



CITY OF
TUCSON

DEVELOPMENT
SERVICES
DEPARTMENT

LAND USE CODE
ADMINISTRATION
DIVISION

September 23, 2013

William S. Vahl, P.E.
SJV & Associates, LLC
530 South Main Avenue, Suite A
Tucson, AZ 85701

SUBJECT: 1695 East 21st Street, Tucson, Arizona
Zoning Interpretation – Storage Yard: Street Perimeter Yard
T13SA00272

Dear Mr. Vahl:

Thank you for your letter dated September 10, 2013 and attached aerial photograph. The proposed project is a storage yard at 1695 East 21st Street (Pima County Tax Parcel Number 129-08-001A). The approximately 16,205 square foot parcel is current vacant and is zoned I-1. Per information you provided, there will only be storage on the property and no building.

Of concern to you are the initial zoning review comments on the location of storage in the street perimeter yard.

Per Unified Development Code Table 4.8-5 Permitted Uses- Industrial Zones, commercial storage is a permitted use in the I-1 per the Use Specific Standards found in Sections 4.9.10A.

UDC Section 4.9.10.A.

2. Outdoor storage, when permitted, shall not be located in the street perimeter yard.

You are requesting an interpretation that a solid screen, to be located at the back of the 10' wide street landscape buffer, meets this UDC provision.

I have reviewed your information and the UDC regulations applicable to the I-1 zone. Based on this review, a 6' high opaque screen and its location at the back of the 10' wide street landscape buffer would meet the intent of UDC Section 4.9.10.A. Storage behind this screen must be located to meet the 20' front street perimeter yard. Please delineate the limits of the storage on the plans submitted for review. Please note, a copy of this letter must be attached to the development package when re-submitted to the PDS, 1st Floor, 201 N. Stone Avenue for further review. If you have any questions concerning this matter,

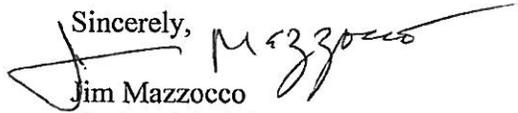
Development Services Department (DSD) - 201 North Stone Avenue
P.O. Box 27210 - Tucson, AZ 85726-7210
Telephone: (520) 791-5550 - Fax: (520) 791-5852
Website: www.ci.tucson.az.us/dsd
Email: DSD_zoning_administration@tucsonaz.gov

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please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Mazzocco", with a large, sweeping flourish extending to the right.

Jim Mazzocco
Zoning Administrator
Planning and Development Services Department

s:zoning administration/zoning/2013/1695 E 21st T13SA00272 NCU.doc

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