

5.12 DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)¹

5.12.1. PURPOSE

The primary purpose of the Downtown Area Infill Incentive District (IID) is to encourage redevelopment in the following ways:

- A. Encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented and benefits the IID, the major activity centers in the area, and the City as a whole.
- B. Address barriers to infill development in the Downtown Area Infill Incentive District (IID), such as incompatible development standards and associated development barrier issues; and
- C. Implement the IID purposes by offering development incentives permitting a modification of development requirements (~~MDR~~) as provided below.
- D. Provide for appropriate transitional design standards where the development or expansion of a use abuts existing single family or duplex residential development.
- E. Protect historic structures and neighborhoods from potential negative impacts of new development.
- F. Consolidate the regulations and design standards that apply to downtown areas into a single ordinance by moving the provisions of Rio Nuevo District overlay zone, former Section 5.11, into the as IID Rio Nuevo Area (RNA) and renumbering them to conform to the numbering of the IID.

5.12.2. ESTABLISHMENT

- A. The IID is comprised of the following Sub districts and Areas See map in Section 5.12.XX):
 - 1. The Greater Infill Incentive Sub district (GIIS), Section 5.12.9.
 - 2. The Downtown Core Sub district Section 5.12.10 (DCS).
 - 3. The Downtown Links Sub district (DLS), Section 5.12.11, which is further subdivided into the following Areas:
 - a. Toole Avenue Area (TAA), Section 5.12.12.
 - b. Warehouse Triangle Area (WTA), Section 5.12.13.

¹ Mark-up key: Word 2007 and later versions uses the following mark ups to track changes to the original document:
Black – existing language of the IID and the relocated sections of the RND

~~Red strikeout~~ – deleted or changed language

Red underlined – new or amended language

~~Green double strike out~~ – sections of the IID that were moved to another location in the ordinance or deleted from a moved section

Green double underline – moved sections

c. Fourth Avenue Area (FAA), Section 5.12.14.

d. Iron Horse Area (IHA) Section 5.12.15.

(1) Iron Horse Mixed Use Area (IHA Mixed), Section 5.12.15.B.

(2) Iron Horse Low Density Residential Infill Area (IHA Residential) Section 5.12.15.C.

e. Stone/Sixth Avenue Area (SSA), Section 5.12.XX. (CURRENTLY UNDER DEVELOPMENT)

4. The Rio Nuevo Area (RNA), Section 5.12.7.

a. The RNA Section 5.12.7 includes all properties in the area previously included in the former Rio Nuevo District.

b. The RNA encompasses all of the DCS and portions of the GIIIS and the DLS.

B. The IID contains both mandatory and optional overlay zone provisions. A. The IID is an optional overlay zone. Individuals may choose the pre-existing underlying zone or the development options of the IID overlay zone. Plans submitted in accordance with the IID shall comply with the applicable standards of this Section.

1. The requirements and standards of the RNA are mandatory overlay IID provisions (Mandatory IID Zoning).

2. The GIIIS, the DCS, and DLS, are optional overlay regulations and standards, which a property owner may choose in lieu of the underlying zoning (Optional IID Zoning).

AB. The IID is comprised of two subdistricts: The Greater Infill Incentive Subdistrict (GIIIS) and the Downtown Core Subdistrict (DCS).

C. Plans submitted for development of land in the IID must comply with the applicable IID regulations and standards as follows:

1. If a property owner chooses to develop under the underlying zoning, the regulations and standards of the existing zone apply.

2. If a property owner chooses to develop using the Optional IID Zoning provisions, the regulations and standards of the applicable Sub district or Area in which the development parcel is located apply.

3. Development projects located within the boundaries of the RNA, must comply with the Mandatory IID provisions of Section 5.12.7, whether the property is developed under the existing underlying zoning, or the Optional IID zoning provisions of the GIIIS, DCS or DLS, as applicable.

4. Regardless of the IID Sub district or Area, all development within the boundaries of either the RNA Mandatory IID or GIIIS, DCS or DLS Optional IID zoning areas, or both as applicable, must comply with:

a. Section 5.12.5, IID Plan Requirements; and

b. Section 5.12.6, Review and Approval Procedures; and

c. Submittal of an IID Plan.

~~D. B. The IID is an optional overlay zone. Individuals may choose the pre-existing underlying zone or the development options of the IID overlay zone. Plans submitted in accordance with the IID shall comply with the applicable standards of this Section unless specified otherwise. The exact boundaries of the IID and subdistricts its Sub districts and Areas are described in Section 5.12.1 Z0 (See Figure 5.12-A). The exact boundaries of the IID overlay, and subdistrict its sSub districts and Areas are identified on the official zoning map kept on file at the Planning and Development Services Department (PDSD) and the City Clerk's Office.~~

~~C. Standards specific to the GIS and DCS are provided in Sections 5.12.4, Greater Infill Incentive Subdistrict, and 5.12.5, Downtown Core Subdistrict, respectively. Regardless of subdistrict, individuals choosing the IID overlay options shall comply with Sections 5.12.6, Design Standards, 5.12.7, IID Plan Requirements, and 5.12.8, Review and Approval Procedures, and submit an IID Plan.~~

~~E. D. An IID Plan using Optional IID Zoning provisions cannot be used in conjunction with other waiver or modification provisions provided by the Unified Development Code (UDC). This prohibition does not apply to Section 7.4.5 (Individual Parking Plan), which may be used in conjunction with the Optional IID Zoning provisions. Where the IID and Rio Nuevo and Downtown (RND) overlay zones overlap, applicants may select either the provisions of the IID or the RND Modification of Development Requirements, but not both.~~

F. Conflict of Laws

1. Where the standards of this Section conflict with other sections of the UDC, the standards of this section shall control.

2. The requirements and standards of the IID Mandatory Zoning provisions and the IID Optional Zoning provisions should be interpreted to avoid conflict as much as possible. Whenever a conflict exists between the standards of the Optional IID provisions and the Mandatory IID provisions of the RNA, the Mandatory provisions of Section 5.12.5 control.

G. Amendments to or dissolution of the IID are processed in accordance with the Section 3.7, UDC Text Amendment Procedure.

5.12.3 DEFINITIONS

A. The terms "adjacent" and "group dwelling" as they apply in the IID, are defined in UDC Section 11.4 and Section 11.3.7.B, respectively.

B. When a proposed project is not developed under the Optional IID zoning provisions, but under the standards of the underlying zoning district, only the general definition of "Group Dwelling" contained.

5.12.43. APPLICABILITY

The requirements and standards of this section apply to the following development types located on property, including public or private rights-of-way, any portion of which is located within the IID:

1. A change of use that;
2. An expansion of an existing use or existing structure; or
3. New development or a redevelopment project.

5.12.57. IID PLAN SUBMITTAL REQUIREMENTS

The requirements of Sections 5.12.5 AND 5.12.6 apply to all IID plans submitted for development under the Mandatory IID Zoning provisions of Section 5.12.7 of the RNA, and plans submitted under the Optional IID Zoning provisions of Sections 5.12.9 (GHS), 5.12.10 (DCS) and 5.12.11 et seq. (DLS).

A. Application Requirements

Use of the standards of the IID, as opposed to existing underlying zoning, shall requires plan approval by PDSD regardless of IID ~~subdistrict~~Sub district or Area. Plan submittal shall consist of the following:

1. **IID Plan.** Applicants shall submit an IID Plan demonstrating in compliance with applicable IID and subdistrict development design standards and requirements. Additionally applicants are also required to provide elevations demonstrating compliance with Section 5.12.8.B and C and the design standards of the applicable Sub section or Area. The Plan must clearly state the applicant's intention to use the IID zoning option in lieu of the existing underlying zoning.
2. **Development Package.** ~~Except as provided in this section 5.12.5, a~~ When required by the UDC, a separate Pplan must be shall be prepared in compliance with the Development Package requirements in Section 2-06.0.0 of the Administrative Manual. ~~Additionally, applicants are required to provide elevations demonstrating compliance with Sections 5.12.6.A, B, and C.~~

B. Modifications o Waiver of IID Plan Submittal Requirements.Revisions

An applicant may request modification to or waiver from the plan submittal requirements, subject to the following:

1. The applicant shall specifically identify the submittal requirement(s) for which a modification or waiver is requested and provide a rationale for the request; and,
2. The PDSD Director shall determine whether to grant the request. In making this decision, the PDSD Director shall consider the purpose statements of the IID, and the applicable General Plan and Area Plan policies. The PDSD Director's approval of a request under this subsection is not, nor shall it be construed as, an endorsement of a project by PDSD.

C. ~~Exception~~

~~A City-approved urban design plan, such as the Downtown Links Plan, may substitute for an IID Plan for development within the IID. A The PDSD Director may request additional information from an applicant where a conceptual plan lacks sufficient detail to provide for adequate review, in compliance with Sections 5.12.6.A, B and C.~~

5.12.68. REVIEW AND APPROVAL PROCEDURES

PDSD administers the IID Plan review procedure.

A. ~~Procedure~~

1. ~~Development in GHS~~

~~For development within the GHS, requests for MDRs are processed in accordance with Section 3.3.5, 300' Notice Procedure.~~

2. ~~Development in DCS~~

~~For development within the DCS, IID Plans are processed in accordance with Section 3.3.3, PDSD Director Approval Procedure, with the exception that a pre-application conference is required. IID Plans within the DCS shall be reviewed and considered for approval within 30 working days of PDSD accepting the application or approval of demolition and/or façade alteration plans when required of projects within the Rio Nuevo District, whichever is applicable.~~

A. Pre-application conference.

A pre-application conference with the PDSD staff is required to determine the following:

1. Whether the plan meets the IID Plan submittal requirements and the development standards of the IID and applicable Sub district.
2. Whether the application will be reviewed through the Minor or the Major Design Review Procedure as described below.

B. Neighborhood meeting.

1. A neighborhood meeting must be held in compliance with the public notice procedures for neighborhood meetings in UDC Section 3.2.2.
2. In addition to a written summary of the neighborhood meeting, the applicant must make an audio recording of the meeting. A copy of the written summary and of the audio recording of the meeting must be filed with PDSD at the time of filing the development application for a project.

C. Minor Design Review

1. Criteria:

- a. The development proposal includes structures that are two stories or 25 feet in height or less.
- b. The development proposal is not at any one or more of the following locations:
 - (1) At an intersection of one or more arterial streets.
 - (2) Adjacent to, or across from:
 - (a) a single family or duplex residential use; or
 - (b) a Historic or Contributing structure.
 - (3) On a multi zone parcel subject to Section 5.12.8.E.
 - (4) Within an HPZ, or NPZ, or a National Historic Register District, or any combination of any or all of the three.

2. Review and approval procedures:

- a. A neighborhood meeting;
- b. Review by the City's Design Professional and recommendation to the PSDS Director;
- c. Decision by the PDSD Director pursuant to Section 5.12.6.M below.

3. Notices:

For Minor Design Review, notice of the neighborhood meeting must be sent to all of the following:

- a. All owners of property within 50 feet of the development site.
- b. The Neighborhood Association for the area in which the development is located.

D. Major Design Review.

1. Criteria:

Major Design Review is required if a proposal meets one or more of the following criteria:

- a. The development proposal contains structures that are higher than two stories or 25 feet in height.
- b. The development proposal is at any one or more of the following locations:
 - (1) At an intersection of one or more arterial streets.
 - (2) Adjacent to or across from:
 - (a) a single family or duplex residential use; or
 - (b) a Historic or Contributing structure.
 - (3) Within an HPZ, or NPZ, or a National Historic Register District, or any combination of any or all of the three.
 - (4) On multi-zone parcel subject to Section 5.12.8.E.

2. Notices

For Major Design Review notice of the neighborhood meeting must be sent to all of the following:

- a. All owners of property within 300 feet of the development site.
- b. All neighborhood associations within 1 mile of the development site.

3. Review and approval procedures

- a. A neighborhood meeting.
- b. Review by City's Design Professional.

c. Review by IID Design Review Committee (IID DRC) and recommendation to the PDSD Director.

d. Decision by the PDSD Director pursuant to Section 5.12.6.M below.

E. Historic preservation review

1. The following structures must be reviewed by the Tucson-Pima County Historical Commission Plans Review Subcommittee for design compatibility pursuant to the design standards of Section 5.8.6, HPZ Design Standards. Review of structures that meet any one or more of the following characteristics:

a. Listed in the National Register of Historic Places or the Arizona Register of Historic Places.

b. Contributing property or eligible for listing in the National or Arizona registers.

e. Designated as a City Historic Landmark.

2. Tucson-Pima County Historical Commission Plans Review Subcommittee may review for design compatibility a proposed development project that is located adjacent to, or at an intersection, or across from an HPZ Single Family Dwelling or a Historic or Contributing Property.

3. Proposed alterations of or additions to an existing structure that is listed or eligible to be listed in the National or State Register of Historic Places that may cause the structure to be de-listed or no longer eligible for listing are not allowed.

4. New construction must be consistent with the overall context of the historically designated buildings in project's development zone. Historic replication is discouraged in favor of design inspired by traditional precedents such as scale, materials and exterior openings.

5. Unless the demolition is approved by the Mayor and Council pursuant to Section 5.8.10, the Optional IID Zoning provisions may not be used for a development project that proposes demolition of a historic structure which is one or more of the following

(1) Listed in the National Register of Historic Places.

(2) Listed in the Arizona Register of Historic Places; or

(3) A Contributing Property or a property eligible for listing in the National or Arizona Registers.

(4) Is designated as a City Historic Landmark.

F. Development projects in a Neighborhood Preservation Zone (NPZ).

If a proposed development project is located within a Neighborhood Preservation Zone (NPZ), the project must be reviewed by the City Design Professional pursuant to the design standards of the NPZ.

