development is occupied by principal structures that conform to the minimum street perimeter yardsetback required by Section 6.4.5.C, *Street Perimeter YardSetback*, for the applicable zoning classification or street frontage.

- 11.4.7. DEFINITIONS – F

A. FREESTANDING - MONUMENT TYPE SIGN (7A)





A sign that has been provided with a base of some type (a pole cover or architectural embellishment) or stands alone on its own foundation. The base must fully measure the full width, or greater, of the sign it supports to be considered freestanding- monument type sign.

11.4.8. DEFINITIONS – G

GREENHOUSE, MECHANICAL

An enclosed structure (as by glass or plastic) used for the cultivation or protection of plants and uses mechanical systems to heat or cool the structure. For the purposes of determining ~~perimeter-~~ yardsetback requirements, greenhouses cooled solely by an evaporative cooler are considered passive greenhouses.

GREENHOUSE, PASSIVE

An enclosed structure (as by glass or plastic) used for the cultivation or protection of plants and does not use motorized heating or cooling systems. For the purposes of determining ~~perimeter-~~ yardsetback requirements, greenhouses cooled solely by an evaporative cooler are considered passive greenhouses.

11.4.9. DEFINITIONS – H

11.4.10. DEFINITIONS – I

11.4.11. DEFINITIONS – J

11.4.12. DEFINITIONS – K

11.4.13. DEFINITIONS – L

LANDSCAPING

An exterior improvement of a site in accordance with an approved landscape plan or ~~plot-site~~ plan and approved landscape methods, materials, and maintenance.

11.4.14. DEFINITIONS – M

Middle Housing Subdivision

A SUBDIVISION THAT COMPLIES WITH THE CRITERIA ESTABLISHED FOR MIDDLE HOUSING SUBDIVISIONS IN SECTION 8.4.6 MIDDLE HOUSING SUBDIVISION.

11.4.15. DEFINITIONS – N

11.4.16. DEFINITIONS – O

11.4.17. DEFINITIONS – P

11.4.18. DEFINITIONS – Q

11.4.19. DEFINITIONS – R

11.4.20. DEFINITIONS – S

11.4.21. DEFINITIONS – T

11.4.22. DEFINITIONS – U

11.4.23. DEFINITIONS – V

11.4.24. DEFINITIONS – W

11.4.25. DEFINITIONS – X

11.4.26. DEFINITIONS – Y

11.4.27. DEFINITIONS – Z

