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, while promoting compatibility with existing residential and non-residential properties and neighborhoods.

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 residential development.

E. Protect historic structures and historic neighborhoods and existing residential 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 certain provisions of Rio Nuevo District overlay zone, former Section 5.11, into the 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 ~~two~~ Sub districts listed below. ~~The Greater Infill Incentive Subdistrict (GIIS) and the Downtown Core Subdistrict (DCS).~~ For t~~T~~he boundaries of the IID and S~~s~~ub districts see Section 5.12.18 (Figure 5.12.18-1).~~are described in Section 5.12.10. (See Figure 5.12-A.)~~ The exact boundaries of the IID overlay and S~~s~~ub districts are identified on the official zoning map kept on file at the Planning and Development Services Department (PDSD) and the City Clerk's Office.

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

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

b. The RNA encompasses all of the DCS and portions of the GIIS and the DLS as shown on the map in Exhibit 5.12.18-1.

2. The Greater Infill Incentive Sub district (GIIS), Section 5.12.9.

3. The Downtown Core Sub district Section 5.12.10 (DCS).

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[1] Black – existing language of the IID and the relocated sections of the RND

Red underlined or red strikeout– new or amended language

Green double underline –existing IID sections moved from their current location in the UDC to this draft

4. 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.

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

d. Armory Park, Area Section 5.12.15 (AIH).

e. Stone/Sixth Avenue Area (SSA), Section 5.12.16.

f. Some of the DLS Areas listed above are further subdivided into Sub-districts (see Section 5.12.11.A).

B. The IID contains both mandatory and optional overlay zone standards and requirements. ~~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 standards and regulations that apply only if a property is developed using the underlying zoning.

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

C. Depending on the development choice of the owner, plans submitted for development of land in the IID must comply with the applicable IID regulations and standards as follows: ~~Standards specific to the GIIS 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.~~

1. Development under existing underlying zoning:

a. The regulations and standards of the underlying zone apply; and,

b. If the property is located within the boundaries of the RNA, the following regulations, standards and review procedures apply:

(1) The regulations and standards of the underlying zoning.

(2) The RNA standards in Section 5.12.7

(3) Section 5.12.6.E.

(4) Applications for development are reviewed by the Design Review Boards (DRB) pursuant to Section 2.2.6 *(Design Review Board.)*

2. Development under Optional IID Zoning.

a. The regulations and standards of the applicable IID Sub district, Area or Sub-area in which the development parcel is located apply.

b. Regardless of the Sub district, Area or Sub Area, all development in the IID must submit an Plan and comply with the following:

(1) Section 5.12.5 (*IID Plan Requirements*); and

(2) Section 5.12.6 (*Review and Approval Procedures*).

~~a.~~c. Development in the GIIS and DCS must comply with the design standards and requirements of Section 5.12.8 (*General IID Design Standards)*

d. Applications for Optional IID Zoning are reviewed by the IID Design Review Committee (DRC).for compliance with the applicable standards and requirements pursuant to Section 5.12.6.I.

D. An IID Plan using the Optional IID Zoning provisions cannot be used in conjunction with other waiver or modification provisions in ~~provided by~~ the Unified Development Code (UDC). This prohibition does not apply to Section 7.4.5 (*Individual Parking Plan*) (IPP), 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.~~

E. Conflict of Laws.

1. The requirements and standards of the IID provisions should be interpreted to avoid conflict whenever possible with other UDC provisions.

2. Where the standards of this S~~s~~ection conflict with other sections of the UDC, the standards of this ~~s~~Section shall control.

3. Where the standards of the DLS conflict with the general IID standards of Section 5.12.8 the standards of the DLS apply.

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

5.12.3 DEFINITIONS

The terms "adjacent" and "group dwelling" as they apply in the IID, are defined in Section 11.4 and Section 11.3.7.B, respectively. When a proposed project is not developed under the Optional IID Zoning, but under the standards of the underlying zoning district, only the general, not the IID specific definition of the term "Group Dwelling" applies (see article 11).

5.12.4~~3~~ 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;

2. An expansion of an existing use or existing structure; or

3. New development or a redevelopment project.

4. Exceptions:

For development in the RNA under existing underlying zoning, the applicability requirements do not apply to the following:

(1) A change of use that does not alter the exterior of a structure.

(2) A redevelopment project, or improvements or alterations to an existing structure, if such alterations are not visible from an adjacent public right-of-way.

5.12.5~~7~~. IID PLAN SUBMITTAL REQUIREMENTS

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, Area or Subarea. 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. The Plan must clearly state the applicant's intention to use the IID zoning option in lieu of the existing underlying zoning. Additionally, for projects using IID Optional Zoning, applicants are required to provide contextual elevations demonstrating compliance with the following the design standards:

   a. Section 5.12.8, Subsection A (*Streetscape Design*) and Subsection B (*Development Transition Standards*) and Subsection C (*Alternative Compliance*), if the latter Subsection is used.

   b. The applicable Sub district, Area, or Sub area.

2. **Development Package.** ~~Except as provided in this section5.12.5, a~~ A Development Package is required when development is proposed under existing underlying zoning, or if a development package is otherwise required by the UDC, in which case a separate ~~P~~plan 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 or 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 within 10 working days of 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. IID PLAN REVIEW AND APPROVAL PROCEDURES UNDER THE IID ZONING OPTION

PDSD administers the IID Plan review procedure. Except as expressly modified herein, review by the PDSD is pursuant to Section 3.3.3

A. Procedure

1. Development in GIIS

For development within the GIIS, 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 as outlined in Section 3.2.1 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, Area or Sub-area.

2. Whether the application will be reviewed through the Minor or the Major Design Review Procedure as described below.

B. Major Design Review.

1. Criteria:

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

a. The development proposal contains structures that are higher than

(1) four stories or 49 feet, or

(2) two stories or 25 feet in height if adjacent to single family or duplex residential dwellings.

(3) In the DCS the height criteria apply only if the development site is within 300 feet or less of a detached single family or duplex dwelling.

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 dwelling;

(b) a Historic or Contributing structure; or

(3) On a vacant HPZ or NPZ parcel.

(4) On multi-zone parcel subject to Section 5.12.8.E.

(5) Within, or adjacent to an HPZ, or NPZ, or a National Historic Register District, or any combination of the three. The definition of the term "adjacent," as it applies in the IID, is defined IID in Section 11.4.A.

2. Notices

For Major Design Review, the notice process must follow Section 3.2.2 Neighborhood Meetings. ~~notice of the neighborhood meeting must be sent to all of the following:~~

~~All owners of property within 300 feet of the development site.~~

~~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.

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

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

C. Minor Design Review

1. Criteria:

The proposed development does not meet the criteria for a major design review in Section 5.12.6. B.1 above

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 and follow Section 3.2.2.A.,B.,C.1. b., c.,d., 3.&4.~~:~~

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.

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D. Pre-application Neighborhood Meeting.

1. Prior to filing an application for use of the IID zoning option, an applicant must hold a neighborhood meeting in compliance with the public notice procedures for neighborhood meetings in UDC Section 3.2.2.

2. The applicant must prepare a written summary of the meeting. A copy of the written summary of the meeting must be filed with PDSD at the time of filing the development application for a project.

3. The applicant will also send a copy of the written summary to a Neighborhood Liaison appointed by the registered neighborhood association for the area in which the project site is located.

4. The Neighborhood Liaison or any property owner within the notice area may file with the PDSD Director a statement of concurrence or dissent with the accuracy of applicant's written summary of the meeting. If a dissent is filed, it must state the exact reasons for the dissent.

5. The applicant will send periodic project updates to the Neighborhood Liaison in accordance with PDSD Neighborhood Liaison Policy.

E. IID Historic Preservation Review.

1. Projects in an HPZ.

a. Proposed development projects within the boundaries of an HPZ must comply with HPZ Sections 5.8.7 (*Permitted Uses*), 5.8.8 (*Design Review*) and 5.8.9 (*Design Standards*).

b. IID Optional Zoning may be used for new development, or additions to, or alterations of existing historic structures, provided that the changes do not cause a historic structure to be de-listed or no longer eligible for listing.

2. Projects not in an HPZ.

a. The Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee reviews all projects listed below:

(1) Projects proposing alterations or additions to an existing eligible or contributing historic structure using IID Optional Zoning that do not cause the property to be de-listed or no longer eligible for listing. Additions to or alterations of historic structures must meet the Secretary of the Interior's historic preservation standards.

(2) Projects proposing new development using IID Optional Zoning that are either adjacent to the boundaries of an HPZ or adjacent to a structure meeting any one or more of the following characteristics:

(a) Listed or eligible to be listed in the National or Arizona Register of Historic Places, individually or as a contributing property.

(b) Designated as a Historic Landmark.

(c) A Single Family Dwelling within the boundaries of the HPZ.

b. The TPCHC may continue the hearing on an item only once before making a decision, unless the applicant for the development project requests a further continuation.

c. It is the responsibility of each applicant for IID Optional Zoning to verify the current contributing or eligibility status of the property in question with the City of Tucson's Historic Preservation Office.

d. The TPCHC Plans Review Subcommittee reviews for compliance with the design requirements of the applicable Sub district and for design compatibility of a proposed development project.

(1) New development must be designed to complement and be compatible with the architecture of adjacent historic properties.

(2) Compatibility with adjacent historic structures is to be achieved through architectural elements such as building setbacks, building step-backs, textures, materials, forms, and landscaping.

(3) **Exceptions.** The PDSD Director may waive the compatibility requirement of this section under the following circumstances:

(a) Where the adjacent lot is vacant; or

(b) If the property owner of the adjacent historic structure waives the requirement; or

(c) If the adjacent lot is developed with a non-residential building.

e. It is not the intent of the design review process to impose additional limitations or building preservation requirements on the allowable building heights in the IID. Unless a building height limitation in a Sub district is specifically required herein, the proposed development may use the entire building height allowed by the IID.

3. Demolition

a. Whether a proposed development is within or outside the boundaries of a HPZ, IID Optional Zoning may not be used for a development project that proposes demolition of a historic structure that is any one or combination of the following:

(1) A property listed or eligible to be listed in the National or Arizona Register of Historic Places, individually or as a contributing property.

(2) Designated as a City Historic Landmark.

b. **Exception:**

Partial demolition of a historic structure is allowed if the State Historic Preservation Office (SHPO) determines that the demolition will not cause the structure to be de-listed or to become ineligible for listing in the future.

4. De-Listing

In no event may the IID Optional Zoning be used if the development would, in the opinion of the Historic Preservation Officer, cause a historic structure in the IID to be de-listed or no longer eligible for listing.

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 applicable NPZ.

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

1. The IID DRC is composed of- at least three the following members appointed by the City Manager for a four year term:

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.

2. A member of the DRC may be removed by the City Manager with or without cause. A member who misses four consecutive meetings for any reason or fails to attend for any reason at least 40% of the DRC meetings within one calendar year is automatically and immediately removed as a member of the DRC.

3. The IID DRC may include one or more ad-hoc members from among the following, as applicable:

a. For projects within the DLS Fourth Avenue Area, one local Fourth Ave. business owner.

b. For projects within the DCS, one person from the Downtown Partnership Association.

c. 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.

d. For projects adjacent to a HPZ or NPZ, one member appointed by the neighborhood association for the HPZ or NPZ.

3. The DRC shall adopt rules of procedure necessary to carry out its functions. The PDSD shall make rules available made to the public.

H. IID DRC Quorum, Voting and Recommendation.

1. Ad-hoc members are voting members of the IID DRC.

2. A quorum of the IID DRC is the Design Professional and at least two other members.

3. Notwithstanding Subsection 2 above, if for any reason the City Manager has not appointed the members of the DRC, or a quorum is not obtained for two consecutive meeting dates, on a particular application, the Design Professional shall make a recommendation directly to the PDSD Director.

4. The Design Professional may give a recommendation separate from the DRC recommendation in all cases.

~~**Review by the IID DRC.**~~

~~All development projects submitted using IID Optional Zoning are reviewed by the IID DRC for compliance with applicable the IID standards and requirements, and may also comment on other aspects of the projects.~~

~~The DRC may continue an item only once, unless the applicant asks for a further continuance.~~

I. Review by the Design Professional

1. 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.

2. 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. A listing and description of the recommendations and any other issues of concern raised by the IID DRC.

b. A statement whether the proposal complies with the applicable design standards.

Recommendations on any modifications to the project needed to bring it into compliance with the design standards.

3. The Design Professional may also make separate recommendations to the PDSD Director 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.

J. Review by the IID DRC.

1. All development projects submitted using IID Optional Zoning are reviewed by the IID DRC for compliance with applicable the IID standards and requirements, and may also comment on other aspects of the projects.

2. The DRC may continue an item only once, unless the applicant asks for a further continuance. Should the item be continued, the meeting must be held within 15 business days.

K. Review by the Mayor and Council of Group Dwellings

Group dwellings developed under IID Optional Zoning, as defined 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* if the group dwelling development site is located within 300 feet or less of a detached residential ~~family~~ dwelling.

L. PDSD Director Decision

1. The DRC's and Design Professional's recommendations are advisory to the PDSD Director, and the Director makes 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 pursuant to Subsection J above, 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 proposed 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.

   e. A shade study plan when adjacent to detached residential dwellings.

M. Final Approval

1. Within ten working days after all receiving final recommendations from the DRC and the Design Professional, the PDSD Director must make 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* if the group dwelling development site is located within 300 feet or less of a detached single family dwelling.

N. 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.

O. Appeals

Except for a decision on a proposed group dwelling, 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 Section 3.10.2 for developments reviewed pursuant to the minor review process and with the Mayor and Council for developments reviewed pursuant to major review process in Section 3.92.

P. Timeline for Approval

Timelines for approval are contained in Section 3.02 or 3.03 of the Administrative Manual depending upon the procedure chosen by the developer of the IID project.

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 RNA ZONING DESIGN STANDARDS.

A. Applicability

1. This Section 5.12.7 applies to the developments types listed in Section 5.12.4 and this Section.

2. The provisions of this Section 5.12.7 are mandatory for proposed development of properties in the RNA under existing underlying zoning.

B. Permitted Uses and Building Heights

1. Except as specifically amended or expanded in this Section 5.12.7, the development regulations and standards of the underlying zoning apply in the RNA, including ~~T~~ the permitted land uses and building heights.~~permitted within in this district are those permitted by the underlying zoning except as restricted in Section 5.11.6 *General Restrictions* .~~

2. 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.

C. Building Design Standards

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 written finding during the review process 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.;

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 Standards

~~**Circulation and Parking**~~

~~**1.** 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:~~

~~2. 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 on-street parking in some locations. However, priority shall be given to the pedestrian.~~

~~**3.** 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.~~

~~**4.** 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.~~

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. The locations of ~~A~~all points of vehicular ingress and egress ~~points~~ shall be perpendicular to the intersecting street. Points of ~~I~~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~~ when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

2. Parking

a. General

Parking standards ~~within the RN D~~ are listed in the Section 7.4. Some p~~P~~roperties in the RNA~~D~~ 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.

~~**a. Open to Public**~~

~~All public parkingshall 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.~~

b. 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.

c. 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. Open space p~~P~~lazas, courtyards~~,~~ and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of the public ~~people~~ for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDSD Director upon a written finding during the review process that the development enhances the downtown pedestrian environment even with a smaller percent or elimination of the requirement.

b. Viewshed 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 must be consistent with the Streetscape Design Manual. In streetscape design, priority is given to pedestrians.

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~~ prevailing ~~and~~ and design context of the street and the architectural 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.

E. Demolition of ~~Rio Nuevo District~~ Historic S~~s~~tructures in the RNA

~~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 5.8.10~~9~~, *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~~s~~tructures designated as City Historic Landmarks.

F. RNA Review

1. Pre-Application Conference

A pre-application conference with the PSDS staff as outlined in Section 3.2.1 of the UDC is required to determine whether the application meets the design standards and requirements of the RNA.

2. Submittal and Staff Review

Upon submittal, the PDSD staff reviews the application for compliance with the RND standards and makes recommendations to the PDSD Director whether to approve or reject the application.