G. Composition of the IID Design Review Committee (IID DRC) and Voting.

- 1. The IID DRC is composed of the following members appointed by the City Manager:**
 - a. The City's Design Professional.**
 - b. One registered architect.**
 - c. One registered landscape architect.**
 - d. One registered contractor.**
 - e. One member to represent all neighborhood associations within the IID.**

H. Ad-Hoc Members. The IID DRC may include ad-hoc members from among the following, as applicable:

- 1. For projects within the DLS Fourth Avenue Area, one local Fourth Ave. business owner.**
- 2. For projects within the DCS, one person from the Downtown Partnership Association.**
- 3. One member appointed by the neighborhood association for the area in which the proposed project is located. If the project site is located in an area that does not have neighborhood association, the ad-hoc member is appointment by an association within 300 feet of the project site that is within the same IID Sub district.**
- 4. For projects within a NPZ, one member appointed by the neighborhood association for the NPZ.**

I. IID DRC Ad-Hoc Member Voting and Recommendation.

- 1. Ad-hoc members are voting members of the IID DRC.**
- 2. Four favorable votes of the DRC are required to adopt a motion for a recommendation to approve or deny the proposed project plan. If a motion fails to receive the required four votes, the project proposal will be sent to the PDSO Director for a final decision with only the recommendation of the Design Professional.**
- 3. The Design Professional may give a recommendation separate from the DRC recommendation in all cases.**

J. Review by the IID DRC.

- 1. The IID DRC must review applicable projects for compliance with the IID standards and requirements, and may also comment on other aspects of the projects.**
- 2. Prior to the IID DRC meeting, applicants must meet with the Design Professional to discuss the project and its compliance with the IID and applicable Sub district design standards and requirements.**
- 3. The Design Professional must provide a written report to the applicant, the IID DRC members and the PDSD Director containing all of the following:**
 - a. Describing the recommendations and any other issues of concern raised by the IID DRC.**
 - b. Stating whether the proposal complies with the applicable design standards.**
 - c. Making recommendations on any modifications to the project needed to bring it into compliance with the design standards.**
- 4. The Design Professional may also make recommendations on other aspects of the project, such as façade treatment, building colors, and similar design elements, including all relevant elevations and pictures describing the recommended design or mitigation features.**

K. Review by the Design Review Board (DRB).

A project developed pursuant to the Mandatory RNA Zoning provisions without the use of any IID Optional Zoning provision is reviewed by the DRB, Section 2.3.6.

L. Review by the Mayor and Council of Group Dwellings

Group dwellings, as defined for the IID in Section 11.4.6 specifically for use in the IID, require the approval of Mayor and Council pursuant to Section 3.4.4 Mayor and Council Special Exception Procedure.

M. PDSD Director Decision

- 1. The DRC's and Design Professional's recommendations shall be advisory to the PDSD Director, and the Director shall make the final decision on a project's compliance with IID and applicable Sub district requirements and standards.**
- 2. The DRC and the Design Professional may recommend, and the Director may add special conditions to an approval to assure compliance with the intent of the IID, and to address safety issues, and to address certain development commitments to adjacent neighbors made by the applicant.**
- 3. Special conditions may include mitigation standards or plans based on the scale, setting and intensity of the development. Examples of such plans may include, but are not limited to any one or more of the following:**

- a. A vehicular reduction plan to ensure residences are most effectively using alternate modes of transportation.
- b. A noise mitigation plan to ensure the design of the proposal does not substantially increase noise above current ambient noise levels.
- c. A traffic impact analysis that may include a mitigation plan with traffic calming elements and safety improvements.
- d. A behavioral management plan and, security plan that includes self-policing and techniques to reduce the impacts of noise, odors, unruly behavior or other similar adverse on adjacent residential property.

N. Final Approval

1. All recommendations are sent to PDSD Director for final decision pursuant to Section 5.12.6.L, except as provided below.
2. Group Dwellings, as defined in Section 11.4 for development within the IID, require final approval pursuant to 3.4.4, Mayor and Council Special Exception Procedure.

O. Design Professional Review of Building Plans.

Prior to the issuance of a building permit for development under the Optional IID provisions, the Design Professional will review the development package and the building plans for compliance with the approved IID Plan.

P. Appeals

Except for a decision on a proposed group home, which is approved or denied by the Mayor and Council pursuant to Section 3.4.4 Mayor and Council Special Exception Procedures, appeals of the PDSD Director's decision must be filed and are heard in accordance with the Board of Adjustment appeals process in UDC Section 3.10.2.

P.Q. Amendments

An amendment or revision to an approved IID Plan is subject to the same procedure as the initial approval.

D. Concurrent Review

~~The City may accept a concurrent submittal of the IID Plan and corresponding site plan or subdivision plat.~~

5.12.7 MANDATORY IID ZONING DESIGN STANDARDS IN THE RNA.

A. Applicability

1. This Section 5.12.7 applies to all developments types listed in Section 5.12.4 on all properties in the RNA.
2. The provisions of this Section 5.12.7 are mandatory for proposed development of properties in the RNA.

B. Permitted Uses

1. If developing only under the Mandatory RNA Zoning provisions, permitted uses in the RNA are those permitted by the underlying zoning.
2. If a property owner chooses to develop the property using the Optional IID zoning provisions, permitted uses are limited to the uses permitted by the IID Subsection in which the development project is located.
3. New drive-in or drive-through facilities are not permitted, except for businesses located adjacent to the freeway, or as approved through the development review process. ~~and,~~

C. Building Design Standards²

Development within the RNA is required to comply with the following building design standards. ~~Compliance with these standards will ensure that development complies with the design principles set forth in Section 5.11.1.B.~~

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different ~~scale~~ scale pursuant to the Transition Standards in Section 5.12.8.B. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights.↵
2. All new construction ~~shall maintain~~ must be consistent with the prevailing setback existing within its development zone except that the PDSD Director may approve a different setback than the prevailing setback upon a finding that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, Purpose, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A;
3. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies.↵
4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features.↵
5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades.↵
6. Building façade design shall include pedestrian-scaled, down-shielded, and glare-controlled exterior building and window lighting.↵

² Moved here from former RND Section 5.11.4

7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies.~~;~~
8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade.~~;~~
9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare.~~;~~
10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided.~~;~~
11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson.~~;~~
12. Colors may conform to the overall color palette and context of the Downtown area, ~~or subarea~~ or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal.~~;~~
13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area ~~or subarea~~.~~;~~
14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building.~~;~~ ~~and,~~
15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

D. Site Design Standards³

~~Circulation and Parking~~

~~a. Street Hierarchy~~

~~The Downtown is organized along the hierarchy of Downtown's streets, with the pedestrian given top priority for the Downtown (See Figure 5.11-B, Downtown Street Hierarchy). The streets are addressed in one of the following three classifications:~~

~~b. Pedestrian Retail Core Streets~~

~~These are the streets that host Downtown's greatest variety of commercial and public activities at the street level. They also accommodate vehicular traffic including automobiles, public transit, and service vehicles and have~~

³ ~~Moved here from former RND Section 5.11.5.~~

~~on-street parking in some locations. However, priority shall be given to the pedestrian.~~

~~a. Entry Streets~~

~~These streets carry high volumes of traffic (respectively) into and out of Downtown. These streets typically are wider to accommodate through and turning traffic.~~

~~b. Traffic Calming Streets~~

~~These streets are generally narrower, with fewer travel lanes than entry streets, and accommodate on-street parking. Traffic Calming Streets are all those not designated as Entry Streets or Pedestrian Retail Core Streets.~~

2.1. Vehicular Circulation and Parking

~~a. Circulation~~

~~b.a.~~ All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet.

~~b.b.~~ All points of vehicular ingress and egress ~~points~~ shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged ~~within this zone~~. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures that anticipate where occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

2. Parking

a. General

Parking standards ~~within the RND~~ are listed in the Section 7.4. Some ~~p~~Properties in the ~~RND~~ may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.

b. City Owned Open to Public Parking

The City intends All that all municipally owned public parking will shall be open and accessible to the public between 5:00 a.m. and 1:00 a.m., seven days per week, with the exception of the performance of required maintenance.

c. Screening of Parking

All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.

d. Employee Parking

Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development.

3. Plazas and Open Space

The fundamental objective of the design standards in this [Section 5.12.7.D.3 subsection](#) is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

a. Plazas and Pedestrian Nodes

Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked.

b. Viewshed⁴ Corridors

Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

c. Linkages (Physical and Visual)

Neighborhood linkages shall be maintained throughout Downtown.

4. Streetscape

a. Streetscapes shall be consistent with the Streetscape Design Manual. In streetscape design, priority shall be given to pedestrians. [PLACE HOLDER UNTIL FINAL DETERMINATION IS MADE ON THE MANUAL]

b. Shade

Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they respect and their location and design characteristics are compatible with the historic and design context of the street and the architectural

⁴ Moved here from Section 5.11.6.A1

integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the ~~City of Tucson~~ Department of Transportation. The shade provided by a building may serve to meet this standard.⁵

E. Demolition of ~~Rio Nuevo District Historic S~~structures in the RNA⁶

~~Structures within the RND that are 40 years old or more and are listed in the National Register of Historic Places or the Arizona Register of Historic Places, or are eligible for listing in the National or State registers and structures designated as City Historic Landmarks. In the RNA, demolition of the following types of structures is~~ **are** reviewed in accordance with Section 5.8.109, *Demolition of Historic Properties, Landmarks, and Structures*:

1. ~~Structures that~~ are listed in the National Register of Historic Places or the Arizona Register of Historic Places, ~~or~~
2. ~~Structures that~~ are eligible for listing in the National or State registers, ~~and~~
3. ~~S~~structures designated as City Historic Landmarks.

F. Design Review Procedures

IID Plan requirements of this Section 5.12.7 and the Review and Approval Procedures of Section 5.12.6 apply to all Plan submittals for development in RNA

~~**5.12.4. GREATER INFILL INCENTIVE SUBDISTRICT⁷**~~

~~**A. Modification of Development Requirements (MDR)**~~

~~Development requirements may be modified within the GIS subdistrict. This process shall be known as the Modification of Development Requirements (MDR).~~

~~**B. General**~~

~~Except as provided in this subsection, the requirements in the following sections of the UDC may be modified up to 25 percent of the dimension amount permitted by the underlying zoning: Art. 6, Dimensional Standards and Measurements, Section 7.4, Motor Vehicle & Bicycle Parking, Section 7.5, Off-Street Loading, and Section 7.6, Landscaping and Screening. The MDR process shall not be used to modify Section 7.7, Native Plant Preservation.~~

~~**C. Exceptions**~~

~~The following requirements may be modified in excess of 25 percent to the extent specified below:~~

⁵ Moved here from RND Section 5.11.5.A.2

⁶ Moved here from RND Section 5.11.7.B

⁷ The next two sections in green strikethrough have been moved to Section 5.12.9 and 5.12.10 where the relocated sections appear in green with double underlining.

~~1. Building Height~~

~~Building height may be increased up to 60 feet unless the current zoning allows a greater height or where the IID Plan's Development Transition Standards as provided in Section 5.12.6.B require less.~~

~~2. Street Yard~~

~~Street yard requirements may be reduced or waived when the PDSD determines that the request is consistent with the Major Streets and Route Plan, unless modified by the Tucson Department of Transportation Director, and there is adequate sight visibility, no traffic safety issue is created, and complies with the standards of Section 5.12.6.B, Development Transition Standards, when applicable.~~

~~3. Parking~~

~~Parking as required by Section 7.4, Motor Vehicle and Bicycle Parking, may be reduced up to 25 percent. Parking may be decreased by more than 25 percent per an agreement with the City's Parking Authority or in accordance with Section 7.4.5.A, Individual Parking Plan, if the analysis and findings show the proposed parking is adequate.~~

~~Accessible Parking and Bicycle Facilities. The number of accessible parking spaces required by the City of Tucson's adopted Building Code and bicycle facilities shall not be reduced or eliminated and shall be based on the number of motor vehicle parking spaces required prior to any modification.~~

~~Parking may be provided by any one of the following options or by a combination of the following options:~~

- ~~(1) On-site;~~
- ~~(2) Off-site within 1/4 of a mile of the project site through a shared parking agreement with the City;~~
- ~~(3) On street on the same side of the street as the proposed use up to five spaces on a collector or arterial street per approval by the City's Transportation Department; or~~
- ~~(4) An in lieu fee per an agreement with the City's Parking Authority.~~

~~4. Loading~~

~~Off-street loading zone standards may be reduced or waived if PDSD determines that no traffic safety issue is created.~~

~~5. Solid Waste Collection~~

~~On-site refuse collection container standards governing access, type, and location may be modified if the Department of Environmental Services determines that no public health or traffic safety issue is created.~~

~~6. Landscaping and Screening~~

~~Except as required by Section 5.12.6.B, Development Transition, a complete or partial exception to Section 7.6, Landscaping and Screening Standards, may be granted when shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.6.A.2.~~

~~The following types of landscaping and improvements may be used to comply with this section:~~

- ~~(1) Existing landscaping;~~
- ~~(2) Shade trees in the right-of-way;~~
- ~~(3) Green walls or green roofs, and/or~~
- ~~(4) Shade structures, such as awnings.~~

~~7. Pedestrian Access~~

~~Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the accessibility standards of the City of Tucson's adopted Building Code.~~

~~D. GIS Land Uses~~

~~A proposed use shall be permitted by the underlying zone and shall be limited to proposals with one or more of the following uses: Administrative and Professional Office, Alcoholic Beverage Service, Civic Assembly, Craftwork, Cultural, Educational Use, Instructional School, Educational Use, Postsecondary Institution, Entertainment, Attached Residential, Multifamily Residential, Food and Beverage Sales, Food Service, General Merchandise Sales, Mixed Use (a combination residential and other uses listed in this section), Personal Service, and Travelers' Accommodation, Lodging.~~

~~An IID proposal for a use not listed above may be allowed if the proposed use is permitted by the underlying zone and if the PDS Director deems the proposed use to be in accordance with Section 5.12.1, Purpose.~~

~~5.12.5. DOWNTOWN CORE SUBDISTRICT (DCS)~~

~~A. Standards~~

~~Development within the DCS shall comply with all of the following:~~

~~Permitted uses of the underlying zoning;~~

~~Maximum building height may be increased up to 60 feet unless the current zoning allows a greater height or where the IID Plan's Development Transition Element requires less;~~

~~Demolition and façade alteration standards and review requirements of Sections 5.11.7 and 5.11.8 of the Rio Nuevo District;~~

~~When provided, landscaping shall be in accordance with the City's drought tolerant plant list;~~

~~Bicycle parking shall be provided when motor vehicle parking is provided. The required number of bicycle parking spaces may be reduced when bicycle parking is required per this section, and;~~

~~Where applicable, applicants are strongly encouraged to comply with Section 7.7, Native Plant Preservation.~~

~~**B. Exemptions**~~

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

~~Section 5.4, Major Streets and Routes Setback Zone;~~

~~Section 5.11, Rio Nuevo District, except as provided in Section 5.12.5, DCS Standards;~~

~~Minimum perimeter yard standard as provided in Section 6.3, except when required by Section 5.12.6.B, Development Transition;~~

~~Maximum lot coverage standard as provided in Section 6.3;~~

~~Minimum lot size standard as provided in Section 6.3;~~

~~Section 7.4, Motor Vehicle and Bicycle Parking, except as provided in Section 5.12.5.A.5;~~

~~Section 7.5, Off-Street Loading;~~

~~Section 7.6, Landscaping and Screening Standards, except as required by Section 5.12.6.B, Development Transition Standards; and;~~

~~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.~~

~~**C. Other Permitted Modifications**~~

~~**1. Pedestrian Access**~~

~~Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the City of Tucson's adopted Building Code.~~

~~**2. Solid Waste Collection**~~

~~On site refuse collection container standards governing access, type, and location may be modified if the Environmental Services Department determines that no public health or traffic safety issue is created.~~

5.12.86. OPTIONAL IID ZONING GENERAL DESIGN STANDARDS

An IID Plan under the optional IID design standards must ~~shall~~ demonstrate compliance with the following:

A. Streetscape Design

Streetscape design must comply with the street design standards in the UDC Technical Manual and the Streetscape Design Manual.

