



C8-15-01 UDC Corrections No. 4

Planning Commission
Study Session
February 4, 2014

Background

The Unified Development Code (UDC) was adopted in October 2012.

Given the scale of the LUC Simplification Project, City staff anticipated having to process “clean up” amendments, such as those being proposed now, and informed the Mayor and Council of this when the UDC was adopted.



Corrections

1. Revise “Current through” phrase with “**Last Revision**” on the cover page.
2. Clarify **Cultural** Use Class and associated Types in the use tables.
3. Clarify Land Use Classes and Types of the **Recreation** Use Group in the use tables.
4. Clarify **Hazardous Material Storage** as an Accessory Use in the use tables.



1. Last Revision

Revise the “Current through” phrase with “Last Revision” on the cover page to make clear each of the three dates associated with the UDC.

Unified Development Code

Chapter 23B of the *Tucson Code*

Adopted – October 9, 2012

Effective – January 2, 2013

~~Current through~~ Last Revision – September 9, 2014

Administrative Manual

Supplement to the Unified Development Code

Adopted – October 9, 2012

Effective – January 2, 2013

~~Current through~~ Last Revision – June 20, 2014

Technical Standards Manual

Supplement to the Unified Development Code

Adopted – October 9, 2012

Effective – January 2, 2013

~~Current through~~ Last Revision – June 20, 2014



2. Cultural Use

- Clarify Cultural Use Class and associated Types as a Permitted Use or Zoning Examiner Special Exception Procedure in the UDC use tables.
- In the LUC, Cultural Use is permitted by the land use class or type, subject to performance criteria, in all zones except the following: P-1, I-2, OS, P, and RV.
- The UDC is not consistent where Cultural Use, i.e. museums, is allowed.
- The proposed amendment will bring forward the long standing permitted use.



3. Recreation Use

- Clarify Land Use Classes and Types of the Recreation Use Group as a Permitted Use or Zoning Examiner Special Exception Procedure in the UDC use tables.
- In the LUC, the Recreation Use Group is permitted by the land use class or type, subject to performance criteria, in all zones except the following: O-1, P-I, P, and RVC.
- The UDC is not consistent where Recreation Use Group, i.e. neighborhood parks, is allowed.



4. Hazardous Material Storage Use

- Clarify Hazardous Material Storage as an Accessory Use to any Permitted Principal Use in every Land Use Group in the UDC use tables.
- In the LUC, Hazardous Material Storage was allowed as a Secondary Land Use to a Permitted Land Use, subject to performance criteria, in all zones except the following: O-1, O-2, P, RV, RVC and NC.
- The UDC is not clear where Hazardous Material Storage, i.e. aboveground fuel storage tank, is allowed as an accessory use.

Next Steps

Set a Public Hearing for the following amendments:

1. Revise “Current through” phrase with “**Last Revision**” on the cover page.
2. Clarify **Cultural** Use Class and associated Types in the use tables.
3. Clarify Land Use Classes and Types of the **Recreational** Use Group in the use tables.
4. Clarify **Hazardous Material Storage** as an Accessory Use in the use tables.