3. Review by the Design Review Board (DRB)

The Design Review Board (DRB) ~~review~~reviews all applications for compliance with the RND standards and makes findings and recommendations to the PDSD Director. Applications are scheduled with the DRB at the first available meeting.

4. Tucson-Pima County Historical Commission (TPCHPC) Review

The TPCHC Plans Review Subcommittee reviews applications that propose exterior changes to buildings on or eligible for inclusion on the National or

Arizona Register of Historic Places. The TPCHC Plans Review Subcommittee makes findings and recommendations to the PDSD Director.

5. Decision

The PDSD Director makes the decision whether to approve or deny the application ~~within seven days of~~ after receiving the recommendations of staff, DRB, and, when applicable the TPCHC Plans Review Committee.

6. Notice of Decision

Notice of the decision must be provided to the applicant within three days of the date of the decision and the appropriate HPZ Advisory Board, if applicable, and the plans review subcommittee.

7. Appeals

If an application is denied, the applicant may appeal the decision to the Board of Adjustment in accordance with Section 3.10.2. Appeals must be ~~submitte~~submitted to the PDSD within five days of the notice of decision.

~~**5.12.4. Greater Infill Incentive Subdistrict**~~

~~**5.12.5. Downtown Core Subdistrict (DCS)**~~

5.12.~~8~~6. GENERAL IID OPTIONAL ZONING DESIGN STANDARDS

An IID Plan under the IID Optional Zoning 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.

1. Pedestrian-orientation

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

a. New construction shall have architectural elements and 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. Uses, such as Commercial Services or Retail Trade uses that encourage street level pedestrian activity are preferred on the first floor of a structure of a multi-story building.

f. ~~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.;~~

g. ~~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.;~~ [SUBSECTIONS f and g HAVE BEEN MOVED TO PARKING SUBSECTION E BELOW]

~~e.~~h. 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.~~;~~

i. To the extent practicable, bus pull-outs shall be provided where bus stops are currently located.~~; and~~

j. 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 PDSD 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 is adjacent ~~abut~~ to 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~~ abuts~~ing~~ 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~~ adjacent existing single family detached or attached dwellings within a subdivision, or a developing high density residential site ~~abutting~~ adjacent 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~~ adjacent 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. Within the GIIS and DCS, ~~T~~the maximum building height is 25 feet within 30 feet of the property line abutting an affected residential property. Proposed buildings may be developed to the maximum height permitted by the underlying zone or as permitted by the IID Sub section, whichever is applicable, when the building is 30 feet or more from the property line ~~abutting~~ adjacent to 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.

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 or both, 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. 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 development~~ing~~ 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, the requirement of a masonry wall may ~~not~~ be waived by the PDSD Director.~~required.~~

C. Alternative Compliance

1. The PDSD Director may approve an urban design best practice option for compliance with Section 5.12.8.A, Streetscape Design, and Section 5.12.8.B, Development Transition Standards.

~~1.~~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 PDSD 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. Parking

1. Parking spaces may be located as follows:

a. On site; or

b. Off-site within ¼ of a mile of the project site under a shared parking agreement that is approved by the City.

2. Required vehicle and bicycle parking may be reduced pursuant to an IID Parking Plan prepared in accordance with Section 7.4.5.A, except as modified as follows:

a. Section 7.4.5.A.3.a in *Permitted Uses and Types of Development* does not apply. An IID Parking Plan may be used to reduce required residential parking.

b. In addition to the requirements of Section 7.4.5.A an IID Parking Plan for a proposed development using IID Optional Zoning must include proposed methods to reduce vehicular use such as, but not limited to:

(1) Ride share programs.

(2) Bike share programs.

(3) Car share programs.

(4) Shared parking agreements between multiple uses.

(5) Proposals to unbundle the cost of parking spaces from residential office leases, that is, to rent or sell parking spaces separately, rather than automatically including them with building space.

c. The finding in Section 7.4.5.8.F is modified to allow reduction in bicycle parking if the PDSD Director finds that the IID Parking Plan analysis shows that existing bicycle parking in the surrounding area is adequate.

d. The neighborhood meeting that is required for under Section 7.4.5.A.6.a may be held concurrently with the neighborhood meeting required by Section 5.12.6.B.

e. Section 7.4.5.B *Downtown Parking District* does not apply.

3. Where Parking is provided, the parking area must comply with the standards of Section 7.4.6 C. and D.

4. Surface parking may only be located within in a parking structure.

a. If parking is provided on the first floor of a parking structure, the parking must be screened from view.

b. Parking may be located on a surface parking lot if it is determined by the PDSD Director to be impracticable to be located elsewhere

and other options are not available. If located on-site, parking areas must be located at the rear or side of the building.

c. Changes of use and expansion of existing structures may use the site's current parking configuration.

d. 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.

5. Special IID Parking Agreement

Where a developer can demonstrate to the satisfaction of the PDSD that the parking options provided for in this Section are not feasible, and the City makes a specific finding that the project will have significant economic development value for the IID Sub-district in which it will be located, the following parking options are allowed as follows:

a. A percentage of long-term residential parking may be located in a City public parking garage by an agreement with Park Tucson if the project is of significant economic benefit to the City to allow this option.

b. The agreement must be reviewed by PDSD, the Design Professional, Park Tucson and approved by the City Manager.

F. 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.

TABLE 5.12-GIIS-1 PERMITTED LAND USES	
LAND USE TYPE	
Commercial Services Group	**Industrial Use Group**
Administrative and Professional Office	Craftwork
Alcoholic Beverage Service	**Retail Trade Group**
Entertainment	General Merchandise Sales
Food Service	Food and Beverage Sales
Personal Services	**Residential Group**
Travelers' Accommodation., Lodging	Attached Family Dwelling
Civic Use Group	Multifamily Dwelling
Civic Assembly	Group Dwellings, pursuant to Section 5.12.6.K
Cultural Use	
Educational Use: Instructional School	**Other Uses**
Educational Use: Postsecondary Institution	Mixed Uses are limited to a combination of Residential and any other uses listed in this table.
Religious Use	

3. Additional Permitted Uses.

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

~~A. Modification of Development Requirements.~~.

~~Development requirements may be modified within the GIIS Sub-district . This process shall be known as the Modification of Development Requirements (MDR).~~

B. Modifications of Underlying Development Standards.~~General~~

Except as provided in ~~this~~ Subsection C below, 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*; Section 7.6, *Landscaping and Screening*. ~~The MDR process shall not be used to modify~~ Section 7.7, *Native Plant Preservation* may not be modified.

C. Exceptions

The following sections of the UDC may be modified in excess of 25 percent to the extent specified below upon findings by the PDSD Director that the modification is consistent with Section 5.12.1 *Purpose.*

1. Art. 6: *Dimensional Standards and Measurements.*

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~~ Street Perimeter Yard.

~~Street~~ Perimeter yard requirements may be reduced or waived if ~~when~~ the PDSD Director determines that the request is consistent with the Major Streets and Route Plan, ~~unless~~ unless modified by the Director of the Transportation Department, ~~Tucson Department of Transportation Director, and~~ and if there is adequate sight visibility, no traffic safety issue is created, and complies with the standards of Section 5.12.8~~6~~.B~~B~~, *Development Transition Standards,* when applicable.

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

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 Park Tucson, ~~City's Parking Authority~~ or in accordance with Section ~~7.4.5.A. *Individual*~~ 5.12.8.E, IID *Parking Plan*,~~if~~ if the analysis and findings show the proposed parking is adequate.

b. Accessible Parking and Bicycle Facilities.

(1) The number and location of accessible parking spaces required by the City of Tucson's adopted Building Code. The number of accessible parking spaces may not be reduced or eliminated from the number required by the Building Code.

(2) ~~Accessible parking and b~~Bicycle facilities ~~shall~~may not be reduced or eliminated and must be based on the number of ~~number of motor vehicle parking s~~ bicycle spaces required by Section 7.4.8 for the use. ~~prior to any modification.~~

c. 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 where parking is permitted, ~~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.~~

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.*

Off-street loading zone standards may be reduced or waived if PDSD and the Department of Transportation determines that no traffic safety issue is created.

4. **Solid Waste Collection**

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

5. Section 7.6, Landscaping and Screening.

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 5.12.8~~6~~.B~~B~~, *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.~~A~~A.2. The landscaping requirement may also be waived by the PDSD Director based on a written finding that the waiver is necessary to preserve the prevailing setback.

c. Any one or more of ~~T~~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.

6. 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. GIIS 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 PDSD Director deems the proposed use to be in accordance with Section 5.12.1, Purpose.~~

5.12.10~~5~~. DOWNTOWN CORE SUBDISTRICT (DCS)

A. ~~Standards~~Permitted Uses.

~~Permitted uses of the underlying zoning~~ With the exception of single family dwellings, which are not allowed, permitted uses in the DCS are those uses listed for the GIIS, Section 5.12.9.A.

B. Standards

The following apply to all Development within the DCS: ~~shall 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. In the underlying-I-1 and I-2 Zone, uses permitted in the DCS under Sub-section A above are limited to a maximum 75 foot building height.

3. 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 Section 5.11.7 and 5.11.8 of the Rio Nuevo District.~~

4. When motor vehicle parking is provided, ~~B~~bicycle parking shall be provided~~when motor vehicle parking is required~~. The required number of bicycle parking spaces may be reduced pursuant to an IID Parking Plan, Section 5.12.8.E 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.

C~~B~~. **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 ~~5.12.5.A.5~~ 5.12.8.E;

~~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.

D~~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.

5.12.11 DOWNTOWN LINKS SUBDISTRICT

FIGURE 5.12-DLS-A

MAP OF DOWNTOWN LINKS DISTRICT

NORTH

SCALE: 1" = 1000'

LEGEND

- 1. Toole Avenue Area
- 2. Warehouse Triangle Area
- 3. 4th Avenue Area
- 4. Iron Horse Area
- 5. Stone/Sixth Street Area

- Downtown Links Subdistrict
- Downtown Links Roadway (Under Construction)

A. DLS Areas and Sub-Areas

The DLS is divided into the following Areas:

1. Toole Avenue Area (TAA)

a. Toole Avenue Sub-Area (TAS)

b. UA Annex Sub-Area (UAS)

c. El Presidio Sub-Area (EPS)

2. Warehouse Triangle Area (WTA)

3. Fourth Avenue Area (FAA)

a. Fourth Avenue Historic Sub-Area (FHS)

b. Fourth Avenue Sub-Area (FAS)

4. Armory Park, Area (AIH)

a. Armory Park, Mixed Use Sub-Area (AIH-MS)

b. Armory Park, Low Density Residential Sub-Area (AIH-RS)

5. Stone/Sixth Area (SSA)

a. Stone Sub-Area (STS)

b. Sixth Street Sub-Area (SSS)

B. Required Use and 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 4.3.1, provided the PDSD Director finds the proposed use to be in accordance with Section 5.12.1, *Purpose.*

2. The numbers in the Tables following a use or a standard correspond to the specific requirements of that use or standard (see Tables in each Sub-Area)

3. The letters in the Tables correspond to the letters in the Diagrams in each Sub-Area.

4. All illustrations and Figures used in the DLS are not regulatory and are included only for illustrative purposes.

C. Permitted Uses for all Areas and Sub-areas in the DLS

Permitted land uses under the DLS zoning option are shown in Table 5.12-DLS-1 for each DLS Area; Use Specific Standards for Table 5.12-DLS-1 are listed below.

1. In the UAS all land uses must comply with the standards as set forth in the I-1 underlying zoning except that residential uses for C-3 zoning are also allowed. Automotive service uses are not permitted.

2. 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 recommendation.

TABLE 5.12-DLS-1									
PERMITTED USES									
LAND USE TYPE	**PERMITTED USES IN THE FOLLOWING DLS AREAS**								
_	**TAS**	**UAS**	**EPS**	**WTA**	**FAA**	**AIH-MS**	**AIH-RS**	**STS**	**SSS**
COMMERCIAL SERVICES GROUP									
Administrative and Professional Offices	P	P	P	P	P	P (1)	_	P	P
Alcoholic Beverage Sale including a microbrewery as an accessory use to this group	P	P	P	P	P	P (1)	_	P	P
Animal Services	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	_	P (2)	P (2)
Commercial Recreation	P (3)	P (3)	P (3)	P (3)	P (3)	_	_	P (3)	P (3)
Day Care	P	P	P	P	P	P (1)	_	P	P
Entertainment	P (3)	P (3, 4)	P (3, 4)	P (3, 4)	P (3, 4)	_	_	P (3 ,4)	P (3, 4)
Financial Services	P (5, 6)	P (5, 6)	P (5, 6)	P (5, 6)	P (5, 6)	P (1, 5, 6)	_	P (1, 5, 6)	P (5, 6)
Food Service	P (7, 8)	P (7, 8)	P (7, 8)	P (7, 8)	P (7, 8)	P (1, 7, 8)	_	P (1, 7, 8)	P (7, 8)
Medical Services - Outpatient	P (9)	P (9)	P (9)	P (9)	P (9)	P (9)	_	P (9)	P (9)
Parking	P	P (12)	P (12)	P (12)	_	_	_	P	P (12)
Personal Services	P	P	P	P	P	P (1)	_	P	P
Research and Product Development	P (10)	P (10)	P (10)	P (10)	P (10)	P	_	P (10)	P (10)
Technical Services	P	P	P	P	P	_	_	P	P
Trade Service and Repair- Minor	P	P	P	P	P	P (1)	_	P	P
Transportation Service- Land Carrier	P (11)	P (11)	P (11)	P (11)	P (11)	_	_	P (11)	P (11)
Travelers Accommodations , Lodging	P (13)	P (13)	P (13)	P (13)	P (13)	P (1, 13, 14)	_	P (13)	P (13)
RETAIL USE GROUP									
Food and Beverage Sales	P (5)	P (5)	P (5)	P (5)	P (5)	P (1, 5, 18)	_	P (5)	P (5)
General Merchandise Sales	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (1, 5, 15, 16, 17)	_	P (5, 15, 16, 17)	P (5, 15, 16, 17)
Vehicle Rental	P (12)	P (12)	P (12)	P (12)	P (12)	_	_	P (12)	P (12)

TABLE 5.12-DLS-1									
PERMITTED USES									
LAND USE TYPE	PERMITTED USES IN THE FOLLOWING DLS AREAS								
-	TAS	UAS	EPS	WTA	FAA	AIH-MS	AIH-RS	STS	SSS
CIVIC USE GROUP									
Civic Assembly	P	P	P	P	P	P	-	P	P
Cultural Use	P	P	P	P	P	P	-	P	P
Educational Uses Postsecondary Institution or Instructional School	P	P	P	P	P	-	-	P	P
Membership Organization	P	P	P	P	P	-	-	P	P
Postal Services	P	P	P	P	P	P	P	P	P
Religious Use	P	P	P	P	P	P	P	P	P
Protective Services	P	P	P	P	P	P	-	P	P
RECREATIONAL USE GROUP									
Parks and Recreation	P (3)	P (3)	-	P (3)	P (3)	P (20)	P (20)	P (3)	P (3)
RESIDENTIAL USE GROUP									
Family Dwelling	P (28)	P (28)	P (28)	P (28)	P (28)	P (28)	P	P (28)	P (28)
Group Dwelling	P (28)	P (28)	P (28)	P (28)	P (28)	-	-	P (28)	P (28)
Artist Studio/Res.	P (19)	P (19)	P (19)	P (19)	P (19)	P (19)	P (19)	P (19)	P (19)
Residential Care Services- Adult Care Service or Physical or Behavioral Health	P (21,23)	P (21,23)	P (21,23)	P (21,23)	P (21,23)	P (21, 23)	-	P (21,23)	P (21,23)
Residential Care Services/ Rehabilitation Services	P (22)	P (22, 23)	P (22, 23)	P (22, 23)	P (22, 23)	P (1, 22, 23)	-	P (22, 23)	P (22, 23)
Home Occupation	P (24)	P (24)	P (24)	P (24)	P (24)	P (24)	P (24)	P (24)	P (24)
INDUSTRIAL GROUP									
Craftwork	P	P	P	P	P	P	P	P	P
General Manufacturing	P (25)	P (25)	P (25)	P(25)	P (25)			P (25)	P (25)
Perishable Goods Manufacturing -	P (26)	P(26)	P(26)	P(26)	P (1) (26)		P(26)	P(26)	P(26)
Precision Manufacturing	P (25)	P (25)	P (25)	P (25)	P (25)			P (25)	P (25)
Primary Manufacturing	P (25)	P (25)	P (25)	P (25)	P (25)			P (25)	P (25)
Salvaging or Recycling	P (27)	P (27)	P (27)	P (27)	P (27)			P (27)	P (27)

D. Use Specific Standards for Table 5.12-DLS-1.

1. Permitted only on Ninth Street in the AIH-MS. Permitted only in Stone Avenue in STS.
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 public transit stops.
12. No 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 & 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' property 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 artist' 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 Traveler's 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 an accessory use to the Commercial Services and Retail use groups, and limited to 50% of the gross floor area.