ALL REFERENCES TO THE STREETSCAPE DESIGN MANUAL ARE PLACEHOLDERS UNTIL BETTER COORDINATION WITH THE STREETSCAPE DESIGN MANUAL IS ACHIEVED

1. Pedestrian-orientation

Projects shall be pedestrian-oriented and comply with all of the following standards:

- a. New construction shall have architectural elements/details at the first two floor levels.
- b. Buildings shall provide windows, window displays, or visible activity on the ground floor for at least 50 percent of frontage.
- c. A single plane of façade shall be no longer than fifty feet without architectural detail.
- d. Front doors shall be visible or identifiable from the street and visually highlighted by graphics, lighting, or similar features.
- e. Parking areas for comprehensive development or redevelopment of a site shall be located at the rear or side of the building. Changes of use and expansion of existing structures may use the site's current parking configuration.
- f. Parking structures shall be designed so that parked vehicles are screened from view at street level through incorporation of design elements including, but not limited to, landscaping, pedestrian arcades, occupied space, or display space.
- g. Construction and maintenance of sidewalks must be done in compliance with the City's Streetscape Design Manual. Existing sidewalk widths shall be maintained so as to provide effective, accessible, connectivity to adjoining properties. Sidewalks may be widened to accommodate a project's design characteristics. Where no sidewalks exist, sidewalks shall be provided. Outdoor seating and dining areas and landscaping may be located in the sidewalk area where safe and effective sidewalk width around the design feature can be provided.
- h. To the extent practicable, bus pull-outs shall be provided where bus stops are currently located.
- i. If drive-through service is proposed, it shall not interfere with pedestrian access to the site from the right-of-way.

2. Shade

- a. Except as provided below, shade shall be provided for at least 50 percent of all sidewalks and pedestrian access paths as measured at 2:00 p.m. on June 21 when the sun is 82 degrees above the horizon.

Shade may be provided by trees, arcades, canopies, or shade structures provided their location and design characteristics are compatible with the historic and design context of the street and the architectural integrity of the building. The use of plantings and shade structures in the City right-of-way is permitted to meet this standard with the approval of the Transportation Department. The shade provided by a building may serve to meet this standard.

b. **Exception**

The PSDS Director may approve an IID Plan providing less than 50 percent shade where compliance is not feasible due to a project site's location and/or building orientation and the applicant has made a reasonable attempt to comply with this standard.

~~3. **Modifications to Historic Buildings**~~

~~Modifications to historic buildings shall complement the overall context of the historically designated buildings in the project's development zone and respect the architectural integrity of the historic façade. Historic replication is discouraged in favor of design inspired by traditional precedents such as scale, materials, and exterior openings.~~

B. Development Transition Standards

The purpose of the Development Transition Standards is to mitigate excessive visual, noise, odor, vibration intrusion, and other similar public health and safety concerns that may be created by the proposed project.

1. **Applicability**

Developing sites that abut an affected single family dwellings or duplex dwellings residential property shall must comply with this section. For purposes of the IID, the following terms and examples describe elements of applicable transitional areas:

- a. "Affected residential property" refers to an existing single family or duplex dwelling residential site that is of a lesser intensity than that an abutting a developing site.;
- b. "High density residential" refers to residential development that is neither existing single family detached nor attached dwellings. -within a subdivision.;
- c. Examples of applicable transitional areas include a nonresidential developing site abutting existing single family detached or attached dwellings within a subdivision, or a developing high density residential site abutting existing single family detached or attached dwellings within a subdivision.

- d. For projects within the DCS, the Development Transition Standards apply only to those projects abutting affected residential properties outside the DCS boundaries.

2. Mitigation of Taller Structures

Compliance with the following standards is required where the developing site has taller buildings than abutting affected residential properties:

- a. The maximum building height is 25 feet within 30 feet of the property line abutting an affected residential ~~property, as that term is defined for the IID, property.~~ Proposed buildings may be developed to the maximum height permitted by the underlying zone or by the IID, whichever is applicable, when the building is 30 feet or more from the property line abutting an affected residential property;
- b. **Building Bulk Reduction**
 - (1) At least 25% of the length of a building's street front façade above two stories or 25 feet in height (whichever is lower must be set back at least 12 feet from the front of the building façade at finished grade; and
 - (2) If a building façade faces a property line adjacent to a residential property, the PDSD Director may require more bulk reduction elements based on a finding by the DRC of a greater need for mitigation.
 - (3) To encourage innovative design solutions, a bulk reduction proposal that is different from the design standards listed above may be approved by the PDSD Director upon a finding by the Design Professional that the proposed alternative design provides an effective way of breaking up the horizontal mass of a building façade as the design standards of this Section.
 - (4) **Exceptions to Bulk Reduction Requirements**

The building bulk reduction design standards do not apply in the following Sub districts:

 - (a) Within the DLS and its Sub-Areas, the bulk reduction standards in the DLS apply.
 - (b) Bulk reduction is not required within the DCS.
3. Windows at or above the second story of a structure shall be located or treated to reduce views into adjacent affected residential property's buildings and yard areas.↵
4. Balconies shall be oriented away from affected residential property or use a screening device to reduce views in to the rear or side yards of the affected residential property.↵

- (a) The developing site's buildings shall be oriented so as to reduce views onto an affected residential property; and
- (b) Buffers and/or screening consistent with the purpose of this section shall be provided between a developing site and affected residential properties and shall include features such as, but not limited to, landscaping, walls, and architecturally decorative features.

5. Mitigation of Service Areas

Potential nuisance or noisy areas shall be oriented away from affected residential property, such as by placing service areas for loading and garbage disposal between the developing site's buildings, behind opaque barriers, or by using architectural or landscaping treatments that effectively reduce nuisance impacts from service areas. The service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of adjacent properties or create a nuisance or hazard beyond the property lines of the project site, and prevent vibrations that are discernible beyond the property lines of the project site.

~~6.4.~~ Mitigation of Parking Facilities and Other Areas

Where the site has a parking areas or an area with noise and outdoor lighting features, the areas shall be screened from affected residential property by a combination of a wall or opaque non-chain link fence with a vegetative hedge or a row of trees that shall be dense enough to screen views onto the developing site. An alternative treatment may be used, such as using architectural or landscaping treatments that effectively reduce nuisance impacts from parking facilities and other areas. Where there is a finding that the vegetative screen will be opaque, a masonry wall may ~~not~~ be ~~waived~~required.

C. Alternative Compliance

1. The PDSO Director may approve an urban design best practice option for compliance with Section 5.12.86.A, Streetscape Design, and Section 5.12.86.B, Development Transition Standards.
2. For purposes of this section, urban design best practices may include urban design studies approved for the City of Tucson, adopted urban design standards for a downtown area in an Arizona city of comparable size or a city in the Southwest of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects, addressing downtown development, or any comparable report, study, or standards recommended by the City's Design Professional and approved by the PDSO Director.

D. Utilities

Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

E. Multi-zone Parcels

Where a development parcel contains more than one zoning district, uses and building massing may be distributed across the zoning districts on the parcel, provided that the development complies with the design standards in Section 5.12.8.B to mitigate the impact of the new development on existing, less intensely developed adjacent parcels.

5.12.. 49. GREATER INFILL INCENTIVE SUBDISTRICT

A. GIIS Land Uses.

In the GIIS, a proposed development project using the IID Optional Zoning must meet both of following requirements:

1. It must be a use permitted by the underlying zoning on the property.
2. It is limited to the uses listed in Table 5.12-GIIS-1 below.

<u>TABLE 5.12-GIIS-1</u> <u>PERMITTED LAND USES</u>	
<u>LAND USE TYPE</u>	
<u>Commercial Services Group</u>	<u>Industrial Use Group</u>
<u>Administrative and Professional Office</u>	<u>Craftwork</u>
<u>Alcoholic Beverage Service</u>	<u>Perishable Goods Manufacturing limited to Microbrewery/Craft Distillery</u>
<u>Entertainment</u>	<u>Retail Trade Group</u>
<u>Food Service</u>	<u>General Merchandise Sales</u>
<u>Personal Services</u>	<u>Food and Beverage Sales</u>
<u>Travelers' Accommodation., Lodging</u>	<u>Residential Group</u>
<u>Civic Use Group</u>	<u>Attached Family Dwelling</u>
<u>Civic Assembly</u>	<u>Multifamily Dwelling. Group Dwellings, as defined for development in the RNA require Mayor and Council approval pursuant to Section 3.4.4 Mayor and Council Special Exception Procedure.</u>
<u>Cultural Use</u>	<u>Other Uses</u>
<u>Educational Use: Instructional School</u>	<u>Mixed Uses: Limited to a combination of Residential and other uses listed in this Table.</u>
<u>Educational Use: Postsecondary Institution</u>	
<u>Religious Use</u>	

B. Other Permitted Uses.

With the exception of Automotive Service and Repair uses, which are prohibited in the GISS, permitted uses include any use permitted in the underlying zone for the property, provided the PDSO Director finds the proposed use to be in accordance with Section 5.12.1, Purpose.

C. Modification of Development Requirements

Development requirements may be modified within the GISS Subdistrict may be modified as permitted in this Section, upon findings by the PDSO Director that the modification is consistent with Section 5.12.1 Purpose. This process shall be known as the Modification of Development Requirements (MDR)

C. Modifications of Underlying Development Requirements. General

Except as provided in this subsection, The requirements in the following sections of the UDC may be modified up to 25 percent of the dimension amount permitted by the underlying zoning except when a greater reduction is specifically allowed by this section:

1. Art. 6: Dimensional Standards and Measurements;

Exceptions:

a. Building Height.

Building height may be increased up to 60 feet unless the current zoning allows a greater height or where the IID Plan's Development Transition Standards as provided in Section 5.12.6.B require less.

b. Street Perimeter Yard.

Street perimeter yard requirements may be reduced or waived if when the PDSO Director determines that the request is consistent with the Major Streets and Route Plan, or unless modified by the Tucson Department of Transportation Director, and there is adequate sight visibility, no traffic safety issue is created, and complies with the standards of Section 5.12.8.B, Development Transition Standards, when applicable.

2. Section 7.4, Motor Vehicle & Bicycle Parking;

Exceptions:

a. Parking

Parking, as required by Section 7.4, Motor Vehicle and Bicycle Parking, Parking may be reduced up to 25 percent. Parking may be decreased by more than 25 percent per an written agreement with the City's Parking Authority or in accordance with Section 7.4.5.A, Individual Parking Plan (IPP), if if the analysis and findings show the proposed parking is adequate. The Individual Parking Plan (IPP) may be requested for all uses permitted in the GISS.

b. Location

Parking may be provided by any one of the following options or by a combination of the following options:

- (1) On-site;
- (2) Off-site within 1/4 of a mile of the project site through a shared parking agreement with the City;
- (3) With the approval of the Department of Transportation, proposals for non-residential uses may provide up to five on-street spaces on a collector or arterial street, ~~On-street on the same side of the street as the proposed use up to five spaces on a collector or arterial street per approval by the City's Transportation Department;~~ or
- (4) An in-lieu fee per an agreement with the City's Parking Authority.

c. Accessible Parking and Bicycle Facilities.

The number and location of accessible parking spaces required by the City of Tucson's adopted Building Code, ~~Accessible parking and bicycle facilities shall not be reduced or eliminated and shall be based on the number of motor vehicle parking spaces required prior to any modification.~~

d. Pedestrian Access

Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the accessibility standards of the City of Tucson's adopted Building Code.

3. Section 7.5, Off-Street Loading;

Exceptions:

- 1. Off-street loading zone standards may be reduced or waived if PDSD determines that no traffic safety issue is created.**

2. Solid Waste Collection

On-site refuse collection container standards governing access, type, and location may be modified if the Department of Environmental Services determines that no public health or traffic safety issue is created.

4. Section 7.6, Landscaping and Screening.

Exceptions:

- a. ~~The MDR process shall not be used to modify Section 7.7, Native Plant Preservation may not be modified.~~**

~~b.~~ Except as required by Section 5.12.86.BB, *Development Transition*, a complete or partial exception to Section 7.6, *Landscaping and Screening Standards*, may be granted ~~if~~ when shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.6.AA.2. ~~The landscaping requirement may also be waived if by the PDSD Director finds that the waiver is necessary to preserve the prevailing historic setback.~~

~~c.~~ Any of the following types of landscaping and improvements may be used to comply with this section:

- ~~(1)~~ Existing landscaping;
- ~~(2)~~ Shade trees in the right-of-way;
- ~~(3)~~ Green walls or green roofs; and/or
- ~~(4)~~ Shade structures, such as awnings.

~~D.~~ GIS Land Uses

~~1.~~ A proposed use shall be permitted by the underlying zone and shall be limited to proposals with one or more of the following uses: Administrative and Professional Office; Alcoholic Beverage Service; Civic Assembly; Craftwork; Cultural; Educational Use; Instructional School; Educational Use; Postsecondary Institution; Entertainment; Attached Residential; Multifamily Residential; Food and Beverage Sales; Food Service; General Merchandise Sales; Mixed Use (a combination residential and other uses listed in this section); Personal Service; and Travelers' Accommodation, Lodging.