26. Limited to baked goods, confectionary other food 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.

28. For Family Dwelling uses, only Multifamily Dwelling Developments are allowed.

29. Group Dwellings that meet the IID definition for that term in Section 11.4.8 G require Mayor and Council approval pursuant to Section 3.4.4 *Mayor and Council Special Exception Procedure* if the group dwelling development site is located within 300 feet or less of a detached single family dwelling.

E. Downtown Links Roadway

Development under the Downtown Links Sub district portion or the UDC is prohibited within the right-of-way of the future downtown links roadway project. Preliminary location of future right-of-way is depicted on sub area maps.

F. Historic Preservation

The maps included in this document attempt to show the "contributing" or "eligible" properties from information available as of June 2014. It is the responsibility of each applicant for this zoning option to verify the current eligibility status of the property in question with the City of Tucson Office of Historic Preservation.

G. Loading, Solid Waste, Landscaping and Screening for all Areas and Sub-areas in the DLS.

Loading and solid waste collection and landscaping and screening requirements in the all DLS Areas and Sub-areas provided in Table 5.12-DLS-2.

TABLE 5.12-DLS-2	
LOADING AND SOLID WASTE	**SPECIFIC STANDARDS**
Loading requirements must comply with Section 7.4 *et seq.* for the land use group or class. **(1)**	**1.** Off-street loading zone standards may be reduced or waived if PDSD and the Dept. of Transportation determine that no traffic safety issue is created. **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 site, multiple owners) to refuse collection are encouraged.
Solid waste collection requirements must comply with COT Administrative Manual Section 8.01 et seq. for solid waste. **(2)**	
LANDSCAPING AND SCREENING	
A complete or partial exception to the landscaping and screening requirements in 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 5.12.6.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.	

H. Solar Exposure.

Solar Exposure standards for all Sub districts in the DLS provided in Table 5.12-DLS-3

TABLE 5.12-DLS-3		
SOLAR EXPOSURE		**SPECIFIC REQUIREMENTS**
Maximum Glass on East and West	50% of Façade	**1.** Percentage of glass must be shaded between 10 A.M. and 3 P.M. between May through October
Minimum shade on East and West glass **(1)**	50%	
Maximum glass on North and South	Unlimited	
Minimum shade on North and South glass	0%	

I. Building Massing Standards in the WTA, STS and SSS

Building massing standards in the Warehouse Triangle Area, Figure 5.12-DLS-C, the Stone Sub area and the Sixth Street Sub area, Figures 5.12-DLS-C and Table 4.12.DLS.4 below. Building massing standards for Toole Ave. Sub area, U of A Annex Sub area, El Presidio Sub area, the El Presidio Sub area and the Fourth Avenue Sub area are shown in their respective separate sections.

FIGURE 5.12.DLS-C

Warehouse Triangle Subarea

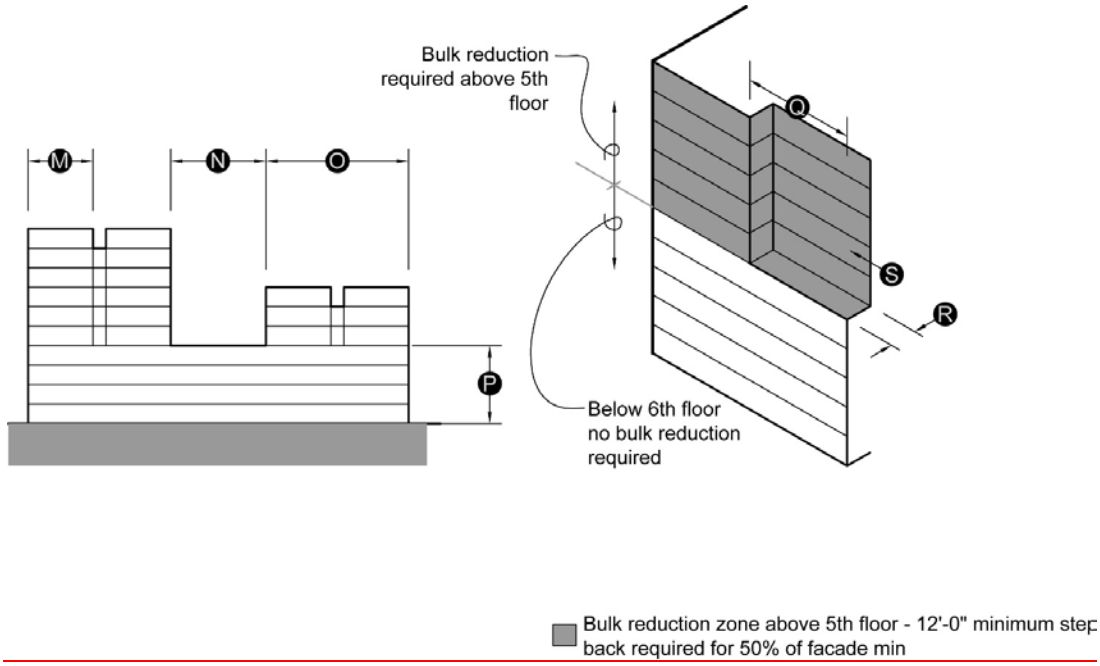


FIGURE 5.12.DLS-D

Stone Sub area and the Sixth Street Sub area

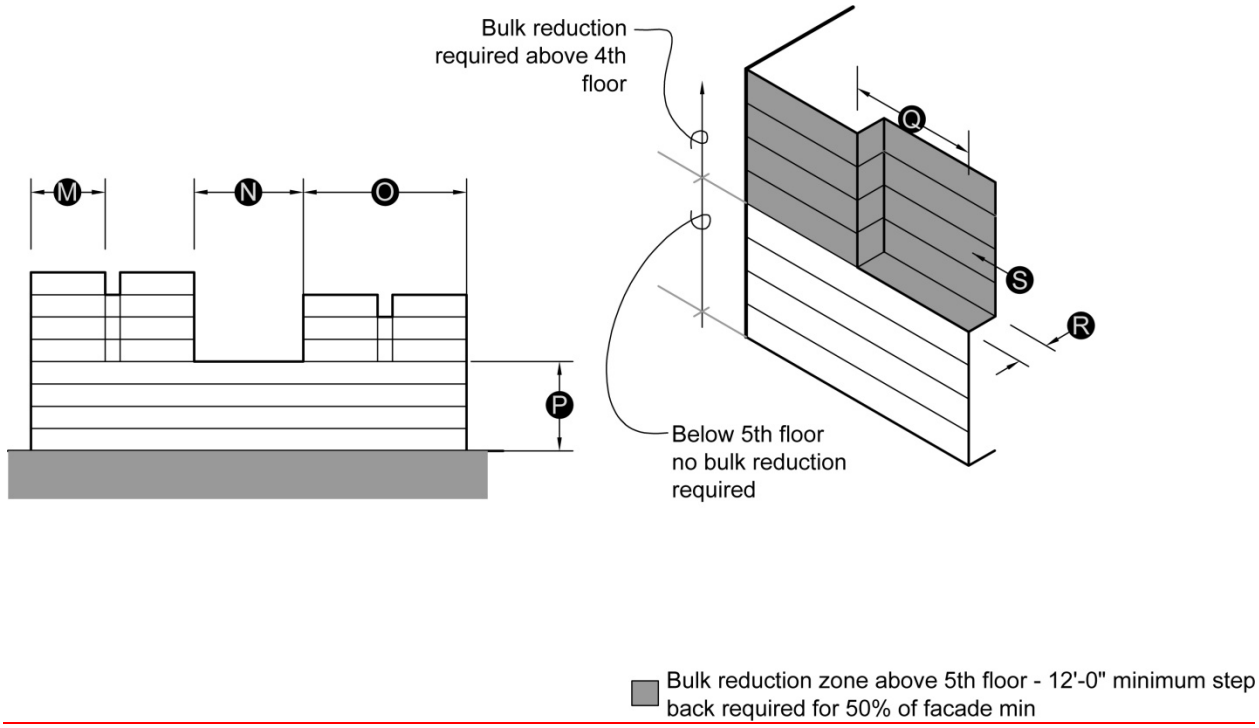


TABLE 5.12-DLS-4

BUILDING MASSING STANDARDS			SPECIFIC REQUIREMENTS
Articulation	-	-	**1.** Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. **(M)** and should include a variety of facades.
Maximum unbroken building mass **(1)**	50 Ft. Max.	**M**	
View Corridors	-	-	
Mid-Rise Façade **(2)**	25% of Façade Min.	**N**	**2.** To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise **(N)**, and the mid-rise façade may not exceed 4 stories or 50 Ft. **(P)** in height. On corner lots this requirement applies to one street only
FF Façade **(3)**	150 Linear Ft. Unbroken Max.	**O**	
Mid-Rise Height	50 Ft. Max or 4 Stories	**P**	
Build Reduction (High Rise)	-	-	
Bulk Reduction Setback **(4)**	12 Ft. Min.	**R**	
Bulk Reduction Required Area	50% of Façade Min.	**Q**	
Bulk Reduction Zone	Required above 6th Floor in the WHA	**S**	**3.** High-rise facades of more than 150 continuous linear feet **(O)** must be broken by a mid-rise façade **(N)** not to exceed 4 stories or 50 Ft. **(P)** in height as shown in Figure above.
-	Required above the 5th Floor in the SSA and SSSth	-	
-		-	**4.** A step-back bulk reduction area a minimum of 12 ft. in depth **(R)** is required for at least 50% of the façade **(Q)**. Bulk reduction is required above the fourth floor **(S)**. See figures above.

K. Parking.

Parking standards for all DLS Sub Areas are shown in Figure 5.12-E and Table 5.12-5. Additionally the General IID parking standards in Section 5.12.8.E apply.

FIGURE 5.12.E

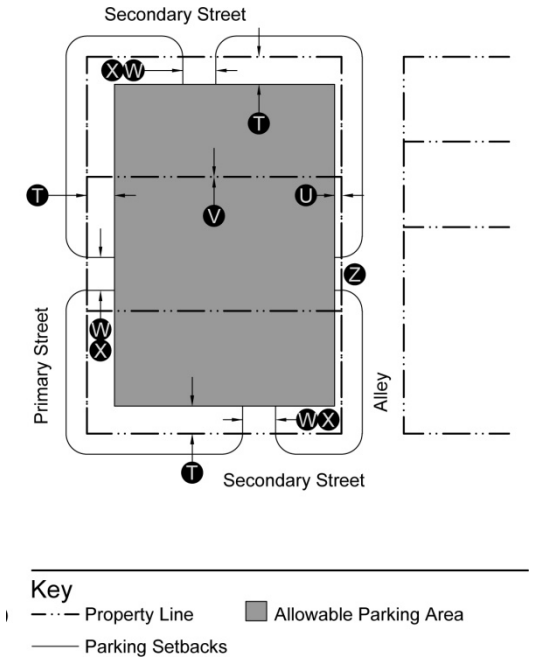


TABLE 5.12-DLS-5		
ALL SUB-AREAS IN THE DLS		
PARKING		SPECIFIC REQUIREMENTS
Location (Distance from Property Line)	-	-
Street Setback (5)	20 Ft.	T
Alley Setback	5 Ft.	U
Side Setback (8)	0 Ft.	V
Required Spaces	-	-
Off-street (1,4)	Non-residential = 0	-
-	Residential = 1/DU	-
Accessible (2,3) - - -	Compliance with the accessible parking requirements in the Building Code.	-
Bicycle Facilities (2) - -	Compliance with the requirements in Section 7.4.8 for the proposed uses.	- -
Vehicular Access Points	-	-
Maximum Allowable Width	24 Ft.	W
Maximum Allowable Number	1 Drive per Primary Street (6)	X
Alley Access (7)	1 Drive per property at FAS and IHA-RS sub areas only	

1. Commercial parking not required. Residential uses are required to provide 1 space per unit. Further reduction in required on-site residential parking can be achieved through an IID Parking Plan prepared pursuant to Section 5.12.8.E; leased spaces from an off-site location; or an on-site car-share program.

2. Required accessible spaces and bicycle facilities may not be reduced or eliminated. The number of required accessible spaces is governed by the Building Code. The number of bicycle spaces required for a proposed use is governed by Section 7.4.8.

3. Accessible spaces may be provided 1) on-site, 2)off sit within one quarter of a mile of the project site trough a shared parking agreement, or 3) on street on the same side of the street up to five spaces.

4. Surface parking is allowed only within a structure at sites developed with Floor Area Ratios of 3.0 and above.

5. In the Armory Park, Low Density Residential Infill Sub-Area, parking setback may be reduced to 10 feet from the front property line.

6. At corner lots, vehicular access points may not be located on a primary street. At all other lots, vehicular access pints are limited to one per primary street, except in the Fourth Avenue in the Fourth Avenue Sub-area (FAA), where vehicular access lanes may not be located on Fourth Avenue.

7. Access to parking spaces in the Armory Park, Low Density Residential Infill Sub-Area and the Fourth Historic and Fourth Ave Sub-Areas may be had by way of existing alleys (Z).

8. Zero foot setback is also allowed at Union Pacific frontage.

I. Alleyways and Pedestrian Access Lanes.

Development in the DLS is intended to encourage and support an active, secure and comfortable pedestrian environment. Property fronting alleys and pedestrian lanes should have interesting treatments, such as landscaping and wall art. Alleys and pedestrian access lanes are opportunities for a great place to walk and other active

uses, such as spillover activities from the ground level Commercial Services and Retail Trade uses. Special festive lighting is encouraged in alleyways to complement street lighting and to illuminate the space for events. At corner sites, building design and orientation may be organized to have active "frontage" on the alleyway. Architectural elements such as landscaping should be incorporated into properties fronting alleys to screen utility service activities.