~~An IID proposal for a use not listed above may be allowed if the proposed use is permitted by the underlying zone and if the PDSD Director deems the proposed use to be in accordance with Section 5.12.1, Purpose.~~

5.12.105. DOWNTOWN CORE SUBDISTRICT (DCS)

A. Permitted Uses.

~~Permitted uses of the underlying zoning; Permitted uses in the DCS are those uses permitted in the GIS in Table 5.12-GIS-1, Section 5.12.9.A.~~

A-B. Standards

~~Development within the DCS must comply with all of the following:~~

- ~~1.~~ Maximum building height may be increased up to 60 feet unless the current zoning allows a greater height or where the ~~approved~~ IID Plan's Development Transition Element requires less.;
- ~~2.~~ When provided, landscaping shall be in accordance with the City's drought-tolerant plant list.;
- ~~3.~~ Demolition and façade alteration standards and review requirements of Sections 5.11.7 and 5.11.8 of the Rio Nuevo District.

4. Bicycle parking shall be provided when motor vehicle parking is provided. The required number of bicycle parking spaces may be reduced when bicycle parking is required per this section, and,
5. Where applicable, applicants are strongly encouraged to comply with Section 7.7, Native Plant Preservation.
6. In the underlying-I-1 and I-2 Zone, uses are limited to a maximum 75 foot building height.

CB. 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. Section 5.11, Rio Nuevo District, except as provided in Section 5.12.5, DCS Standards;
- 3.2. Minimum perimeter yard standard as provided in Section 6.3, except when required by Section 5.12.6.B, Development Transition;
- 4.3. Maximum lot coverage standard as provided in Section 6.3;
- 5.4. Minimum lot size standard as provided in Section 6.3,
- 6.5. Section 7.4, Motor Vehicle and Bicycle Parking, except as provided in Section 5.12.105.B.4A-5;
- 7.6. Section 7.5, Off-Street Loading;
- 8.7. Section 7.6, Landscaping and Screening Standards, except as required by Section 5.12.6.B, Development Transition Standards; and,
- 9.8. 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.

DC. Other Permitted Modifications

1. Pedestrian Access

Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the City of Tucson's adopted Building Code.

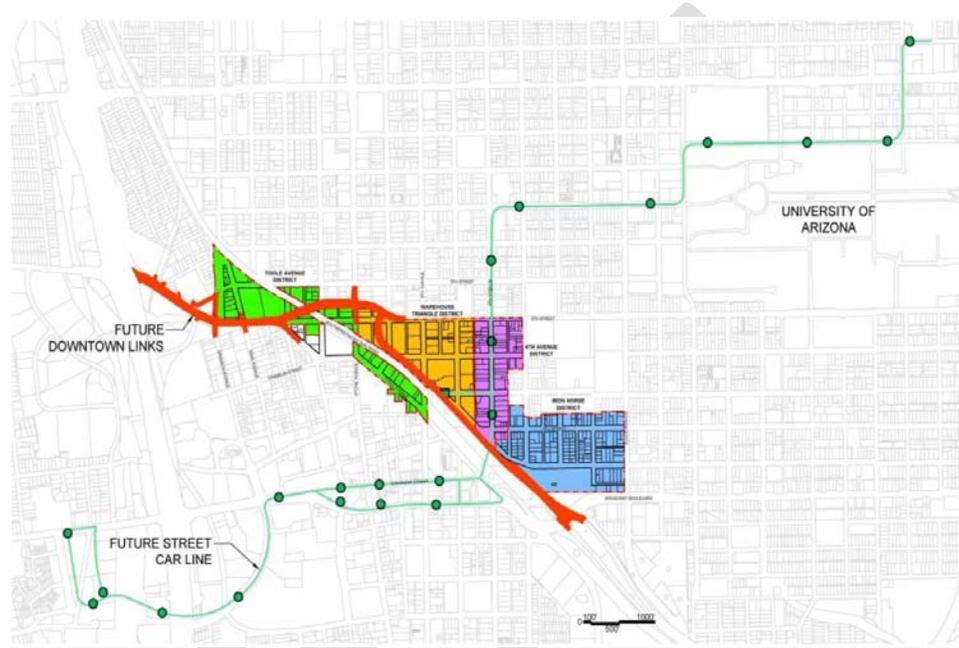
WHICH IS CORRECT: BUILDING CODE, OR STREET STANDARDS, OR ACCESS STANDARDS IN USC 7.8 ACCESS?

2. Solid Waste Collection

On-site refuse collection container standards governing access, type, and location may be modified if the Environmental Services Department determines that no public health or traffic safety issue is created.

5.12.11 DOWNTOWN LINKS SUBDISTRICT

**FIGURE 5-12-DLS-1
MAP OF THE DOWNTOWN LINKS DISTRICT**



A. DLS Areas And Sub-Areas

The DLS is divided into the following Areas”

- 1. Toole Avenue-Area (TAA)**
- 2. Warehouse Triangle Area (WTA)**
- 3. Fourth Avenue Area (FAA)**
- 4. Iron Horse Area (IHA)**
 - a. Iron Horse/Armory Park Mixed Use-Area (IHA-Mixed)**
 - b. Iron Horse/Low Density Residential Area (IHA-Residential)**
- 5. Stone/Sixth Avenue Area (SSA) (UNDER DEVELOPMENT. NOT YET INCLUDED.)**

B. Required Development Standards and Notations

1. Required use and development standards in the DLS Sub Areas are set forth in the Tables and Diagrams for each DLS Area. Uses that are similar in nature and intensity as those listed may be permitted by Special Exception through the procedures for Special Exceptions in Section 3.4.2.
2. The numbers in the Tables following a use or a standard correspond to the specific requirements of that use or standard.
3. The letters in the Tables correspond to the letters in the Diagrams in each Sub Area.

C. Permitted Uses

Permitted land uses under the DLS zoning option are shown in Table 5.12-DLS-1 for each DLS Area.

1. In the IHA (Mixed) all land uses are limited to 5,000 square feet per business, except Family Dwelling and Artist Studio Residential
2. The use specific requirements for each permitted use in Table 5.12 DLS-1 are listed in Table 5.12.DLS-2.
3. Uses similar in nature and intensity to the uses permitted in the DLS may be permitted as a Special Exception land use pursuant to the Special Exception Process under 3.4.2.

**TABLE 5.12-DLS-1
 PERMITTED USES**

<u>LAND USE TYPE</u>	<u>PERMITTED IN THE FOLLOWING DOWNTOWN LINKS SUBDISTRICT AREAS</u>					
	<u>TOOLE AVENUE AREAS</u>	<u>WAREHOUSE TRIANGLE AREA</u>	<u>FOURTH AVENUE AREA</u>	<u>IRON HORSE AREA MIXED USE</u>	<u>IRON HORSE/ PARK AREA LOW DENSITY</u>	<u>SIXTH AND STONE AVENUE AREA</u>
<u>COMMERCIAL SERVICES GROUP</u>						
<u>Administrative and Professional Offices</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P (1)</u>		
<u>Alcoholic Beverage Sale</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P (1)</u>		
<u>Animal Services</u>	<u>P (2)</u>	<u>P (2)</u>	<u>P (2)</u>	<u>P (2)</u>		
<u>Commercial Recreation</u>	<u>P (3)</u>	<u>P (3)</u>	<u>P (3)</u>			
<u>Day Care</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P (1)</u>		
<u>Entertainment</u>	<u>P (3) (4)</u>	<u>P (3)(4)</u>	<u>P (3)(4)</u>			

UNIFIED DEVELOPMENT CODE
Article 5 Overlay Zones
5.12 Downtown Area Infill Incentive District (IID)

<u>Financial Services</u>	<u>P</u> <u>(5)(6)</u>	<u>P</u> <u>(5)(6)</u>	<u>P</u> <u>(5)(6)</u>	<u>P</u> <u>(1)(5)(6)</u>		
<u>Food Service</u>	<u>P</u> <u>(7)(8)</u>	<u>P</u> <u>(7)(8)</u>	<u>P</u> <u>(7)(8)</u>	<u>P</u> <u>(1)(7)(8)</u>		
<u>Medical Services – Outpatient</u>	<u>P</u> <u>(9)</u>	<u>P</u> <u>(9)</u>	<u>P</u> <u>(9)</u>			
<u>Parking</u>	<u>P</u>	<u>P</u> <u>(12)</u>				
<u>Personal Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u> <u>(1)</u>		
<u>Research and Product Development</u>	<u>P</u> <u>(10)</u>	<u>P</u> <u>(10)</u>	<u>P</u> <u>(10)</u>	<u>P</u>		
<u>Technical Services</u>	<u>P</u>	<u>P</u>	<u>P</u>			
<u>Trade Services and Repair – Minor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u> <u>(1)</u>		
<u>Transportation Service- Land Carrier</u>	<u>P</u> <u>(11)</u>	<u>P</u> <u>(11)</u>	<u>P</u> <u>(11)</u>			
<u>Travelers Accommodation- Lodging</u>	<u>P</u> <u>(13)</u>	<u>P</u> <u>(13)</u>	<u>P</u> <u>(13)</u>	<u>P</u> <u>(1)</u> <u>(13)(14)</u>		
<u>RETAIL USE GROUP</u>						
<u>Food and Beverage Sales</u>	<u>P</u> <u>(5)</u>	<u>P</u> <u>(5)</u>	<u>P</u> <u>(5)</u>	<u>P</u> <u>(1)(5)(18)</u>		
<u>General Merchandise Sales</u>	<u>P</u> <u>(5)(15)</u> <u>(16)(17)</u>	<u>P</u> <u>(5)(15)</u> <u>(16)(17)</u>	<u>P</u> <u>(5)(15)</u> <u>(16)(17)</u>	<u>P</u> <u>(1)(5)(15)</u> <u>(16)(17)</u>		
<u>Vehicle Rental</u>	<u>P</u> <u>(12)</u>	<u>P</u> <u>(12)</u>	<u>P</u> <u>(12)</u>			
<u>CIVIC USE GROUP</u>						
<u>Civic Assembly</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Cultural Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Educational Use – Postsecondary Institution</u>	<u>P</u>	<u>P</u>	<u>P</u>			
<u>Educational Use - Instructional School</u>	<u>P</u>	<u>P</u>	<u>P</u>			
<u>Educational Use Elementary and Secondary Schools</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Membership Organization</u>	<u>P</u>	<u>P</u>	<u>P</u>			
<u>Postal Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Religious Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Protective Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		

UNIFIED DEVELOPMENT CODE
Article 5 Overlay Zones
5.12 Downtown Area Infill Incentive District (IID)

RECREATIONAL USE GROUP						
<u>Parks and Recreation</u>	<u>P</u> <u>(3)</u>	<u>P</u> <u>(3)</u>	<u>P</u> <u>(3)</u>	<u>P</u> <u>(20)</u>	<u>P</u> <u>(20)</u>	
RESIDENTIAL USE GROUP						
<u>Family Dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Group Dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>			
<u>Artist Studio/Residence Area.</u>	<u>P</u> <u>(19)</u>	<u>P</u> <u>(19)</u>	<u>P</u> <u>(19)</u>	<u>P</u> <u>(19)</u>	<u>P</u> <u>(19)</u>	
<u>Residential Care Services - Adult Care Service; and Physical or Behavioral Health</u>	<u>P</u> <u>(21)(23)</u>	<u>P</u> <u>(21)(23)</u>	<u>P</u> <u>(21)(23)</u>	<u>P</u> <u>(1)(21)(23)(</u>		
<u>Residential Care Services Rehabilitation Services</u>	<u>P</u> <u>(22)(23)</u>	<u>P</u> <u>(22)(23)</u>	<u>P</u> <u>(22)(23)</u>	<u>P</u> <u>(1)(22)(23)</u>		
<u>Home Occupation</u>	<u>P</u> <u>(24)</u>	<u>P</u> <u>(24)</u>	<u>P</u> <u>(24)</u>	<u>P</u> <u>(24)</u>	<u>P</u> <u>(24)</u>	
INDUSTRIAL USE GROUP						
<u>Craftwork</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u> <u>(1)(16)</u>		
<u>General Manufacturing</u>	<u>P</u> <u>(25)</u>	<u>P</u> <u>(25)</u>	<u>P</u> <u>(25)</u>			
<u>Perishable Goods Manufacturing</u>	<u>P</u> <u>(26)</u>	<u>P</u> <u>(26)</u>	<u>P</u> <u>(26)</u>	<u>P</u> <u>(26)</u>		
<u>Perishable Goods Manufacturing – Microbrewery</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Precision Manufacturing</u>	<u>P</u> <u>(25)</u>	<u>P</u> <u>(25)</u>	<u>P</u> <u>(25)</u>			
<u>Primary Manufacturing</u>	<u>P</u> <u>(25)</u>	<u>P</u> <u>(25)</u>	<u>P</u> <u>(25)</u>			
<u>Salvaging or Recycling</u>	<u>P</u> <u>(27)</u>	<u>P</u> <u>(27)</u>	<u>P</u> <u>(27)</u>	<u>P</u> <u>(1)(27)</u>	<u>P</u> <u>(27)</u>	

**Table 5.12-2
USE SPECIFIC STANDARDS**

1. Permitted only on Ninth Street in the IHA (Mixed).
2. The use must be entirely contained in the interior of the building and is not permitted in any yard or patio.
3. Large recreational facilities of more than 25,000 sq. ft. of floor area (including gross floor area and any outside areas providing service to the public) are not allowed.
4. Circuses, carnivals, or tent shows are not allowed.

5. Drive-through services are not allowed.
6. Non-chartered financial institution facilities, such as payday loan facilities are not allowed.
7. Drive-in and drive-through restaurants are not allowed.
8. Soup kitchens are not allowed
9. Blood donor centers are not allowed.
10. Only scientific, non-industrial type of research and development is allowed.
11. The use is limited to transit stops.
12. No new surface parking lots. Vehicle parking must be located in a structure
13. Hotels may not provide individual room access from the exterior of the building.
14. Limited to Bed and Breakfast only. Permitted for up to 20 guests for a maximum of 14 days. No more than 20 sleeping rooms may be used by guests. Meals may be served only to guests staying at the facility. Separate cooking facilities in guest rooms are prohibited.
15. Display or storage of fertilizer, manure, or other odorous material is not allowed.
16. Gas stations are not allowed.
17. Motor vehicle sales are not allowed.
18. .No alcoholic beverage sales
19. Adequate measures required to assure the health, safety and welfare of the occupants or adjacent residents or properties in relation to any industrial process, use or storage. Additionally, appropriate building code occupancy separation must be ensured. On-site sale of the artists' products, including occasional shows of the artists' works are permitted secondary uses.
20. Limited to Neighborhood Parks Recreation. In addition to Chapter 5, Section 601- 603, Tucson Outdoor Lighting Code, any outdoor lighting associated with the use must be located and directed to eliminate glare toward streets and adjoining residential areas.
21. Care is permitted for a maximum of 20 residents.
22. Care is permitted for a maximum of 10 residents.
23. If licensing is required by the State of Arizona for the use, proof of such licensure must be provided.
24. Permitted as an accessory use to a Family Dwelling, excluding Day Care and Travelers' Accommodation - Lodging. The use may not create any nuisance, hazard, or other offensive condition, such as that resulting from noise, smoke, dust, odors or other noxious emissions.
25. Permitted as a secondary use to the Commercial Services and Retail use groups, and limited to 50% of the gross floor area.

26. Limited to baked goods and confectionary products manufacturing.

27. Permitted as an accessory land use to religious, commercial services, retail trade use groups and educational use. Salvaging and Recycling is limited to recycling collection bins and to empty household product containers, such as, but not limited to, aluminum cans, glass and plastic bottles, and newspaper.

D. Loading, Solid Waste, Landscaping and Screening

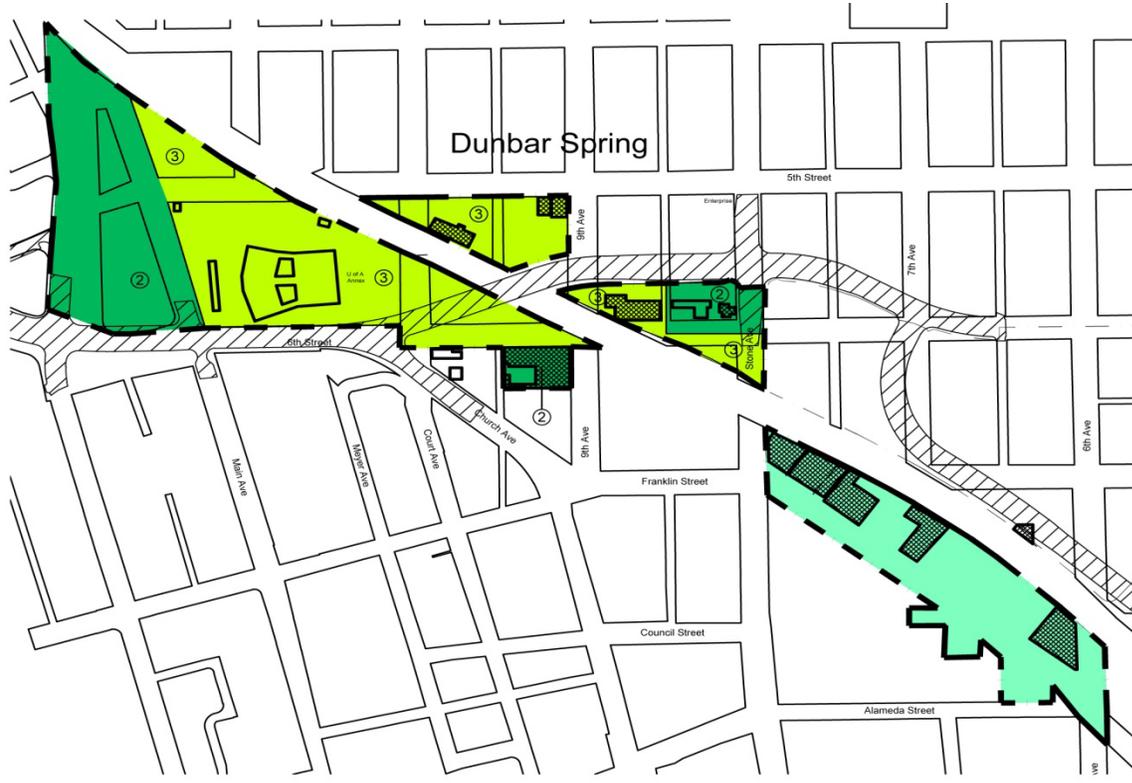
Loading and solid waste collection and landscaping and screening requirements in the Toole Avenue Area, Warehouse Triangle Area, Fourth Avenue Area and the Iron Horse (Mixed Use) Area and the Stone/Sixth Avenue Area are set forth in Table 5.12-DLS-2.

TABLE 12.5-DLS-2

<u>LOADING AND SOLID WASTE</u>	<u>USE SPECIFIC REQUIREMENTS</u>
<u>Loading requirements must comply with UDC Section 7.5 et seq. for land use group or class. (1)</u>	<ol style="list-style-type: none"> <u>1. Off-street loading zone requirements may be reduced or waived if the Dept. of Transportation determines that no traffic safety issue is created.</u> <u>2. On-site refuse collection container requirements governing access, type, and location may be modified if the Environmental Services Dept. determines that no public health or traffic safety issues are created. Group solutions (multiple sites, multiple owners) to refuse collection should be used where possible.</u>
<u>Solid Waste collection requirements must comply with COT Administrative Manual Section 8.01 et seq. for solid waste.(2)</u>	
<u>LANDSCAPING AND SCREENING</u>	
<u>A complete or partial exception to the landscaping and screening requirements in UDC Section 7.6 may be granted by the PDSD Director if shade along sidewalks, pedestrian circulation paths or outdoor patios, is provided for pedestrians and customers in accordance Section 5.12.8.A.2. Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalk is allowed if no safety hazard is created. All pedestrian access must conform to the accessibility standards of the City of Tucson's Building Code.</u>	

5.12.12 TOOLE AVENUE AREA (TAA)

**FIGURE 5.12-TAA-A
 MAP OF TOOLE AVENUE AREA**



Key	Property line	Unlisted existing building	Future Downtown Links roadway (4)
	Subdistrict Line	Listed or eligible building (1)	

(1) Zoning

The following zoning applies within the Toole Avenue Sub Area (TAA):

-  University of Arizona Annex Area 1: Existing underlying UDC zoning regulations apply.
-  University of Arizona Annex Area 2: UDC C3 zoning regulations may be used in lieu of existing underlying zoning, except that Automotive Service uses listed under Section 11.3.4.E are not allowed.
-  Toole Avenue Area zoning regulations contained herein may be used in lieu of underlying UDC zoning.

B. TAA Building Placement

Building placement and setback requirements in the TAA are as shown in Table 5.12-TAA-1.

FIGURE 5.12.2-TAA-B

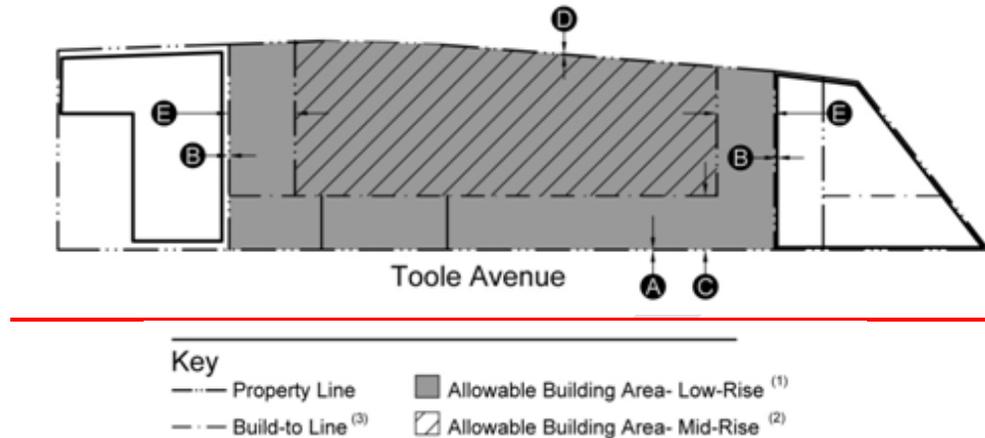


TABLE 5.12-TAA-1 TOOLE AVENUE AREA STANDARDS	
BUILDING PLACEMENT STANDARDS	SPECIFIC REQUIREMENTS
Build to line: _____ (Distance from Property Line) (3)	<ol style="list-style-type: none"> TAA Low Rise is defined here as buildings that do not exceed 25.0 feet or two stories TAA Mid-Rise is defined here as buildings that do not exceed 75.0 feet or six stories. At build to lines, 75% of the new building frontage must be located at or near these lines. Build-to line requirements apply as shown in Figure 5.12-TAA-1(B and L) only when the new building footprint exceeds 25% of site area. The build-to line is to help define an urban street edge.
Street Side (TAA Low Rise) 0 Ft. (3) A	
Street Frontage (TAA Mid-Rise) 40 Ft. (2) C	
Setback (Distance from Property Line)	
Side Yard (TAA Low-Rise) 0 Ft. (1) B	
Rear Yard 0 Ft. D	
Side Yard (TAA-Mid Rise) 20 Ft. E	

C. Open Space

Open space requirements in the TAA are shown in Table 5.12 TAA-2 below.

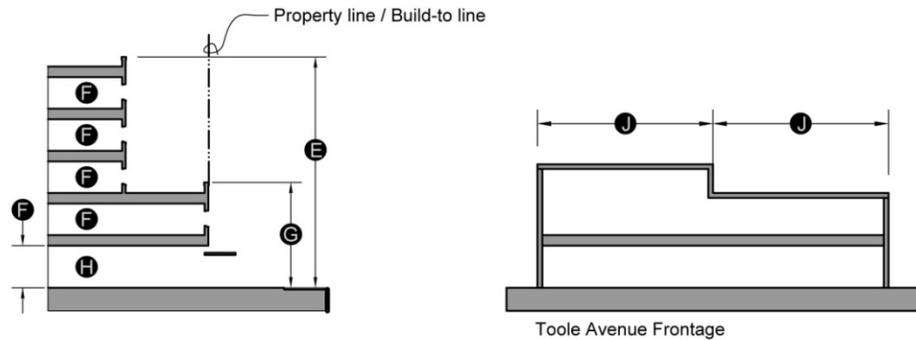
TABLE 5.12-TAA-2 TOOLE AVENUE AREA STANDARDS	
OPEN SPACE STANDARDS	SPECIFIC REQUIREMENTS
Lot Coverage	<ol style="list-style-type: none"> Covered by impervious surfaces such as buildings, drives, or parking. At other than multi-unit residential Usable open space does not need to be located on the ground. Usable open space may be any combination of private and common space. Parking areas may not be counted as open space. Minimum landscape requirement applies only to common area open space.
Maximum Lot Coverage 100% (1)	
Minimum Landscape Area 0% (2)	
Open Space for Multi-unit Dwellings	
Open Space 30 Sq. Ft. per dwelling (3)(4)(5)	
Minimum Landscape	

Area	50% of Open Space (6)
------	--------------------------

D. Building Heights, Floor Use and Massing

Permitted heights, floor uses and building massing in the TAA are shown in Table 5.12-TAA-3.

FIGURE 5.12-TAA-D



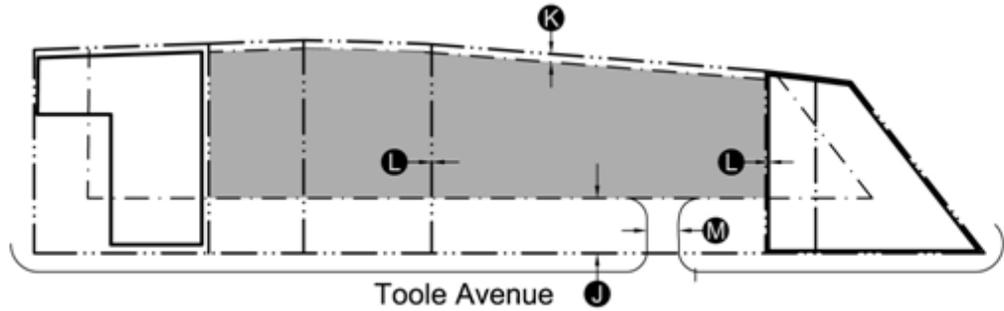
Key
 — Property Line

TABLE 5.12-TAA-3 TOOLE AVENUE AREA STANDARDS	
HEIGHT STANDARDS	SPECIFIC REQUIREMENTS
Maximum Building Height 6 stories or 75 Feet E	
First Floor Ceiling: 12 Ft. Min. Clearance F	1. Other uses may be allowed as a Special Exception provided for in UDC Section 3.4.2
Low Rise Maximum: 2 stories or 25 Feet G	2. Any building over 100 ft. long must be broken down to read as a series of buildings no longer than 100 ft. and should include a variety of building heights.
FLOOR USES	
Ground Floor: Commercial Services or Retail Uses (1) H	
Upper Floor(s): Residential or Commercial Service Uses (1) E	
MASSING	
Maximum unbroken building mass may not be greater than 100.0 linear feet. (2) J	

E. Parking

Parking requirements in the TAA are listed in Table 5.12-TAA-4.