5.12.8. TOOLE AVENUE AREA (TAS)

Toole Avenue Sub-Area

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

UA Annex Sub-Area (UAS)

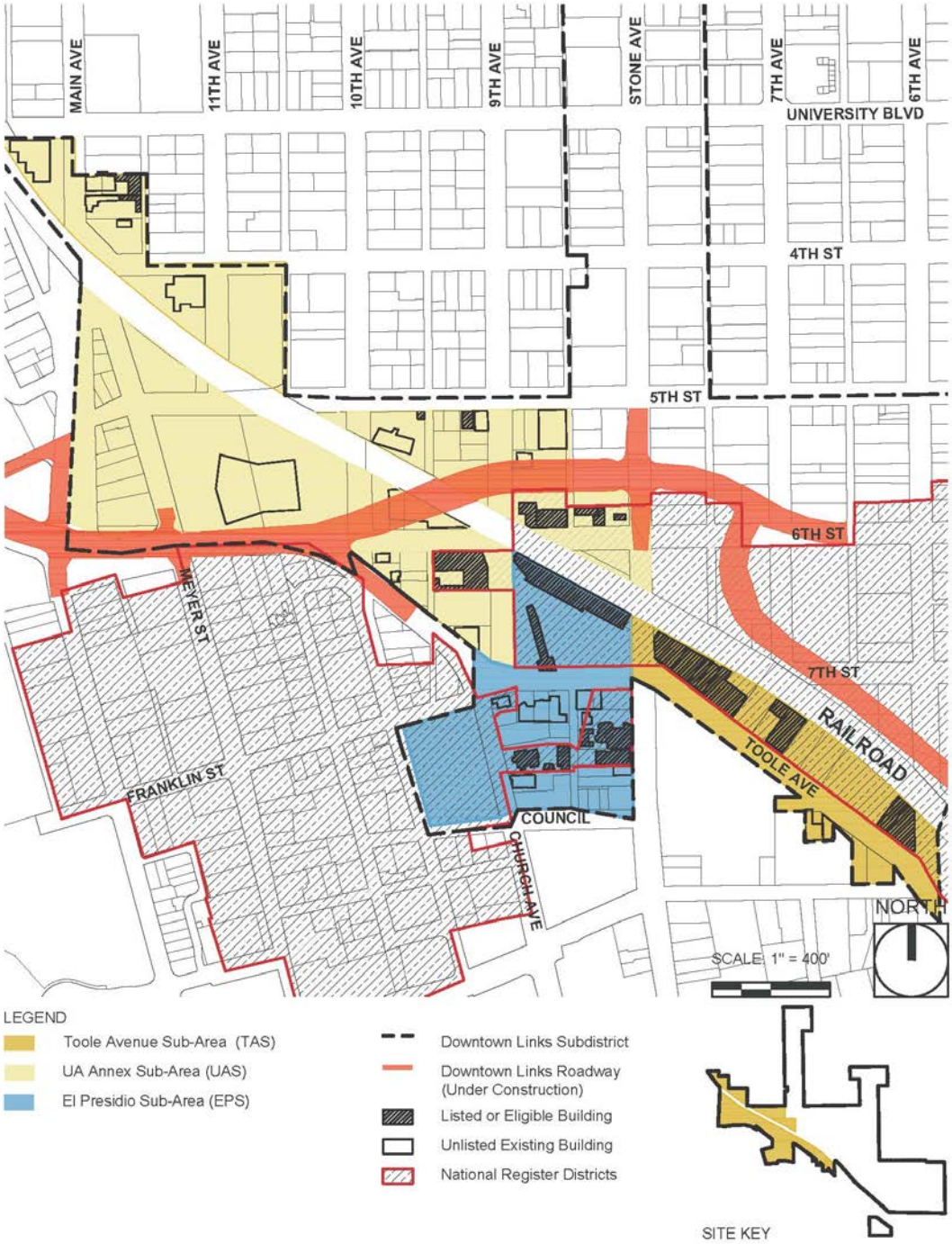
The intent of this zone is to allow for multifamily residential uses in areas that are within the underlying UDC I-1 zoning, as well as to allow for parking incentives.

El Presidio Sub-Area

The intent of the El Presidio Area is to encourage development within the sensitive historic neighborhood of El Presidio. Specific building heights and setbacks have been mapped out to encourage density within the historic context. Other incentives include reductions in required parking, and lot coverage.

FIGURE 5.12-TAA-A

MAP OF TOOLE AVENUE AREA AND SUB-AREAS



A. Toole Avenue Sub-Area (TAS)

1. Standards

Figure 5.12-TAA-A shows the boundaries of the TAA and its sub-areas. Toole Avenue Sub-Area zoning regulations contained herein may be used in lieu of underlying zoning.

2. Building Placement

Building placement and setback requirements in the TAS are as shown in Figure 5.12-TAS-A and Table 5.12-TAS-1.

FIGURE 5.12-TAS-A

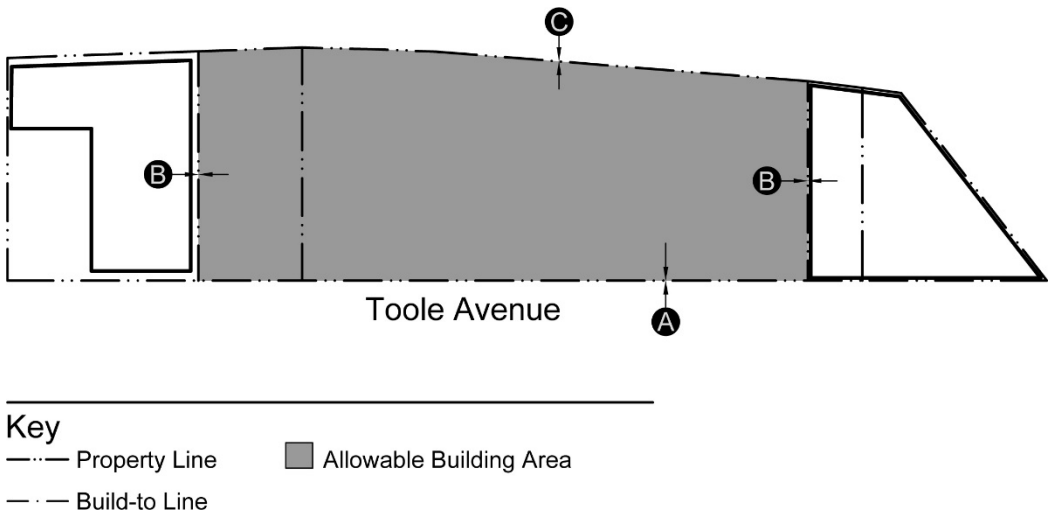


TABLE 5.12-UAS-1			
UA ANNEX SUB-AREA STANDARDS			
BUILDING PLACEMENT STANDARDS			SPECIFIC REQUIREMENTS
Build to Line (Distance from Property Line) (1)	-	-	1. Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line.
Street Side	0 Ft.	A	
Setback (Distance from Property Line)	-	-	
Side Yard	0 Ft.	B	
Rear Yard	0 Ft.	C	-

1. Building Heights, Floor Uses

Building height and floor use requirements in the TAS are as shown in Figure 5.12-TAS-B and Table 5.12-TAS-2.

FIGURE 5.12-TAS-B

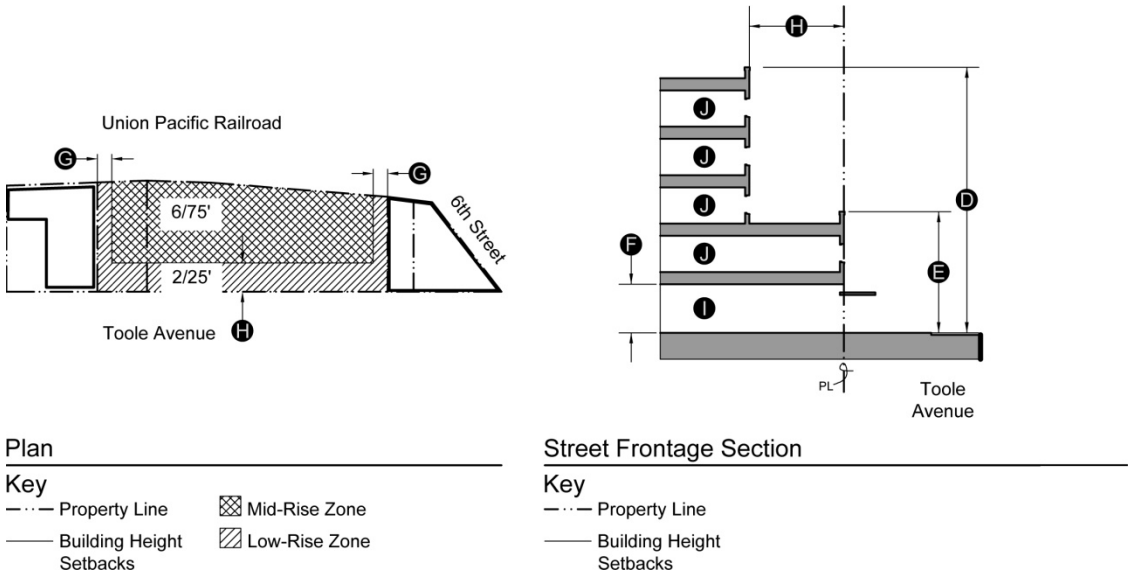


TABLE 5.12-TAS-2			
TOOLE AVENUE SUB-AREA STANDARDS			
BUILDING HEIGHT STANDARDS			**SPECIFIC REQUIREMENTS**
Mid-Rise Building Height **(1)**	Six stories with a maximum height of 75 feet.	**D**	**1.** Mid-Rise building height is 6 Stories or 75 Ft. **(D)** from the midrise setbacks **(G, H).**
Low-Rise Building Height	Two stories with a maximum height of 25 feet	**E**	
First Floor Ceiling	12 Ft. Min Clearance	**F**	**2.** All new construction shall have scale-defining architectural elements or details at first two levels.
Building Height Setbacks (distance from property line)		-	
Mid-Rise Side Yard Setback	20 Ft.	**G**	**3.** A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.
Mid-Rise Street Side Setback	40 Ft.	**H**	
FLOOR USES			
Ground Floor **(2,3,4,5)** -	Commercial Services or Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if the uses meet the street level activity goal.	**I**	4. Uses that create significant human activity at Street level such as pedestrian traffic and increases in business activity.
Upper Floors -	Residential or Commercial Services	**J** -	**5.** First floor level to be differentiated in form from upper levels.

3. Lot Coverage, Open Space, Pedestrian Access

Lot Coverage, Open Space and Pedestrian Access requirements in the TAS are as shown in Figure 5.12-TAS-C and Table 5.12-TAS-3.

FIGURE 5.12.2-TAS-C

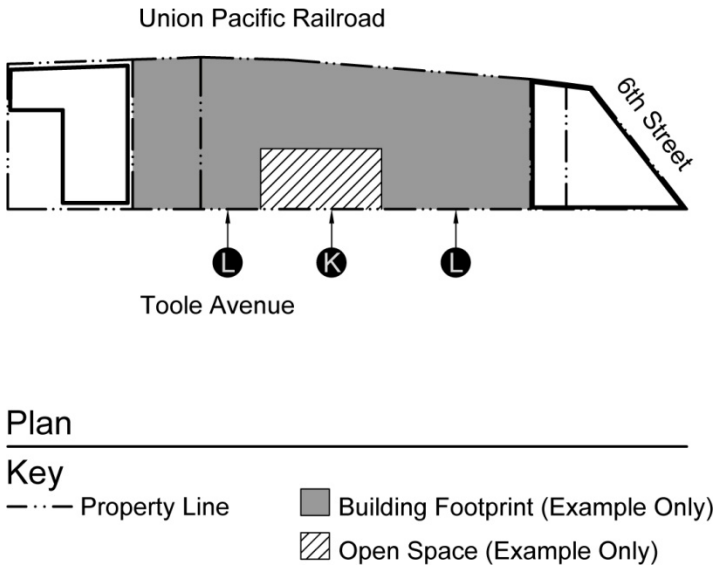


TABLE 5.12-TAS-3			
TOOLE AVENUE SUB-AREA STANDARDS			
OPEN SPACE STANDARDS			**SPECIFIC REQUIREMENTS**
Lot Coverage	-	-	**1.** Lot Coverage is defined as the area of a site covered by buildings, storage areas and vehicular use areas. **2.** Usable open space does not need to be located on the ground - green roof or terrace is acceptable **3.** Usable open space may be any combination of private and common space. **4.** Parking may not be counted as open space. **5.** Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation. **6.** Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot. **7.** Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater. **8.** Minimum landscape requirement applies only to common area open space.
Maximum Lot Coverage **(1)**	100%	-	
Open Space	-	-	
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft./DU or 20% of Lot Area **(7)**	-	
-		-	
Open Space Non-Residential **(2,3,4)**	Min. of 30% of Lot Area	-	
Minimum Landscape Area	50% of Open Space **(8)**	-	
Pedestrian Access (5)	-	-	
Pedestrian Access to Open Space	Required	**K**	
Main Entrance Location **(6)**	Primary Street (Toole Ave.)	**L**	
-	-	-	

4. Building Massing Standards

Building Massing Standards in the TAS are as shown in Figure 5.12-TAS-D and Table 5.12-TAS-4. The Building Massing Standards apply to all Sub-area in the Toole Ave. Area

FIGURE 5.12-TAS-D

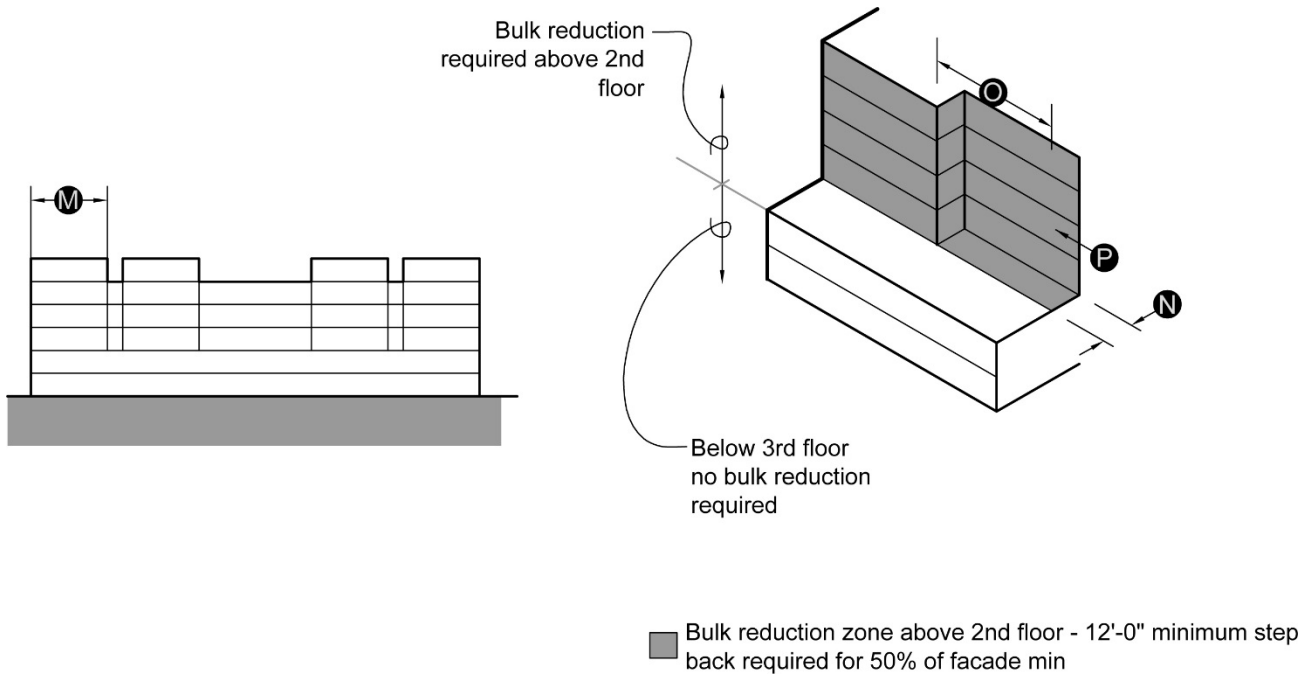


TABLE 5.12-TAS-4			
TOOLE AVENUE SUB-AREA STANDARDS			
BUILDING MASSING STANDARDS			**SPECIFIC REQUIREMENTS**
Articulation	-	-	**1.** Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. And should include a variety of facades. **(M)**
Maximum unbroken building mass **(1)**	50 Ft. Max.	**M**	
Bulk Reduction (Mid Rise)	-	-	
Bulk Reduction Setback **(2)**	12 Ft. Min.	**N**	**2.** A step-back bulk reduction area a minimum of 12 ft. in depth **(N)** is required for at least 50% of the façade **(O)**. No bulk reduction is required below the third floor. See figures above.
Bulk Reduction Required Area	50% of Façade	**O**	
Bulk Reduction Zone	Required Above Second Floor	**P**	

C. UA Annex Sub-Area (UAS)

1. Standards.

Figure 5.12-TAA-A shows the boundaries of the TAA and its sub areas. Zoning option standards for the UAS may be used in lieu of underlying UDC zoning.

2. Residential Density

Within the UAS the maximum permitted residential density is 100 DU/AC, regardless of commercial use.

3. Building Placement

Building placement requirements in the UAS are as shown in Figure 5.12-UAS-A and Table 5.12-UAS-1.