FIGURE 5.12-TAA-E



Key
 - - - - Property Line ■ Allowable Parking Area

**TABLE 5.12-TAA-4
 TOOLE AVENUE AREA STANDARDS**

PARKING	USE SPECIFIC REQUIREMENTS
Location (Distance from Property Line)	
Street Setback: 30 Ft. J	<ol style="list-style-type: none"> 1. Required Accessible spaces and Bicycle Facilities may not be reduced or eliminated and must be based on the number of motor vehicle parking spaces required prior to modification pursuant to this section. 2. Accessible spaces may be provided 1) on-site or 2) off-site subject to the location requirements for accessible parking space pursuant to Section 11.06.6 of the Building Code. 3. When automobile parking is reduced below that required by the UDC for the land use group or class, each development must mitigate the need for parking by providing one additional long term bicycle parking space for every two parking spaces omitted. These spaces are in addition to any bicycle parking spaces required by the UDC. Bicycle lockers are not permitted. 4. Parking area access lanes shall be increased where required to provide fire access lanes and must meet the requirements of the Tucson Fire Department.
Right of Way Setbacks: 5 Ft. K	
Side Setback: 0 Ft. L	
Required Spaces	
Off-street: No off-street parking is required. (3)	
Accessible Parking: Compliance with UDC requirements for the land use group or class. (1) (2)	
Bicycle Facilities: Compliance with UDC requirements for the land use group or class. (2)	
Parking Area Access Lane Width	
Maximum allowable Driveway width: 15 Feet (4) M	

5.12.13 WAREHOUSE TRIANGLE AREA

**FIGURE 5.12-WTA-A
MAP OF WAREHOUSE TRIANGLE AREA**



Key	
— Property line	□ Unlisted existing building
— Subdistrict Line	▣ Listed or eligible building
▨ Future Downtown Links roadway	

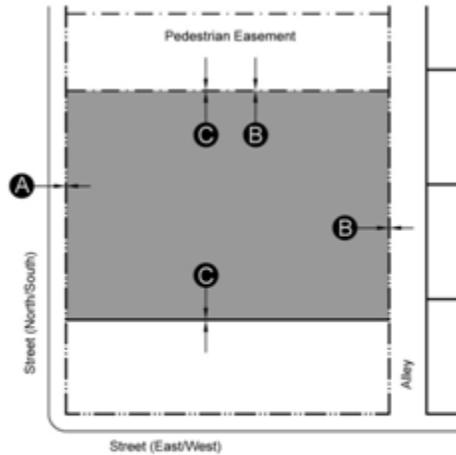
A. Zoning

 Warehouse Triangle Area Optional Zoning applies

B. Building Placement

Building Placement standards and requirements in the WTA are shown in [Table 5.12-WTA-1.](#)

FIGURE 5.12-WTA-B



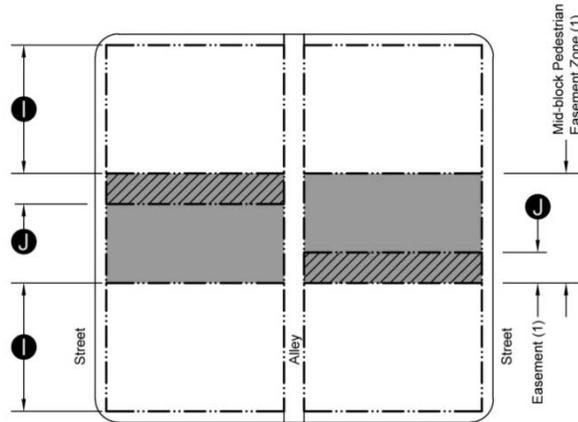
Key
 - - - - Property Line ■ Allowable Building Area
 — — — — Build-to Line ^{(2) (3)}

TABLE 5.12-WTA-1 WAREHOUSE TRIANGLE AREA STANDARDS	
BUILDING PLACEMENT STANDARDS	SPECIFIC REQUIREMENTS
Build to line (Distance from Property Line) (1)	
Street Side 0 Ft. (2) A	<ol style="list-style-type: none"> 1. <u>Build-to requirements apply to: 1) North/South street frontage when building footprint exceeds 25% of lot area; 2) East/West street frontage when building footprint exceeds 50% of lot area; and 3) alley frontage when footprint exceeds 75% of footprint of lot.</u> 2. <u>Street side facades must be built to Build to Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply.</u> 3. <u>Alley and pedestrian easement side facades must be built to Build-to-Line for a minimum of 50% of new building frontage, to help define an urban edge to property.</u>
Alley Side 0 Ft. (3) B	
Pedestrian Easement 0 Ft. (3) B	
Setback (Distance from Property Line)	
Side Yard 0 Ft. C.	

C. Open Space

Open space requirements in the WTA are shown in Table 5.12-WTA-2-.

FIGURE 5.12-WTA-C



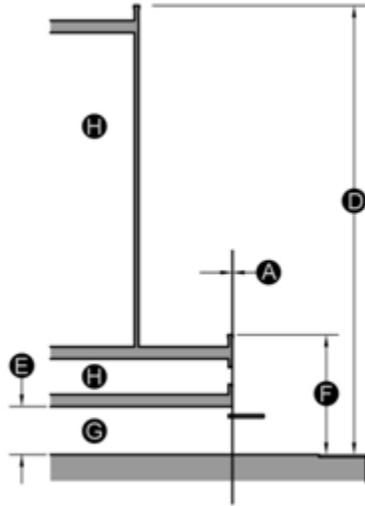
Key
 - - - - Property Line ■ Pedestrian Easement Zone
 ▨ Pedestrian Easement

TABLE 5.12-WTA-2 WAREHOUSE TRIANGLE AREA STANDARDS	
OPEN SPACE	SPECIFIC REQUIREMENTS
Pedestrian Pathway (1)	
Maximum Distance from the street: 125 Ft. I	<ol style="list-style-type: none"> 1. Projects that develop 50% or more of the land area within the Mid-block Pedestrian Easement Zone (see map/plan above) shall set aside and develop a mid-block pedestrian passage and easement. 2. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking. 3. At other than multi-unit residential. 4. Usable open space does not need to be located on the ground. 5. Usable open space may be any combination of private and common space. 6. Parking may not be counted as open space. 7. The minimum landscape requirement applies only to common area open space.
Minimum Width: 30 Ft. J	
Lot Coverage	
Maximum Lot Coverage: 100% (2)	
Minimum Landscape Area 0% (3)	
Open Space at Multi-unit Dwellings	
Open Space 30 Sq. Ft. per dwelling unit (1)(4)(5)(6)	
Minimum Landscape Area 50% of Open Space (7)	

D. Building Heights and Floor Uses

Permitted building heights and building floor uses in the WTA are shown in Table 5.12-WTA-3.

FIGURE 5.12-WTA-D



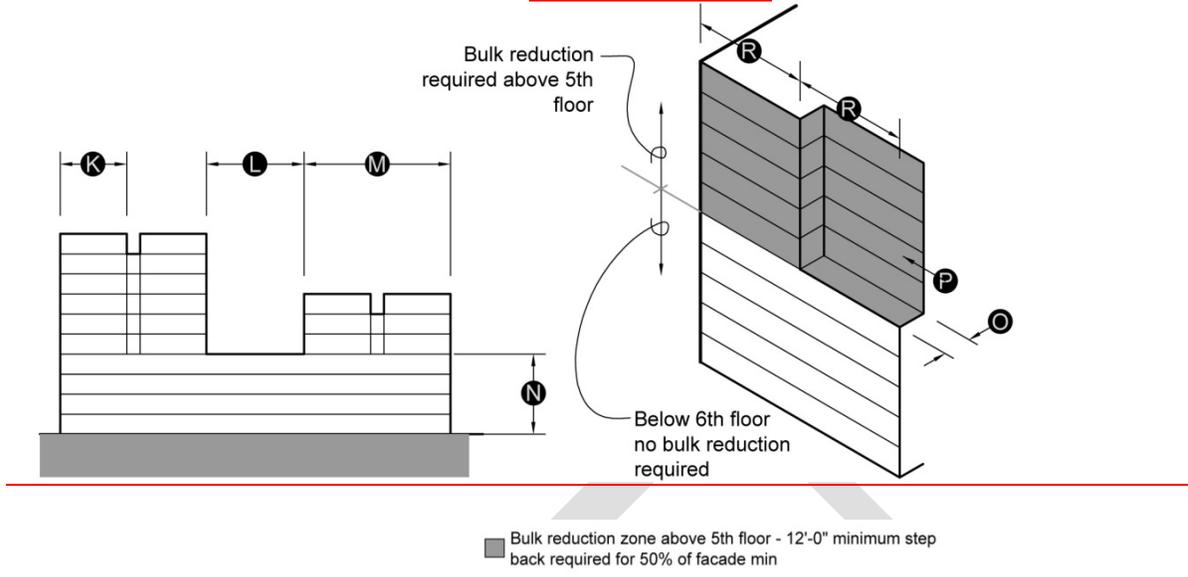
**TABLE 5.12-WTA-3
 WAREHOUSE TRIANGLE AREA STANDARDS**

BUILDING HEIGHT	
Maximum Building Height	10 stories or 120 Ft. D
First Floor Ceiling	12 Ft. minimum clearance E
Minimum Building Height at Build-to-Line	25 Ft. F
FLOOR USES	SPECIFIC REQUIREMENTS
Ground Floor: Commercial Services or Retail Uses (1) G	1. <u>Other uses may be allowed as a Special Exception pursuant to Section 3.4.2.</u>
Upper Floors: Residential or Commercial Services (1) H	

E. Building Massing

Building massing requirements in the WTA are set forth in Table 5.12-WTA-4.

FIGURE 5.12-WTA-E



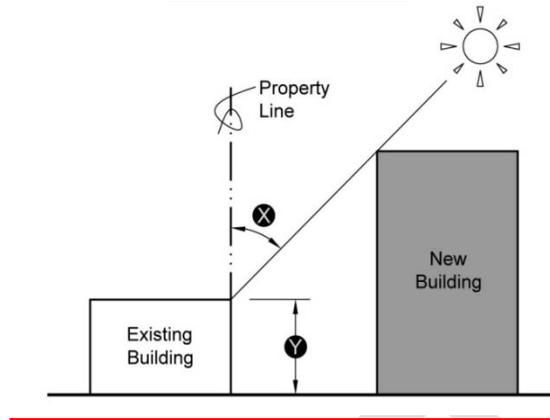
**TABLE 5.12-WTA-4
WAREHOUSE TRIANGLE AREA STANDARDS**

BUILDING MASSING STANDARDS	SPECIFIC REQUIREMENTS
Articulation	1. Any building over 50Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (K) and should include a variety of facades.
Maximum unbroken building mass: 50 Ft. (1) K	
View Corridors	2. To preserve view corridors, a minimum of 25% of the façade must be set aside as low-rise (L), and the low rise façade may not exceed four stories or 60 feet (N) in height. On corner lots this requirement applies to one street only.
Low rise façade: 25% min. (2) L	
High rise façade: 150 Linear Ft. unbroken (3) (4) M	3. High-rise facades of more than 150 continuous linear feet must be broken by a low rise façade (L) not to exceed 4 stories or 60 feet (N) in height as shown in Figure 5.12-WTA-E above.
WTA Low-rise height: 4 stories or 60 Ft. max. (2) N	4. A step-back bulk reduction area a minimum of 12 ft. in depth (P and O) is required for at least 50% of the façade (R). No bulk reduction is required below the sixth floor. See Figures 5.12-WTA-E above
Bulk Reduction	
Bulk reduction setback: 12 Ft. min. O	
Bulk reduction zone (4) P, R	

F. Solar Access and Solar Exposure

Solar access requirements and solar exposure limitations in the WTA are set forth in Table 5.12-WTA-5 below.

FIGURE 5.12-WTA-F



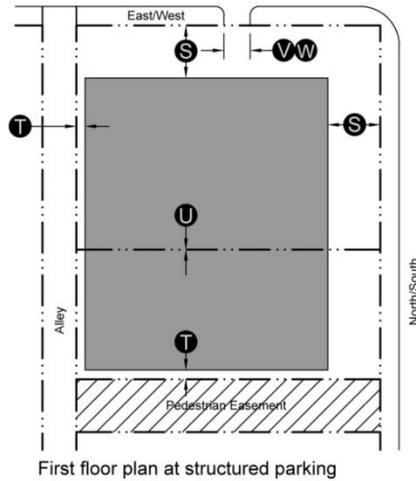
**TABLE 5.12-WTA-5
 WAREHOUSE TRIANGLE AREA STANDARDS**

SOLAR ACCESS STANDARDS	SPECIFIC REQUIREMENTS
<u>Angle of influence:</u> <u>40° (1) X</u>	1. <u>The height of new buildings are limited such that no portion of a new building will cast a shadow on adjacent existing buildings at any time, assuming a uniform 45° sun angle. On vacant adjacent lots, a 20.0 ft. building height is assumed at the property line for calculation of the permitted new building height.</u>
<u>Default height of adjacent building:</u> <u>20 Ft.(1) Y</u>	
SOLAR EXPOSURE	
<u>Maximum glass on East and West</u> <u>50% of facade</u>	2. <u>Percentage of glass must be shaded between 10 A.M. and 3 P.M. between May through October.</u>
<u>Minimum shade on East and West glass</u> <u>50% (2)</u>	
<u>Maximum glass on North and South</u> <u>Unlimited</u>	
<u>Minimum shade on North and South glass</u> <u>0%</u>	

G. Parking

WTA parking requirements for the WTA option are set forth in Table 5.12-WTA-6.

FIGURE 5.12-WTA-G



Key
 - - - Property Line ■ Allowable Parking Area
 ▨ Pedestrian Easement

**TABLE 5.12-WTA-6
 WAREHOUSE TRIANGLE AREA STANDARDS**

PARKING	SPECIFIC STANDARDS
Street Setback 30 Ft. S	<ol style="list-style-type: none"> Required accessible spaces and bicycle facilities may not be reduced or eliminated and must be based on the number of motor vehicle parking spaces required prior to modification pursuant this section. Accessible spaces may be provided 1) on-site or 2) off-site subject to the location requirements for accessible parking space pursuant to Section 11.06.6 of the Building Code. The developers of parcels within the WTA must demonstrate either that no there will be no parking overflow into the West University Neighborhood or must provide parking pursuant to the UDC parking requirements for the land use group or class. When automobile parking is reduced below that required in for the use group or class, each development must mitigate the need for parking by providing one additional bicycle parking space for every two automobile parking spaces omitted. These spaces are in addition to any bicycle parking spaces required by the UDC. Bicycle lockers are not permitted. New surface parking is allowed only in a structure. Parking area access lane widths must be increased when required to provide a fire access lane and must comply with the requirements of the TFD.
Pedestrian Easement Setback 5 Ft. I	
Alley Setback 5 Ft. I	
Side Setback 0 Ft. U	
Required Spaces (5)	
Off-street: No off-street parking is required. (5) (3)	
Accessible: Compliance with the accessible parking requirements in the UDC for the land use group or class. (1) (2)	
Bicycle Facilities: Compliance with the requirements for the land use group or class. (1) (4)	
Parking Area Access Lanes	
Maximum allowable drive width: 15 Feet (6) V	
On corner lots, parking area access lanes may not be located on the primary street. W	

5.12.14 FOURTH AVENUE AREA

A. Zoning

Within the entire area depicted in Figure 5.12.FAA-A, the zoning standards of the Fourth AA set forth in this section apply.

 Fourth Avenue Area zoning option standards apply.