FIGURE 5.12-UAS-A

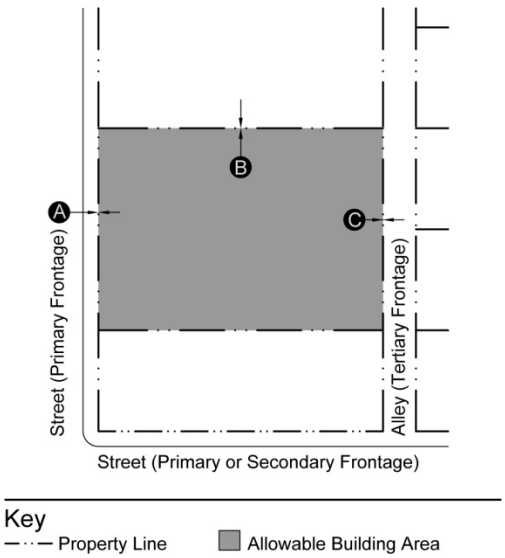


TABLE 5.12-UAS-1			
UA ANNEX SUB-AREA STANDARDS			
BUILDING PLACEMENT STANDARDS			**SPECIFIC REQUIREMENTS**
Build to Line (Distance from Property Line) (1)	-	-	1. Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line.1.
Street Side	0 Ft.	A	
Setback (Distance from Property Line)	-	-	
Side Yard	0 Ft.	B	
Rear Yard	0 Ft.	C	

4. Building Height, Floor Uses

Building height and floor use requirements in the UAS are as shown in Figure 5.12-UAS-B and Table 5.12-UAS-2.

FIGURE 5.12-UAS-B

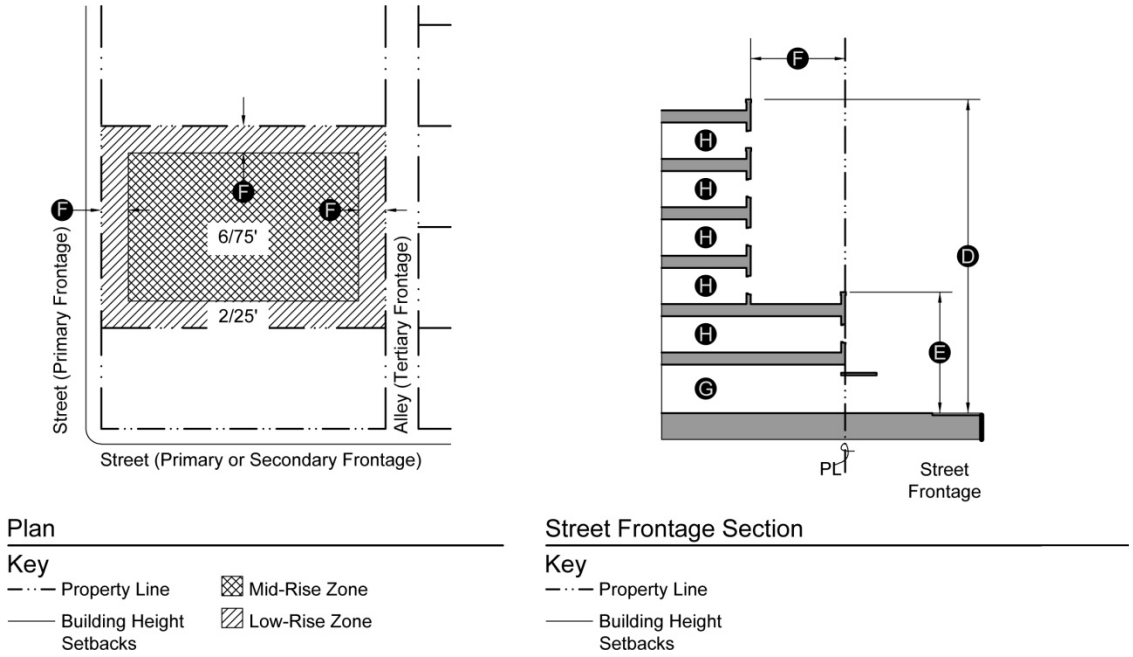


TABLE 5.12-UAS-2			
UA ANNEX SUB-AREA STANDARDS			
BUILDING HEIGHT STANDARDS			**SPECIFIC REQUIREMENTS**
Mid-Rise Building Height (1)	75 Ft. Maximum or 6 Stories	D	**1.** Mid-Rise building height is 6 Stories or 75 Ft. **(D)** from the midrise setback **(F).**
Low-Rise Building Height	25 Ft. Maximum or 2 Stories	E	
Building Height Setbacks (distance from property line)			**2.** All new construction shall have scale-defining architectural elements or details at first two levels.
Mid-Rise Side Setback	20 Ft.	F	
FLOOR USES			**3.** A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.
Ground Floor **(2,3,4,5)**	Commercial Services or Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if the uses meet the street level activity goal.	G	**4.** Uses that create significant human activity at Street level such as pedestrian traffic and increases in business activity. is achieved by providing a mix of
			5. First floor level to be differentiated in form from upper levels.
Upper Floors	Residential or Commercial Services	H	

5. Lot Coverage, Open Space, Pedestrian Access

Lot Coverage, open space and pedestrian access requirements in the UAS are as shown in Figure 5.12-UAS-C and Table 5.12-UAS-3.

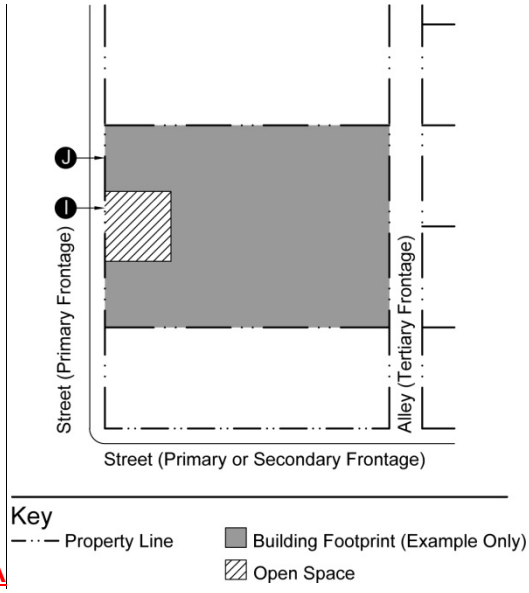


FIGURE 5.12-UAS-C

TABLE 5.12-UAS-3			
UA ANNEX SUB-AREA STANDARDS			
OPEN SPACE STANDARDS			**SPECIFIC REQUIREMENTS**
Lot Coverage			**1.** Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
Maximum Lot Coverage **(1)**	100%	-	
Open Space			**2.** Usable open space does not need to be located on the ground - green roof or terrace is acceptable
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft./DU or 30% of Lot Area **(5)**	-	**3.** Usable open space may be any combination of private and common space.
-		-	
Open Space Non-Residential **(2,3,4)**	Min. of 30% of Lot Area	-	
Minimum Landscape Area	50% of Open Space **(7)**	-	**4.** Parking may not be counted as open space.
Pedestrian Access			**5.** Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.
Pedestrian Access to Open Space	Required	**I**	
Main Entrance Location **(6)**	Primary or Secondary Street	**J**	**6.** Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
-		-	
-		-	**7.** Minimum landscape requirement applies only to common area open space.
-	-	-	

6. Building Massing

Building massing requirements in the UAS are as shown in Figure 5.12-UAS-D and Table 5.12-UAS-4.

FIGURE 5.12-UAS-D

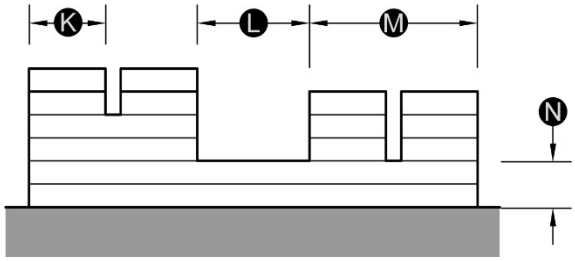


TABLE 5.12-UAS-4			
UA ANNEX SUB-AREA STANDARDS			
BUILDING MASSING STANDARDS			**SPECIFIC REQUIREMENTS**
Articulation	-	-	**1.** Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. and should include a variety of facades.
Maximum unbroken building mass **(1)**	50 Ft. Max.	**K**	
View Corridors	-	-	
Low-Rise Façade **(2)**	25% of Façade Min.	**L**	**2.** To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise, and the mid-rise façade may not exceed 4 stories or 50 Ft. in height. On corner lots this requirement applies to one street only
Mid-Rise Façade **(3)**	150 Linear Ft. Unbroken Max.	**M**	
Low-Rise Height	25 Ft. Max or 2 Stories	**N**	
-		-	**3.** Mid-rise facades of more than 150 continuous linear feet must be broken by a mid-rise façade not to exceed 4 stories or 50 Ft. in height as shown in Figure above.
-		-	
-		-	
-		-	
-	-	-	

D. El Presidio Sub-Area (EPS)

1. Standards

Figure 5.12-TAA-A shows the boundaries of the TAA and its sub-areas. In the El Presidio Sub-Area the zoning regulations contained herein may be used in lieu of underlying UDC Zoning.

2. Residential Density

Within the El Presidio Sub-Area the maximum permitted residential density is100 DU/AC regardless of commercial use.

3. Building Placement

Building placement and setback requirements in the EPS are as shown in Figure 5.12-EPS-A and Table 5.12-EPS-1.

FIGURE 5.12-EPS-A

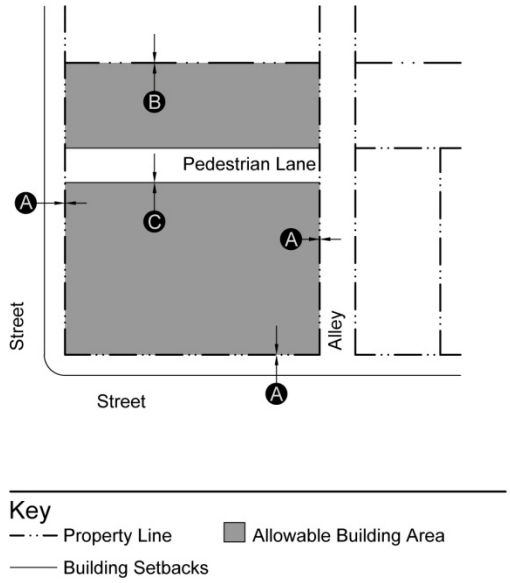
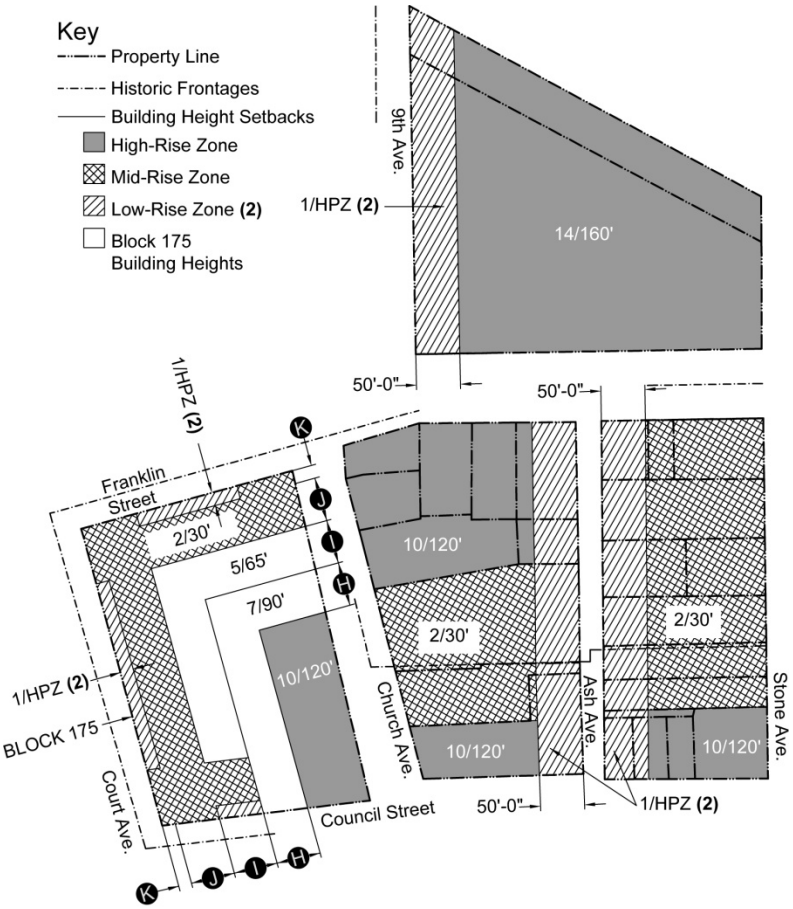


TABLE 5.12-EPS-1			
EL PRESIDIO SUB-AREA STANDARDS			
BUILDING PLACEMENT STANDARDS			SPECIFIC REQUIREMENTS
Setback (Distance from Property Line)			1. Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line. 2. Projects that develop 50% or more of mid-block land shall set aside a pedestrian lane for pedestrian access
Side Yard	0 Ft.	B	
Pedestrian Lane	0 Ft.	C	

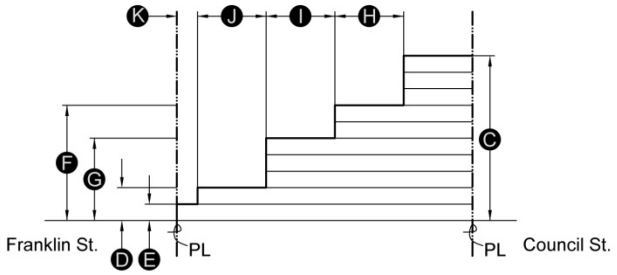
4. Building Heights, Floor Uses

Building heights and floor use requirements in the EPS are as shown in Figure 5.12-EPS-B and Table 5.12-EPS-2.

FIGURE 5.12-EPS-B



EL Presdio Subarea Building Heights Plan



North/South Section thru Block 175

Key
Property Line
Building Height Setbacks

TABLE 5.12-EPS-2			
EL PRESIDIO SUB-AREA STANDARDS			
BUILDING HEIGHT STANDARDS			**SPECIFIC REQUIREMENTS**
Maximum Building Height **(1)**	160Ft. Max or 14 stories	**C**	**1.** See Figure 5.12-EPS-B for additional height limits and setbacks.
Mid-Rise Building Height	30 Ft. Max or 2 Stories	**D**	
Low-Rise Building Height **(2)**	Consistent with Historic District	**E**	
Block 175 Building Heights (3)	-	-	**2.** Building heights are limited to one story. Heights of principal structures shall not exceed height of other adjacent principal structures and height of accessory structures shall not exceed the height of other adjacent accessory structures. See Section 11.4.2-A for the definition of "adjacent" and Figure 5.12-EPS-B for intent.
Floors 6-7	90 Ft. Max or 7 Stories	**F**	
Floors 3-5	65 Ft. Max or 5 Stories	**G**	
Block 175 Building Height Setbacks (3)	-	-	
Floors 6-7	50 Ft.	**H**	
Floors 3-5	50 Ft.	**I**	
Mid-Rise Setback	50 Ft.	**J**	
Low-Rise Setback	15 Ft.	**K**	**3.** For Block 175, see Figure 5.12-EPS-B for specific building height and setback requirements.
FLOOR USES			
Ground Floor **(4,5)** -	Commercial Services or Retail Trade Uses that encourage street level activity are preferred, but office, retail or other uses may be may be used if the use satisfies the street level activity goal	-	**4.** Ground floor level to be consistent in design with HPZ Standards.
Upper Floors -	Residential Services -	- -	**5.** Street-level activity is achieved by providing a mix of commercial, retail, office and residential uses at street level.

5. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the EPS are as sown in Figure 5.12-EPS-C and Table 5.12.2-EPS-3.