FIGURE 5.12-FAA-A



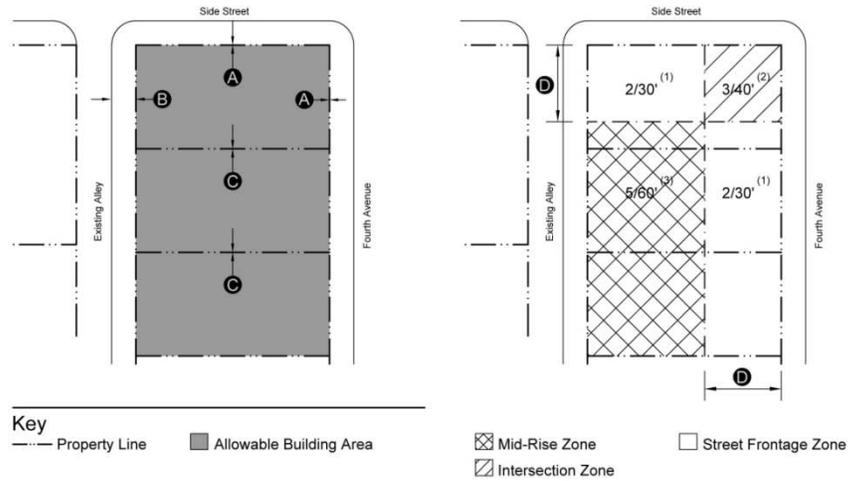
Key

- | | |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
|  Property line |  Unlisted existing building |
|  Subdistrict Line |  Listed or eligible building ⁽¹⁾ |
| |  Future Downtown Links roadway |

B. Building Placement, Height and Floor Use

Building placement, height and floor use standards in the FAA are shown in Table 5.12-FAA-1.

FIGURE 5-12- FAA-B



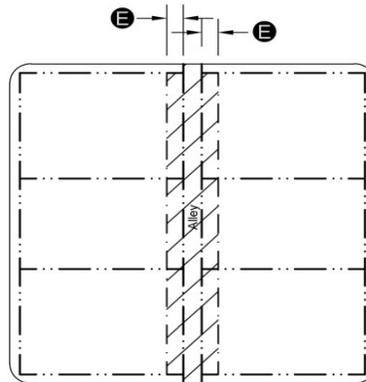
**TABLE 5.12-FAA-1
 FOURTH AVENUE AREA STANDARDS**

BUILDING PLACEMENT STANDARDS	SPECIFIC REQUIREMENTS
Setback	
Street Side _____ 0 Ft. or Prevailing A	<ol style="list-style-type: none"> 1. Building heights along the street frontage are restricted to two stories or 30 ft. to respect the scale of established or historic structures, or both. 2. Building heights may extend three stories or 40.0 ft. within a 50 Ft. x 50 ft. area at an intersection. 3. Building heights may extend five stories or 60.0 ft. at the rear of properties beginning at 50.0 ft. from the property line. 4. Other permitted uses may be allowed as a Special Exception provided for in UDC Section 3.4.2
Alley Side _____ 10 Ft. B	
Side yard _____ 0 Ft. C	
Midrise Setback _____ 50 Ft. D	
Height	
Street Frontage _____ 30 Ft. or 2 Stories (1)	
Intersection _____ 40 Ft. or 3 Stories (2)	
Midrise _____ 60 Ft. or 5 Stories (3)	
Floor Use	
Ground Floor:	
Commercial Services or Retail Uses _____ (4)	
Upper Floor: _____	
Residential or Commercial Service _____ (4)	

C. Open Space

Open space standards in the FAA are shown in Table 5.12-FAA-2.

FIGURE 5.12-FAA-C



Key
 - - - - - Property Line

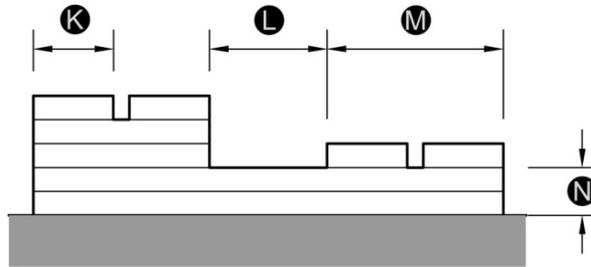
**TABLE 5.12-FAA-2
 FOURTH AVENUE AREA STANDARDS**

OPEN SPACE	SPECIFIC REQUIREMENTS
Pedestrian Pathway (1)	<ol style="list-style-type: none"> 1. Projects must set aside and develop a pedestrian passage easement as part of the alley. 2. Covered by impervious surfaces (buildings, drives, parking, other). 3. At other than Multi-Family Development. 4. Usable open space does not need to be located on the ground. 5. Usable open space may be any combination of private and common area space. 6. Parking may not be counted as open space. 7. Minimum landscape requirement applies only to common area open space
Minimum Width 25 Ft. E	
Lot Coverage	
Max. Lot Coverage 100% (2)	
Min. Landscape Area 0% (3)	
Open Space at Multi-unit Dwellings	
Open Space 30 Sq. Ft. per Dwelling Unit (4)(5)(6)	
Minimum Landscape Area 50% of Open Space (7)	

D. Building Massing and Solar Exposure

Building massing and solar exposure standards in the FAA are shown in Table 5.12-FAA-3.

FIGURE 5.12-FAA-D



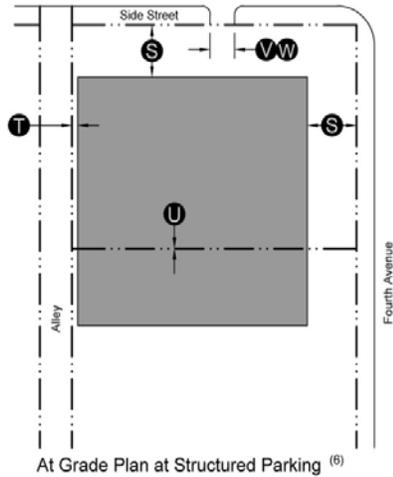
**TABLE 5.12-FAA-3
 FOURTH AVENUE AREA STANDARDS**

BUILDING MASSING	SPECIFIC REQUIREMENTS
<p>Articulation</p> <p>Maximum unbroken building mass: _____ 50 Ft. _____ (1) K</p>	<p>1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. and should include a variety of facades.</p>
<p>View Corridors</p> <p>Low rise façade _____ 25% _____ (2) L</p>	<p>2. To preserve view corridors, 25% of the façade must be set aside as low-rise, and may not exceed four stories or 60 feet. On corner lots this requirement applies to one street only.</p>
<p>High rise façade: _____ 150 Linear Ft. unbroken _____ (3) M</p>	<p>3. Mid-rise facades of more than 150 continuous linear feet must be broken by a low rise façade not to exceed 2 stories or 30 Ft.</p>
<p>Low-rise height: _____ Two stories or _____ 30 Ft. max _____ (2) N</p>	<p>4. Percentage of glass must be shaded between 10 A.M. and 3 P.M. between May through October.</p>
SOLAR EXPOSURE	
<p>Maximum glass on East and West: _____ 50% of façade</p>	
<p>Minimum shade on East and west Glass _____ 50% _____ (4)</p>	
<p>Maximum glass on North and South: _____ Unlimited</p>	
<p>Minimum shade on North and South glass _____ 0%</p>	

E. Parking

Parking standards in the FAA are shown in table 5.12-FAA-4.

FIGURE 5.12-FAA-E



Key
 - - - - - Property Line ■ Allowable Parking Area

**TABLE 5.12-FAA-4
 FOURTH AVENUE AREA STANDARDS**

PARKING (4)	SPECIFIC REQUIREMENTS
Location (Distance from property line)	<ol style="list-style-type: none"> Required accessible spaces and bicycle facilities may not be reduced or eliminated and must be based on the number of motor vehicle parking spaces required prior to modification pursuant this section. Accessible spaces may be provided 1) on-site or 2) off-site subject to the location requirements for accessible parking space pursuant to Section 11.06.6 of the Building Code. When automobile parking is reduced below that required by the UDC for the land use group or class in the underlying zone, each development must mitigate the need for parking by providing one additional bicycle parking space for every two parking spaces omitted. These spaces are in addition to any bicycle parking spaces required by the UDC. New surface parking lots are prohibited. Parking is only allowed within a structure with at-grade setbacks as shown. Parking area drives may not be located on Fourth Avenue Parking area access lanes must be increased where required to provide fire access lane and must meet the requirements of the Tucson Fire Department.
Street Setback 30 Ft. S	
Alley Setback 0 Ft. T	
Side Setback 0 Ft. U	
Required Spaces (4)	
Off-street: No off-street parking is required.	
THIS IS THE OLD LANGUAGE FROM THE ORIGINAL UOD DLD DRAFT. THE SECTION IS NOT FINAL AND STILL UNDER DEVELOPMENT	
Accessible Spaces: Compliance with the applicable parking requirements for the land use group or class. (1) (2)	
Bicycle Facilities Compliance with the applicable parking requirements for the land use group or class. (1) (3)	
Parking Area Access Lanes	
Maximum allowable driveway width: 15 Feet (4)(5)(6) V	
Parking area access lanes may not be located on Fourth Avenue. W	

5.12.15 IRON HORSE AREA (IHA)

A. Zoning

Figure 5.12-IHA-A depicts the boundaries of the IHA and the boundaries of the two sub-areas.

 Iron Horse Mixed-Use Sub-Area zoning option standards apply.

 Iron Horse Low Density Residential Infill Sub-Area zoning option standards apply.

**FIGURE 5.12-IHA-A
MAP OF IRON HORSE AREA**

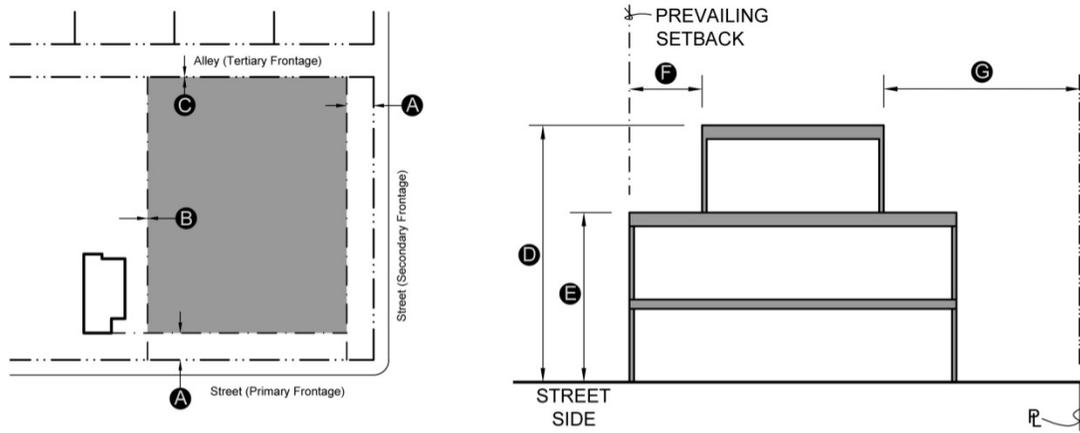


B. IRON HORSE MIXED USE SUB-AREA

1. Building Placement and Height

Building Placement and height standards and requirements in the IHA Mixed Use Sub-Area are shown in Table 5.12-IHA-1.

FIGURE 5.12.IHA-B1



Key
 - - - Property Line
 - - - Setback Line
 ■ Allowable Building Area

Key
 - - - Property Line
 - - - Setback Line

TABLE 5.12-IHA-1 IRON HORSE AREA MIXED USE SUB-AREA STANDARDS		
BUILDING PLACEMENT		
Setback (Distance from Property Line)		
Street Side	Consistent with the prevailing Setback	A
Side Yard	0 Ft.	B
Rear yard	0 Ft.	C
HEIGHT		
Maximum Building Height	3 stories or 40 Ft.	(D)
Street Frontage Height:	25 Ft	(E)
Interior Setback	12 Ft.	(F)
Setback from Adj. Residential	25 Ft.	(G)

2. Open Space

Open space standards and requirements in the IHA Mixed Use Sub-Area are shown in Table 512-IHA-2.

TABLE 5.12-IHA-2 IRON HORSE AREA MIXED-USE SUB-AREA STANDARDS	
OPEN SPACE	SPECIFIC REQUIREMENTS
Lot Coverage	<ol style="list-style-type: none"> 1. <u>Covered by impervious surfaces such as buildings, drives, parking, or other types of impervious uses.</u> 2. <u>At other than multi-unit residential.</u> 3. <u>Usable open space does not need to be located on the ground.</u> 4. <u>Usable open space may be any combination of private and common area space.</u> 5. <u>Parking may not be counted as open space.</u> 6. <u>Minimum landscape requirement applies only to common area open space</u>
<u>Maximum Lot Coverage 100% (1)</u>	
<u>Minimum Landscape Area 0% (2)</u>	
Open Space at Multi-Family Developments	
<u>Open Space 30 Sq. Ft. per Dwelling Unit (3)(4)(5)</u>	
<u>Minimum Landscape Area 50% of Open Space (6)</u>	

3. Parking

Open space standards and requirements in the IHA Mixed Use Area are shown in Table 5.12-IHA-3.

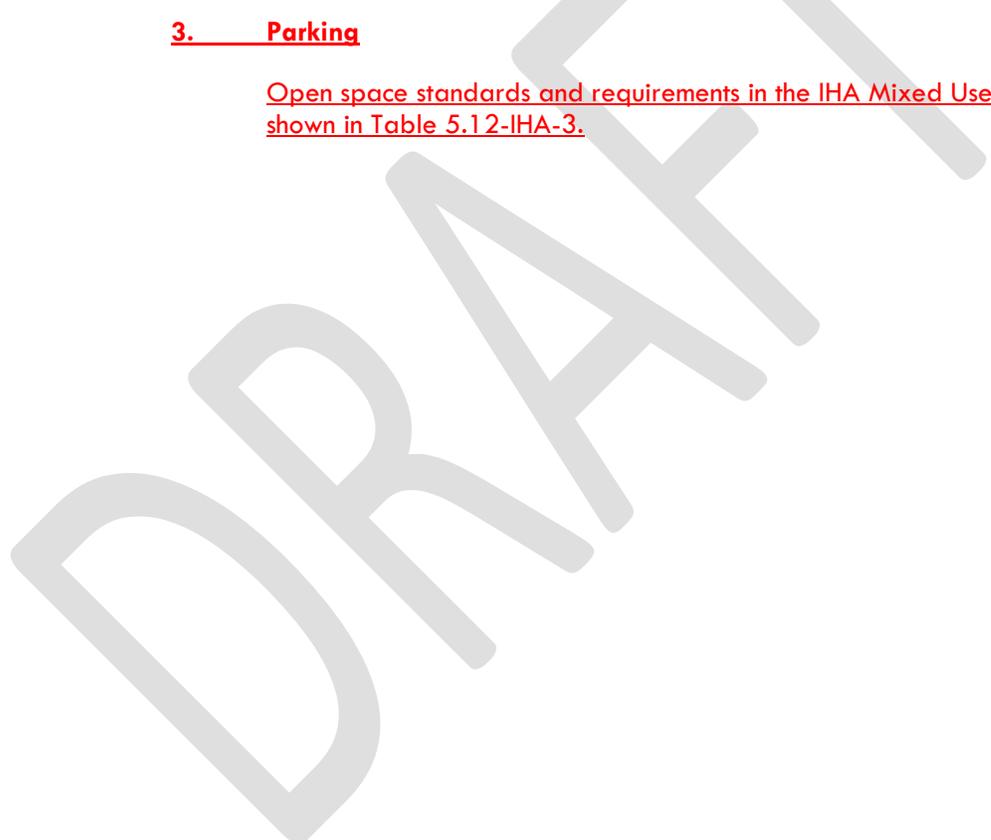
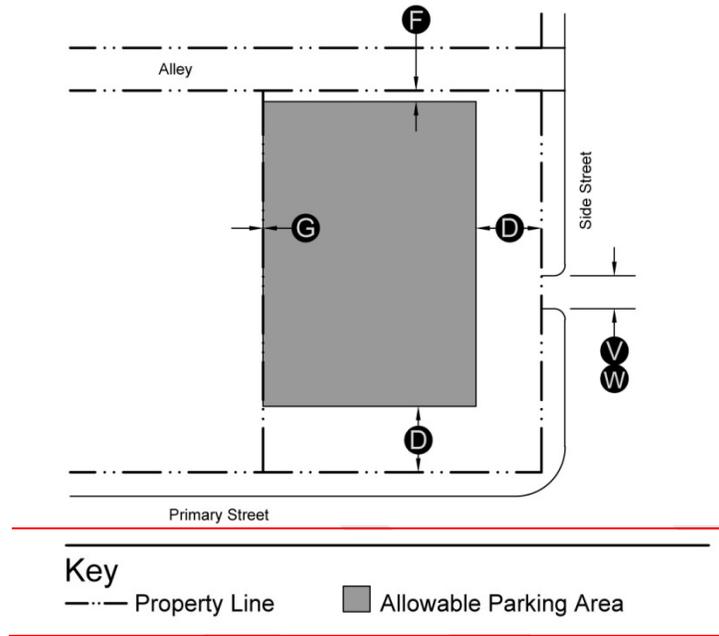


FIGURE 5.12- IHA-B2-



**TABLE 5.12-IHA-3
 IRON HORSE AREA MIXED USE SUB-AREA STANDARDS**

PARKING	SPECIFIC REQUIREMENTS
Location (Distance from the Property Line)	<ol style="list-style-type: none"> Required accessible spaces and bicycle facilities may not be reduced or eliminated and must be based on the number of motor vehicle parking spaces required prior to modification pursuant this section. Accessible spaces may be provided 1) on-site or 2) off-site subject to the location requirements for accessible parking space pursuant to Section 11.06.6 of the Building Code. If automobile parking is reduced below that required by the UDC for the land use group or class each development must mitigate the need for parking by providing bicycle parking spaces equal to one half of the required number of automobile parking spaces omitted, in addition to any bicycle parking spaces required by the UDC. Parking area access lanes must be increased where required to provide fire access lane and must meet the requirements of the Tucson Fire Department.
Street Setback 30 Ft. D	
Alley Setback 5 Ft. F	
Side Setback 0 Ft. G	
Required Spaces	
Off-street: No off-street parking is required	
Accessible:	
Pursuant to the accessible parking requirements for the land use group or class. (1) (2)	
Bicycle Facilities (1) (3)	
Parking Area Access Lanes Width	
Maximum drive width: 15 Feet (4) V	
On corner lots, parking area access lanes may not be located on the primary street W	

C. IRON HORSE AREA LOW DENSITY RESIDENTIAL

1. Building Placement, Massing and Height

Building Placement Massing and Height standards and requirements in the IHA Low density Residential are shown in Table 5.12-IHA-4.

FIGURE 5.12-IHA-B1

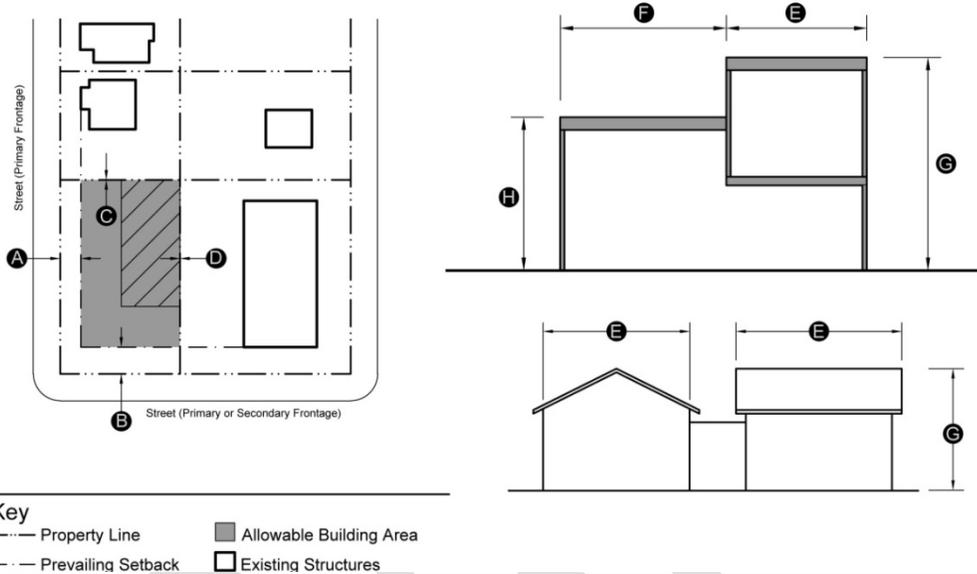


TABLE 5.12-IHA-4	
IRON HORSE AREA LOW DENSITY RESIDENTIAL INFILL SUB AREA STANDARDS	
BUILDING PLACEMENT	SPECIFIC REQUIREMENTS
Setback (Distance from Property Line)	
Primary Street: _____ (1): Consistent with prevailing setback on the street _____ (2) A	<ol style="list-style-type: none"> 1. "Primary Street" is the street frontage to which dwellings face or are oriented. 2. Consistent with the prevailing setbacks of existing historic structures adjacent to parcel or on the same side of the same block. 3. Any building over 30 feet wide must be broken down to read as a series of buildings no wider than 30 feet, and should include a variety of building heights and roof shapes.
Secondary Street: _____ 10 Feet or consistent with prevailing setback on the street _____ B	
Side Yard: _____ 0 Feet _____ C	
Rear yard: _____ 0 Feet _____ D	
BUILDING MASSING	
Articulation	
Maximum unbroken building mass: _____ 30 Feet _____ (3) E	
Second story setback: _____ 20 Feet _____ F	
HEIGHT	

Maximum Building Height	32 Feet	G
Street Frontage Maximum Height	20 Feet	H

2. Maximum Lot Coverage and Minimum Lot Size

Maximum Lot Coverage and Open Space standards and requirements in the IHA Low density Residential are shown in Table 5.12-IHA-5.

TABLE 5.12-IHA-5 IRON HORSE/ARMORY PARK AREA LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS	
Lot Coverage and Size	
Maximum lot coverage	100%
Minimum landscape area	0%
Lot Size	
Minimum lot size	2,500 Sq Ft.

3. Privacy Standards

Required privacy standards in the IHA Low density Residential Subarea are shown in Table 5.12-IHA-6.

Figure 5.12-IHA-B.

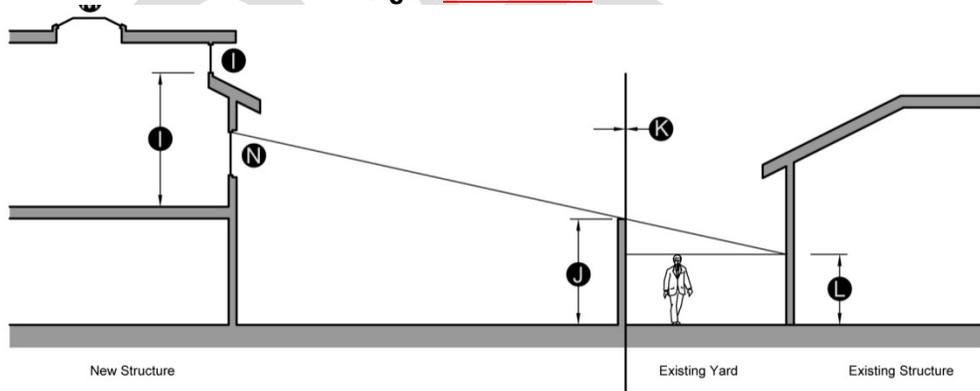


TABLE 5.12-DLS-28 IRON HORSE/ARMORY PARK AREA LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS	
PRIVACY	SPECIFIC REQUIREMENTS
Clerestory height: 9 Ft. min. above the 2 nd floor	<ol style="list-style-type: none"> Brick or stuccoed concrete masonry site walls may extend above UDC requirements to 9 Ft. but require structural engineering and building permits. Privacy must be afforded to existing development adjacent the rear and side yards by limiting second story fenestration. The lower 6 Feet of adjacent yards may not be visible from new second story
Perimeter wall height: 9 Ft. maximum (1)	
Perimeter wall setback: 0 Ft. minimum (1)	

Privacy zone: 6 Feet. _____ (2) _____ L	<u>windows of building.</u>
Alternative means of daylight may include:	
Clerestory above 9 Ft. _____ I	
Skylights _____ M	
Translucent fixed glass _____ N	

4. Parking

Parking standards and requirements in the IHA Low Density Residential Sub-area are shown in Table 5.12-DLS-29.

FIGURE 5.12-DLS-29

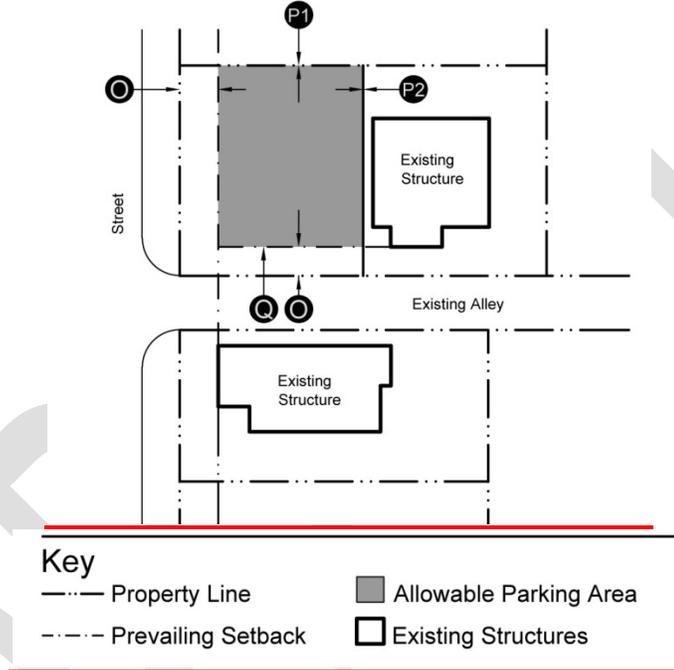


TABLE 5.12-DLS-29 IRON HORSE AREA LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS		
PARKING		
Location (Distance from Property Line)		
Street setback _____	10 Ft. or Prevailing setback _____	O
Alley setback _____	10 FT. or Prevailing setback _____	O
Side setback _____	0 Ft. _____	P1
Side setback _____	0 Ft. _____	P2
Required Spaces		
Off-street _____	One space per dwelling unit	
Access		

Access to parking spaces may be by way of existing alleys **Q**

5.12.169. IID DISTRICT TERMINATION

The provisions of Section 5.12, Downtown Area Infill Incentive District, shall end on January 31, 2015, unless Mayor and Council extend the date by separate ordinance.

5.12.170. ILLUSTRATIVE MAPS OF THE IID

THE FOLLOWING AMENDMENTS WILL BE MADE TO SECTION 4.2 DEFINITIONS:

11.4. OTHER TERMS DEFINED

11.4.1. PURPOSE

This section provides definitions for terms that are not land uses and are not contained in Section 11.3 above.

11.4.2. DEFINITIONS – A

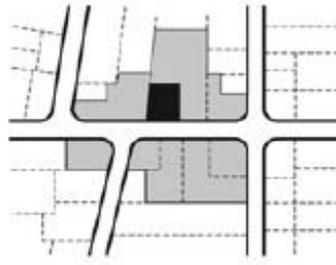
.....

Adjacent

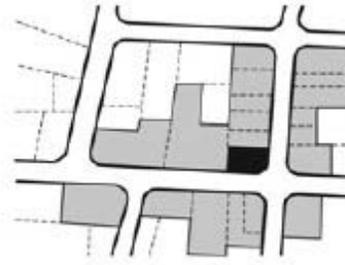
Two or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way 20 feet or less in width. Parcels or lots having only a common corner are considered adjacent. Within the Downtown Area Infill Incentive District, the term “adjacent” or “adjacency means:

1. Two or more parcels or lots sharing a common boundary or separated by an ally or a local or arterial street 30 feet or less in width. Parcels or lots having only a common corner are also considered adjacent.
2. Where the development parcel is an interior parcel, adjacent lots includes all residential lots or development on either side of the development parcel, those lots fronting on the same street in the same block as the development parcel, and all those lots on the opposite side of that street;
3. Where the development parcel is a corner lot, the term “adjacent” includes all the residential corner lots or developments diagonally opposite the development parcel, fronting on the same two streets in the same block, and on the opposite sides of those streets as shown in the diagram below.

Interior Development Parcel



Corner Development Parcel



11.4.8. DEFINITIONS – G

Group Dwelling.

Within the Downtown Area Infill Incentive District (IID) the term “group dwelling” means a structure that:

1. meets the definition of “group dwelling” contained in UDC Section 11.3.7.B; and
2. is greater than two stories or 25 in height.

DRAFT