FIGURE 5.12-EPS-C

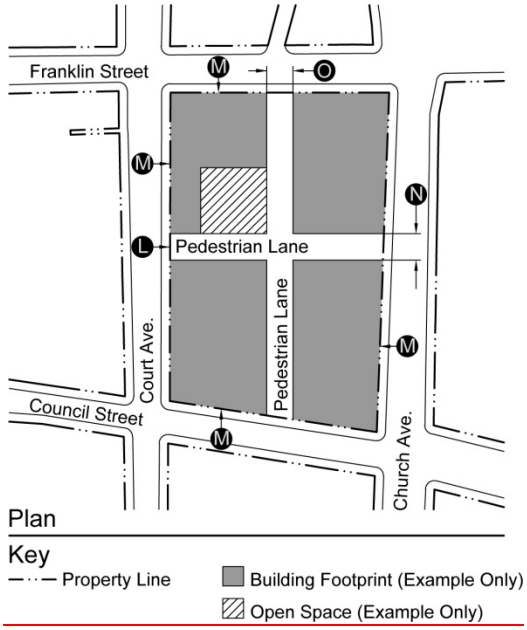


TABLE 5.12-EPS-3

EL PRESIDIO SUB-AREA STANDARDS

OPEN SPACE STANDARDS			**SPECIFIC REQUIREMENTS**
Lot Coverage			**1.** Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
Maximum Lot Coverage **(1)**	100%	-	
Open Space	-	-	**2.** Usable open space does not need to be located on the ground - green roof or terrace is acceptable
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft./DU or 30% of Lot Area **(7)**	-	
-	-	-	**3.** Usable open space may be any combination of private and common space.
Open Space Non-Residential **(2,3,4)**	Min. of 30% of Lot Area	-	
Minimum Landscape Area	50% of Open Space **(9)**	-	**4.** Parking may not be counted as open space.
Pedestrian Access (5)	-	-	**5.** Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
Pedestrian Access to Open Space	Required	**L**	
Main Entrance Location **(6)**	Primary Street	**M**	**6.** Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
Pedestrian Lanes (8)	-	-	
Minimum Width	30 Ft.	**N**	**7.** Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.
-		-	
-		-	**8.** For projects that propose to develop the entire block: two pedestrian lanes are required at ground level only; one running roughly north/south through the site, and the other running roughly east/west.
-		-	
-		-	
-		-	**9.** Minimum landscape requirement applies only to common area open space.
-		-	
-	-	-	

6. Massing Standards Building

Building massing requirements in the EPS are as shown in Figure 5.12-EPS-D and Table 5.12-EPS-4.

FIGURE 5.12-EPS-D

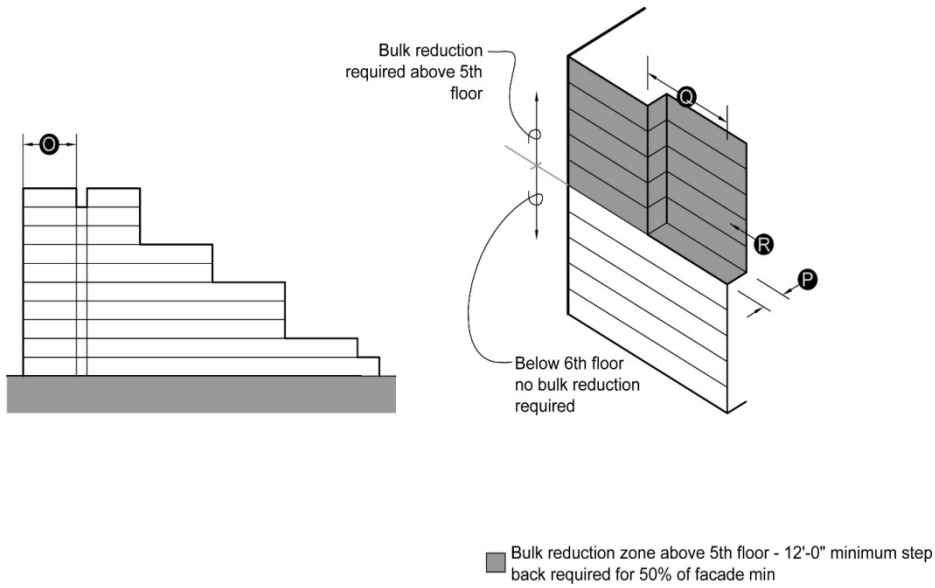


TABLE 5.12-EPS-4			
EL PRESIDIO SUB-AREA STANDARDS			
BUILDING MASSING STANDARDS			**SPECIFIC REQUIREMENTS**
Articulation	-	-	**1.** Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (**O**)and should include a variety of facades.
Maximum unbroken building mass (**1**)	50 Ft. Max.	**O**	
Bulk Reduction (High Rise)	-	-	**2.** A step-back bulk reduction area a minimum of 12 ft. in depth (**P**) is required for at least 50% of the façade (**Q**). No bulk reduction is required below the sixth floor. See figures above.
Bulk Reduction Setback (**2**)	12 Ft. Min.	**P**	
Bulk Reduction Required Area	50% of Façade	**Q**	
Bulk Reduction Zone	Required Above Fifth Floor	**R**	
-	-	-	

5.12.13 WAREHOUSE TRIANGLE

Warehouse Triangle Sub-Area

The intent of this zone is to allow for and encourage high density infill of the warehouse triangle with transit oriented and mixed use development. The DL-AZ will go further than the infill incentive district in granting development flexibility and incentives in many areas. Multifamily residential uses will be allowed in current I-1 zone, allowable building heights and densities are increased and developments will be exempt from non-residential parking requirements.

FIGURE 5.12-WTA-A

MAP OF WAREHOUSE TRIANGLE AREA

A. Standards

Figure 5.12-WTA-A shows the boundaries of the Warehouse Triangle Area. Warehouse Triangle Area optional standards apply.

B. Building Placement

Building placement requirements in the WTA are as shown in Figure 5.12-WTA-B and Table 5.12-WTA-1.

FIGURE 5.12-WTA-B

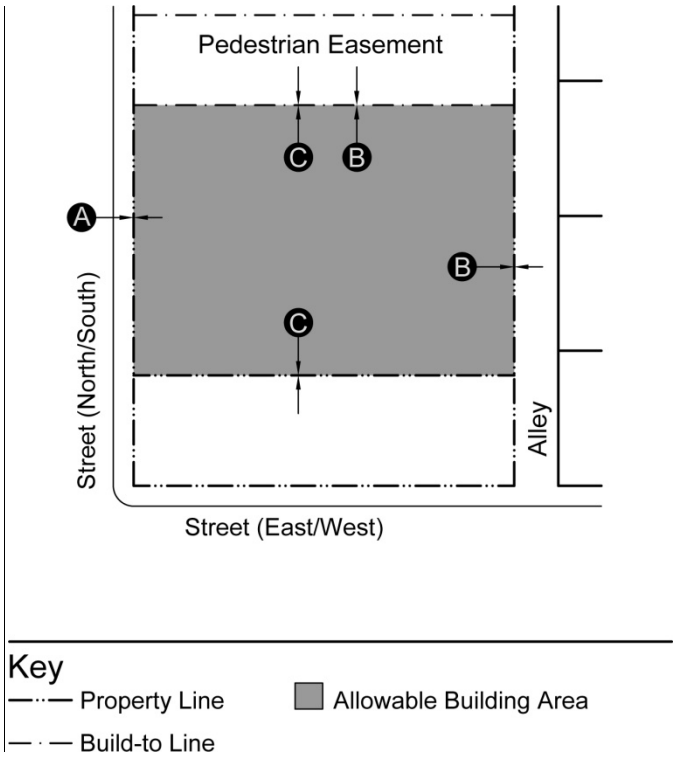


TABLE 5.12-WTA-1

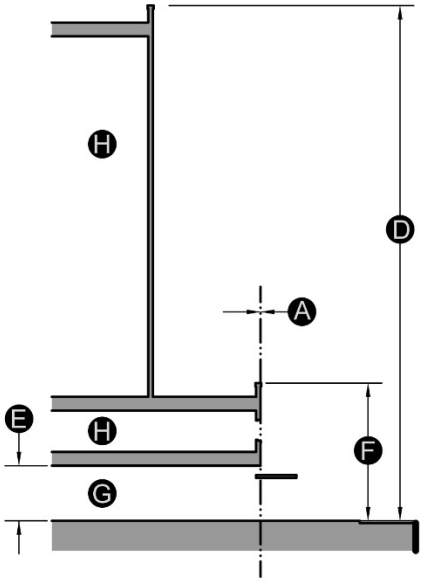
WAREHOUSE TRIANGLE AREA STANDARDS

BUILDING PLACEMENT STANDARDS			SPECIFIC REQUIREMENTS
Build-to-Line (Distance from Property Line) (1)	-	-	**1.** Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line.
Street Side	0 Ft.	**A**	
Setback (Distance from Property Line)	-	-	
Alley Side	0 Ft.	**B**	
Pedestrian Easement	0 Ft.	**B**	**2.** 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.
Side Yard	0 Ft.	**C**	
-		-	
-		-	
-		-	**3.** Alley and pedestrian easement side facades must be built to Build-to-Line at a minimum of 50% of new building frontage, to help define an urban edge to property.
-		-	
-	-	-	

C. Building Heights, Floor Uses

Building height and floor use requirements in the WTA are as shown in Figure 5.12.11.

FIGURE 5.12-WTA-C



Key
—··— Property Line

TABLE 5.12-WTA-2			
WAREHOUSE TRIANGLE AREA STANDARDS			
BUILDING HEIGHT STANDARDS			**SPECIFIC REQUIREMENTS**
Maximum Building Height (1)	14 stories up to a maximum of 160 feet.	D	1. No more than 14 stories and no more than 160 Ft.
First Floor Ceiling	12 Ft. Min Clearance	E	
Minimum Building Height at Build-to-Line	25 Ft.	F	
FLOOR USES			-
Ground Floor (2,3,4,5)	Commercial Services or Retail Uses	G	-
Upper Floors	Residential or Commercial Services	H	-

D. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the WTA are as shown in Figure 5.12-WTA-D and Table 5.12-WTA-3.

FIGURE 5.12-WTA-D

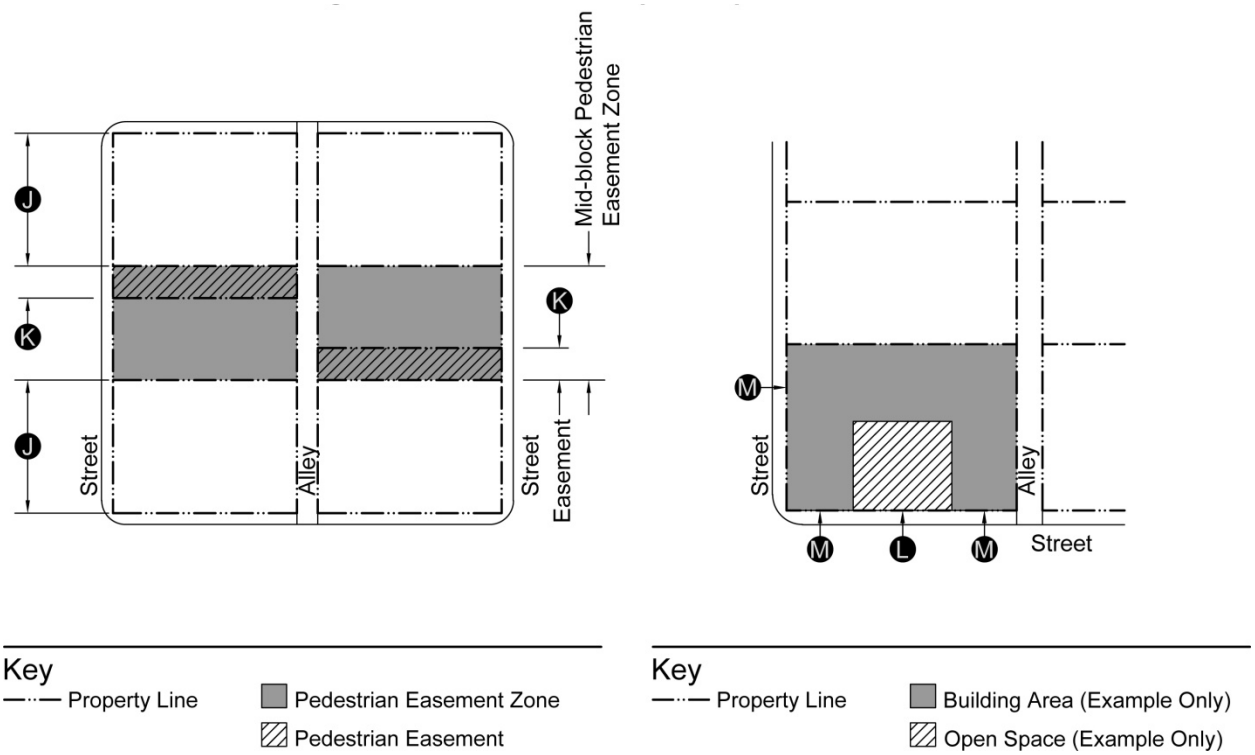


TABLE 5.12-WTA-3

WAREHOUSE TRIANGLE AREA STANDARDS

LOT COVERAGE, OPEN SPACE AND PEDESTRIAN STANDARDS			**SPECIFIC REQUIREMENTS**
Lot Coverage			**1.** Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
Maximum Lot Coverage **(1)**	100%	-	
Open Space	-	-	**2.** Usable open space does not need to be located on the ground - green roof or terrace is acceptable
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft./DU or 30% of Lot Area **(7)**	-	
-		-	**3.** Usable open space may be any combination of private and common space.
Open Space Non-Residential **(2,3,4)**	Min. of 30% of Lot Area	-	
Minimum Landscape Area	50% of Open Space **(9)**	-	**4.** Parking may not be counted as open space.
Pedestrian Easement (8)	-	-	**5.** Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
Maximum Distance from Street	125 Ft.	**I**	
Minimum Width	30 Ft.	**J**	**6.** Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
Pedestrian Access (5)	-	-	
Pedestrian Access to Open Space	Required	**K**	**7.** Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.
Main Entrance Location **(6)**	Primary Street	**L**	
-			**8.** 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.
-			
-			
-			
-			**9.** Minimum landscape requirement applies only to common area open space.
-	-	-	

E. Building Massing Standards

Building Massing Standards in the WTA are as shown in Table 5.12-DLS-4 in Section 5.12.11.I.

5.12.14 FOURTH AVENUE AREA (FAA)

The intent of this zone is to take advantage of the Modern Street Car project and promote medium-density infill transit-oriented development. Development incentives for this zone include greater allowable density and zero parking requirements for commercial uses.

FIGURE 5.12-FAA-A

MAP OF FOURTH AVENUE AREA AND SUB-AREAS

A. Fourth Avenue Historic Sub-Area (FHS)

1. Standards

The Fourth Avenue Historic Sub-Area includes portions of the West University Historic Preservation Zone that overlap with the Downtown Links Sub District. Properties within these areas may be developed using the optional parking standards contained herein, but remain subject to all other underlying zone requirements including, but not limited to, historic preservation zone design standards and design review.

B. Fourth Avenue Historic Sub-Area (FAS)

1. Standards

Figure 5.12.FAA-A depicts the boundaries of the Fourth Avenue Sub-Areas in which the Fourth Avenue Sub Area optional zoning standards apply.

2. Building Placement

Building placement and setback requirements in the FAS are shown in Figure 5.12-FAS-A and Table 5.12-FAS-1.

FIGURE 5.12-FAS-A

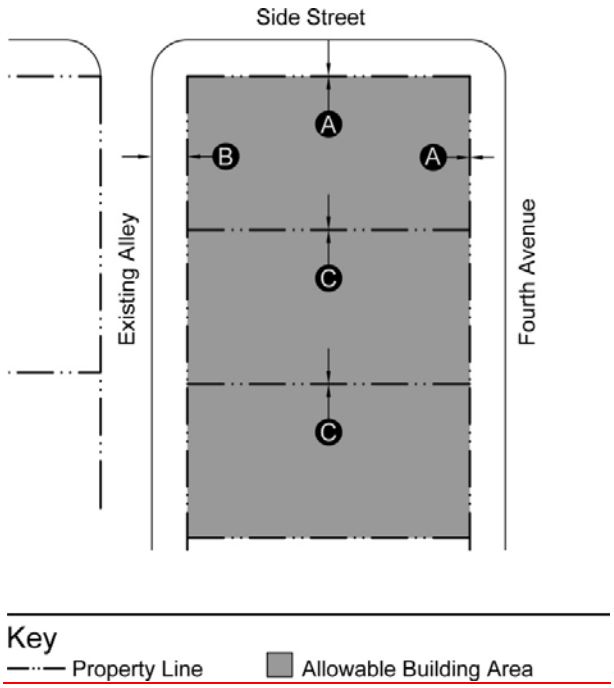


TABLE 5.12-FAS-1			
FOURTH AVENUE AREA STANDARDS			
BUILDING PLACEMENT STANDARDS			SPECIFIC REQUIREMENTS
Setback (Distance from Property Line)	-	-	1. Street side setbacks to be 0 Ft. or consistent with prevailing historic setback.
Street Side (1)	0 Ft. or Prevailing	A	
Alley Side	0 Ft.	B	-
Side Yard	0 Ft.	C	-

3. Building Heights, Floor Uses

Building height and floor use requirements in the FAS are as shown in Figure 5.12-FAS-B and Table 5.12-FAS-2.

FIGURE 5.12-FAS-B

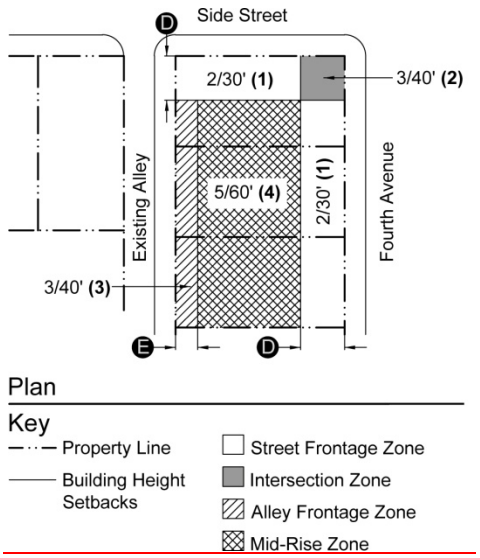
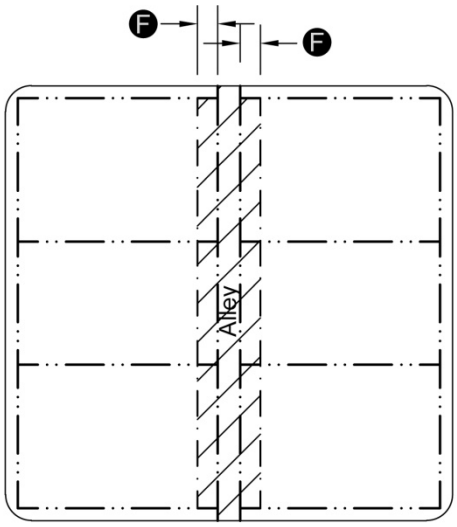


TABLE 5.12-FAS-2			
FOURTH AVENUE AREA STANDARDS			
BUILDING HEIGHT STANDARDS			**SPECIFIC REQUIREMENTS**
Street Frontage Building Height(**1**)	30 Ft. Max or 2 Stories	-	**1.** Building heights along the street frontage are restricted to two stories or 30 Ft. to respect the scale of established or historic structures, or both.
Building Height at Intersection (**2**)	40 Ft. Max or 3 Stories	-	
Midrise Building Height(**3**)	60 Ft. Max or 5 Stories	-	
Building Height Setbacks (distance from property line)		-	**2.** Building heights at intersection may extend three stories or 40 Ft. within a 50 Ft. x 50 Ft. area at an intersection.
Mid-Rise Side Setback	50 Ft.	**D**	**3.** Building heights may extend to five stories or 60 Ft. at the rear of properties beginning at 50 Ft. (**D**) from the property line.
FLOOR USES			
Ground Floor (**4,5,6,7**)	Commercial Services or Retail Uses that encourage street level activity are preferred. A mix of Retail mix, Office or Residential uses may be used if the uses satisfy the above requirement.	-	**4.** All new construction shall have scale-defining architectural elements or details at first two levels.
			5. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.
Upper Floors	Residential or Commercial Services	-	**6.** Street-level activity is achieved by providing a mix of commercial, retail, office and residential uses at street level.
			7. First floor level to be differentiated in form from upper levels

4. Lot coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the FAS are as shown in Figure 5.12-FAS-C and Table 5.12-FAS-**3.**

FIGURE 5.12-FAS-C



Key
—··— Property Line

TABLE 5.12-FAS-3			
FOURTH AVENUE AREA STANDARDS			
OPEN SPACE STANDARDS			**SPECIFIC REQUIREMENTS**
Lot Coverage			**1.** Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
Maximum Lot Coverage **(1)**	100%	-	
Open Space			**2.** Usable open space does not need to be located on the ground - green roof or terrace is acceptable
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft./DU or 30% of Lot Area **(5)**	-	**3.** Usable open space may be any combination of private and common space.
-		-	
Open Space Non-Residential **(2,3,4)**	Min. of 30% of Lot Area	-	**4.** Parking may not be counted as open space.
Minimum Landscape Area	50% of Open Space **(7)**	-	**5.** Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.
Pedestrian Easement (6)			
Minimum Width	10 Ft.	**E**	**6.** Projects shall set aside and develop a pedestrian passage easement as part of the alley.
-		-	
-		-	**7.** Minimum landscape requirement applies only to common area open space.
-		-	
-	-	-	

5. Building Massing Standards

Building massing standards in the FAS are as shown in Figure 5.12-FAS-D and Table 5.12-FAS-4.

FIGURE 5.12-FAS-D

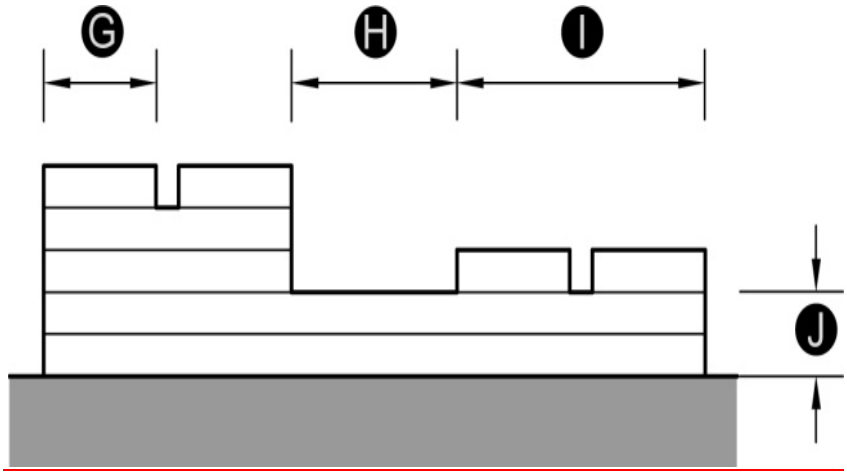


TABLE 5.12-FAS-4

FOURTH AVENUE AREA STANDARDS

BUILDING MASSING STANDARDS			**SPECIFIC REQUIREMENTS**
Articulation	-	-	**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.
Maximum unbroken building mass **(1)**	50 Ft. Max.	**G**	
View Corridors	-	-	**2.** To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise, and the mid-rise façade may not exceed 4 stories or 50 Ft. in height. On corner lots this requirement applies to one street only
Mid-Rise Façade **(2)**	25% of Façade Min.	**H**	
High Rise Façade **(3)**	150 Linear Ft. Unbroken Max.	**I**	
Mid-Rise Height	50 Ft. Max or 4 Stories	**J**	**3.** High-rise facades of more than 150 continuous linear feet must be broken by a mid-rise façade not to exceed 4 stories or 50 Ft. in height as shown in Figure above.
-		-	
-		-	
-		-	
-		-	
-	-	-	

5.12.15 ARMORY PARK AND IRON HORSE AREA

Armory Park and Iron Horse Mixed Use Zone (AIH-MS)

The intent of this zone is to promote transit oriented development that is compatible with the historic scale of Iron Horse Neighborhood, especially along Ninth Street. The most significant development incentive is an exemption from parking requirements.

Armory Park, Iron Horse Low Density Residential Zone (AIH-RS)

The intent of this zone is to promote single family infill development at somewhat higher density while protecting the historic character and privacy of existing properties. Key development incentives include reduction in minimum lot size and reduction in parking.

FIGURE 5.12-AIH-A

MAP OF ARMORY PARK IRON HORSE AREA AND SUB-AREAS

D. Armory Park, Iron Horse Mixed Use Sub-Area (AIH-MS)

1. Standards

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

2. Building Placement

Building placement and setback requirements in the AIH-MS are as shown in Figure 5.12-AIH-MS-A and Table 5.12-AIH-MS-1.

FIGURE 5.12-AIH-MS-A

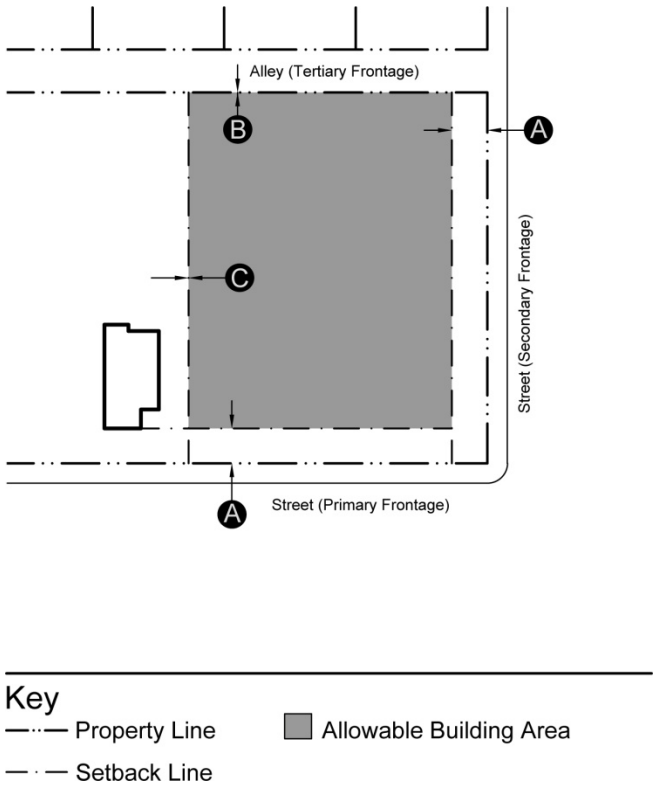


TABLE 5.12-AIH-MS-1			
ARMORY PARK, MIXED USE SUB-AREA STANDARDS			
BUILDING PLACEMENT STANDARDS			SPECIFIC REQUIREMENTS
Setback (Distance from Property Line)	-	-	1. Street side setbacks to be consistent with prevailing setback at other than multi-unit residential.
Street Side (1)	Consistent with Prevailing	A	
Alley Side	0 Ft.	B	-
Side Yard	0 Ft.	C	-

3. Building Heights, Floor Uses

Building height and floor use requirements in the AIH-MS are as shown in Figure 5.12-AIH-MS-B and Table 5.12-AIH-MS-2.

FIGURE 5.12-AIH-MS-B

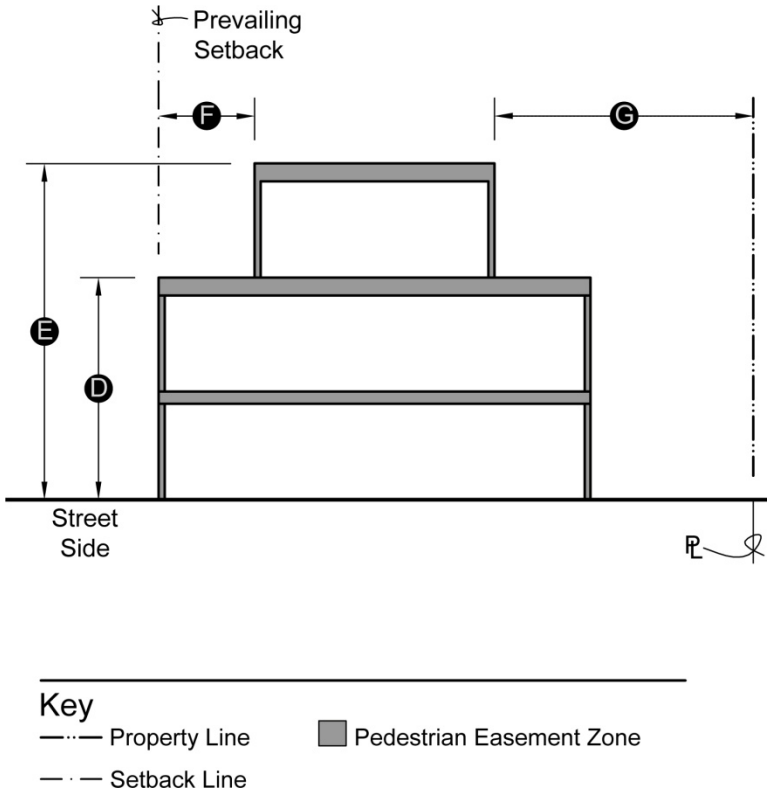


TABLE 5.12-AIH-MS-2			
ARMORY PARK, MIXED USE SUB-AREA STANDARDS			
BUILDING HEIGHT STANDARDS			**SPECIFIC REQUIREMENTS**
Street Frontage building height **(1)**	25 Ft. Max or 2 Stories	**D**	**1.** Building heights along the street frontage are restricted to two stories or 25 Ft. or 2 stories **(D)** to respect the scale of established or historic structures, or both.
Midrise building height**(2)**	40 Ft. Max or 3 Stories	**E**	
Building Height Setbacks (distance from property line)		-	
Mid-Rise Setback **(2)**	12 Ft.	**F**	**2.** Midrise building height may extend to 40 Ft. or 3 stories **(D)** and the midrise setback is 12 Ft. **(F)** from the street frontage façade of the building.
Setback from Adjacent Residential Use **(3)**	25 Ft.	**G**	
FLOOR USES			
Ground Floor **(4,5,6,7)**	Commercial Services or Retail Trade uses that encourage street level activity are preferred, but a mix of Commercial, Retail, Office, or Residential may be used if the uses satisfy the street level activity goal	-	**3.** At adjacent residential building frontage, building must setback 25 ft. **(G)** at the midrise building height. 4. All new construction shall have scale-defining architectural elements or details at first two levels.
Upper Floors	Residential or Commercial Services	-	**5.** A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades. **6.** Uses that create significant human activity at Street level such as pedestrian traffic and increases in business activity. is achieved by providing a mix of commercial, retail, office and residential uses at street level **7.** First floor level to be differentiated in form from upper levels.

4. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access standard in the AIH-MS are as shown in Figure 5.12-AIH-MS-C and Table 5.12-AIH-MS-3.

FIGURE 5.12-AIH-MS-C.

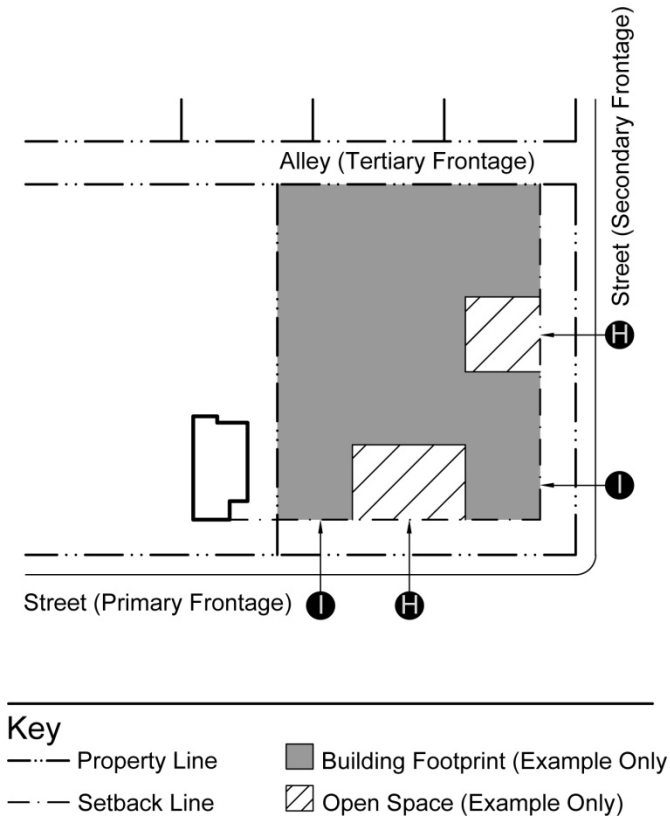


TABLE 5.12-AIH-MS-3			
ARMORY PARK, MIXED USE SUB-AREA STANDARDS			
OPEN SPACE STANDARDS			**SPECIFIC REQUIREMENTS**
Lot Coverage			**1.** Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
Maximum Lot Coverage **(1)**	100%		**2.** Usable open space does not need to be located on the ground - green roof or terrace is acceptable
Open Space			
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft./DU or 20% of Lot Area **(7)**		**3.** Usable open space may be any combination of private and common space.
Open Space Non-Residential **(2,3,4)**	Min. of 30% of Lot Area		**4.** Parking may not be counted as open space.
Minimum Landscape Area	50% of Open Space **(8)**		**5.** Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
Pedestrian Access (5)			
Pedestrian Access to Open Space	Required	**H**	**6.** Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
Main Entrance Location **(6)**	Primary or Secondary Street	**I**	**7.** Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater.
			8. Minimum landscape requirement applies only to common area open space.

D. Armory Park, Low Density Residential Infill Sub-Area (AIH-RS)

1. Standards

Armory Park, Low Density Residential Infill Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the AIH-RS are as shown in Figure 5.12-AIH-RS-A and Table 5.12-AIH-RS-1.

FIGURE 5.12-AIH-RS-A

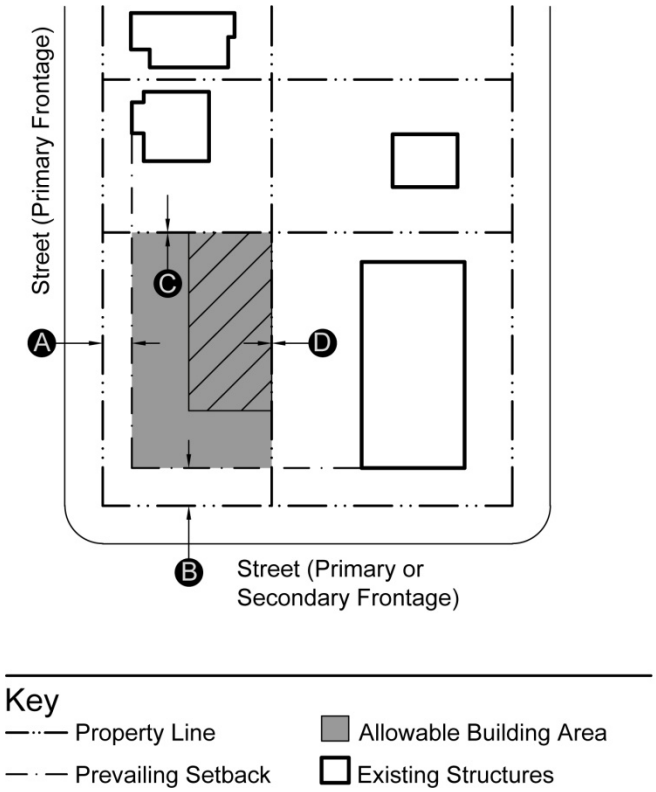


TABLE 5.12-AIH-RS-1			
ARMORY PARK, LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS			
BUILDING PLACEMENT STANDARDS			SPECIFIC REQUIREMENTS
Setback (Distance from Property Line)	-	-	1. Primary street is the street frontage to which dwellings face or are oriented.
Primary Street (1)	Match Prevailing (2)	A	
Secondary Street	10' or Prevailing	B	2. Match prevailing setbacks of historic structures adjacent to parcel on same side of street of same block. If no prevailing setbacks are established required setback is 10 feet. ,
Side Yard	0 Ft.	C	
Rear Yard	0 Ft.	D	-

3. Building Heights and Massing Standards

Building height and floor use requirements in the AIH-RS are as shown in Figure 5.12-AIH-RS-B and Table 5.12-AIH-RS-2.

FIGURE 5.12-AIH-RS-B

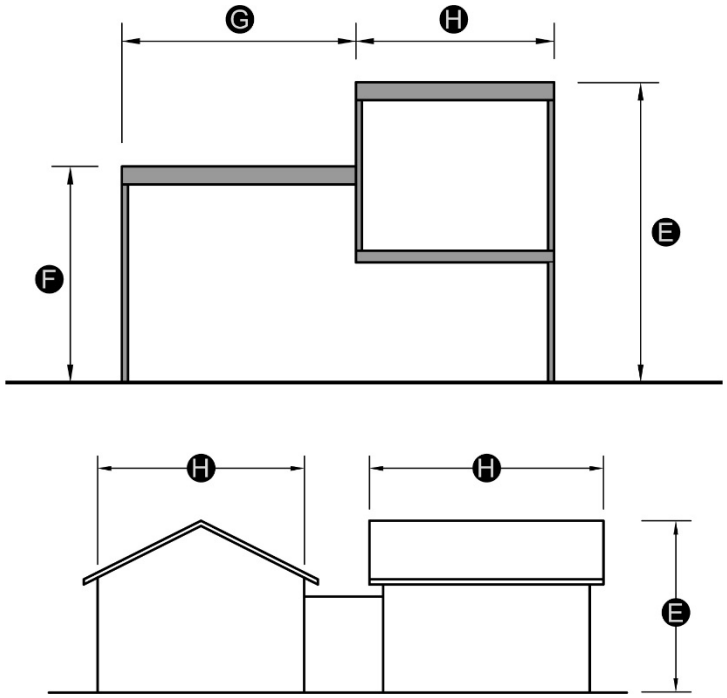


TABLE 5.12-AIH-RS-2			
ARMORY PARK, LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS			
BUILDING HEIGHT STANDARDS			**SPECIFIC REQUIREMENTS**
Maximum Building Height	32 Ft.	**E**	**1.** Any building over 30' wide must be broken down to read as a series of buildings no wider than 30 Ft., and should include a variety of building heights and roof forms.
Street Frontage Max	20 Ft.	**F**	
Building Height Setbacks (distance from property line)		-	
Second Story Setback	20 Ft.	**G**	-
BUILDING MASSING			
Maximum Unbroken Building Mass **(1)**	30 Ft.	**H**	

4. Lot Coverage and Lot Size

Lot coverage and lot size requirements in the AIH-RS are as shown in Table 5.12-AIH-RS-3.

TABLE 5.12-AIH-RS-3		
ARMORY PARK, LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS		
LOT COVERAGE		**SPECIFIC REQUIREMENTS**
Maximum Lot Coverage (1)	100%	**1.** Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
LOT SIZE		
Minimum Lot Size	2,500 Sq. Ft.	

5. Privacy Standards

Required privacy standards in the AIH low density residential sub-area are as shown in Figure 5.12-AIH-RS-C and Table 5.12-AIH-RS-4.

FIGURE 5.12-AIH-RS-C

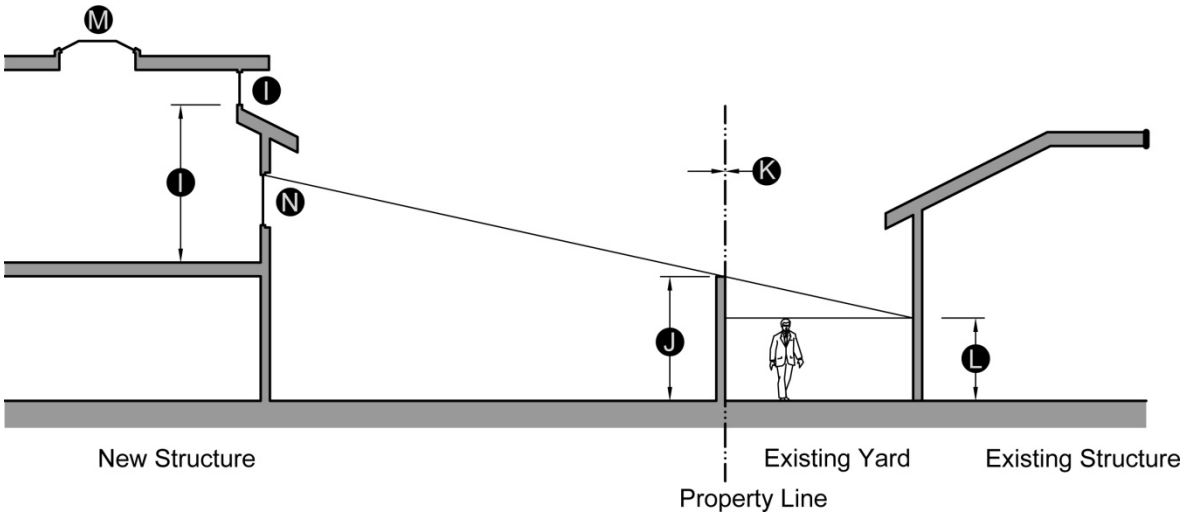


TABLE 5.12-AIH-RS-4			
ARMORY PARK, LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS			
PRIVACY STANDARDS			**SPECIFIC REQUIREMENTS**
Clerestory Height	9 Ft. Min. above 2nd Floor	**I**	**1.** Brick or stuccoed concrete masonry site walls may extend above Land Use Code requirements to 9 Ft. but may require structural engineering and building permits.
Site Wall Height	9 Ft. Max. (1)	**J**	
Site Wall Setback	0 Ft. Min. (1)	**K**	
Privacy Zone	6 Ft. (2)	**L**	**2.** Privacy shall be afforded to existing developed adjacent rear or side yards by limiting second story fenestration. The lower 6' of adjacent yards shall not be visible from new second floor windows.
ALTERNATIVE MEANS OF DAYLIGHT			
Clerestory above 9 Ft.		**I**	
Skylights		**M**	
Translucent Fixed Glass		**N**	

5.12.16 STONE/SIXTH AREA

Stone Sub-Area

The intent of the Stone Area is to promote higher density mixed use development along the Stone corridors. Benefits of this development include reduction in parking, zero lot lines and increases in allowable building heights.

Sixth Street Sub-Area

The intent of the Stone Area is to promote higher density mixed use development along the Stone corridors. Benefits of this development include reduction in parking, zero lot lines and increases in allowable building heights.

FIGURE 5.12-SSA-A

MAP OF STONE/SIXTH AREA

A. Stone Sub-Area (STS)

1. Standards

Figure 5.12-SSA-A captures the boundaries of the SSA and the boundaries of the Stone Avenue sub-area. Stone Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the STS are as shown in Figure 5.12-STS-A and Table 5.12-STS-1.

FIGURE 5.12-STS-A

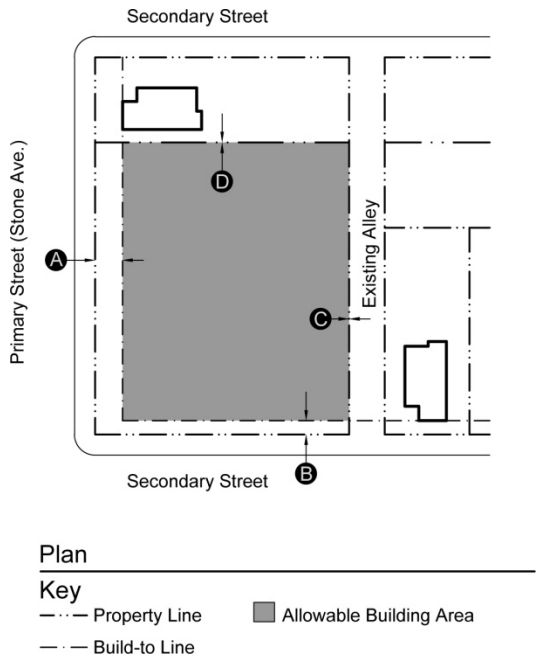


TABLE 5.12-STS-1			
STONE AVENUE SUB-AREA STANDARDS			
BUILDING PLACEMENT STANDARDS			SPECIFIC REQUIREMENTS
Build to Line (Distance from Property Line) (1)	-	-	1. Build-to requirements apply to: 1) Stone Ave. frontage when building footprint exceeds 25% of lot area 2. Street side facades must be built 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. Build to Line can range from 0-20' to be consistent with prevailing.
Primary Street (Stone Ave.) (2)	0-20 Ft.	A	
Setback (Distance from Property Line)	-	-	
Secondary Street	Consistent with Prevailing	B	
Alley Side	0 Ft.	C	
Side Yard	0 Ft.	D	

3. Building Heights and Floor Use

Building height and floor use requirements in the STS are as shown in Figure 5.12-STS-B, Figure 5.12-STS-C and Table 5.12-STS-2.

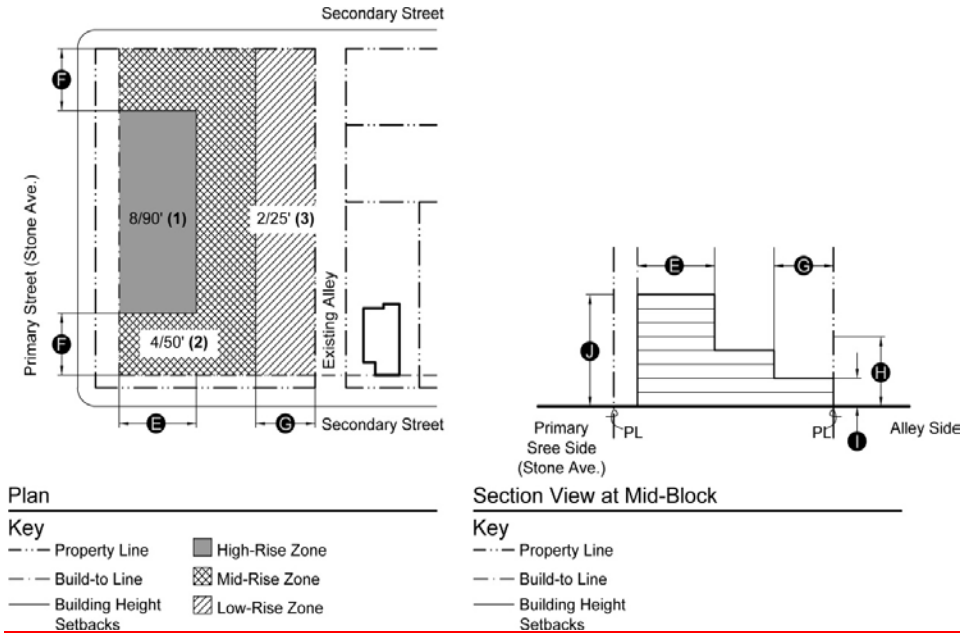


FIGURE 5.12-STS-C

TABLE 5.12-STS-2			
STONE AVENUE SUB-AREA STANDARDS			
BUILDING HEIGHT			**SPECIFIC REQUIREMENTS**
High-Rise Building Height (1)	8 Stories with a Max of 90 Ft.	**J E**	**1.** High-rise building height is 8 stories or a maximum of 90 ft. **(H)** for the remainder of the block. **2.** Mid-rise building height is 4 stories with a maximum of 50 Ft. **(I)** for the first 50' **(H)** from 6th street and 6th or 7th Ave. **(F).** **3.** Low-rise building height is 25 Ft. or 2 stories **(J)** for the first 50 Ft. **(I)** from the setback **(G).** **4.** All new construction shall have scale-defining architectural elements or details at first two levels. **5.** A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades. **6.** Street-Level Activity is achieved by providing a mix of commercial, retail, office and residential uses at street level.
High Rise Setback from corner	65 Ft	**E**	
Mid-Rise Building Height (2)	4 stories with a Max. of 50 Ft.	**H F**	
Mid Rise Setback from corner	50 Ft.	**F**	
Low-Rise Building Height (3)	25 Ft. Max or 2 Stories	**I G**	
FLOOR USES			
Ground Floor (4,5,6,7)	Commercial Services or Retail Trade Uses that encourage street level activity are preferred, but commercial, retail, office or residential may be may be used if the use satisfies the street level activity goal.	-	
Upper Floors	Residential or Services are preferred	-	

4. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the STS are as shown in Figure 5.12-STS-C and Table 5.12-STS-3.

FIGURE 5.12-STS-D

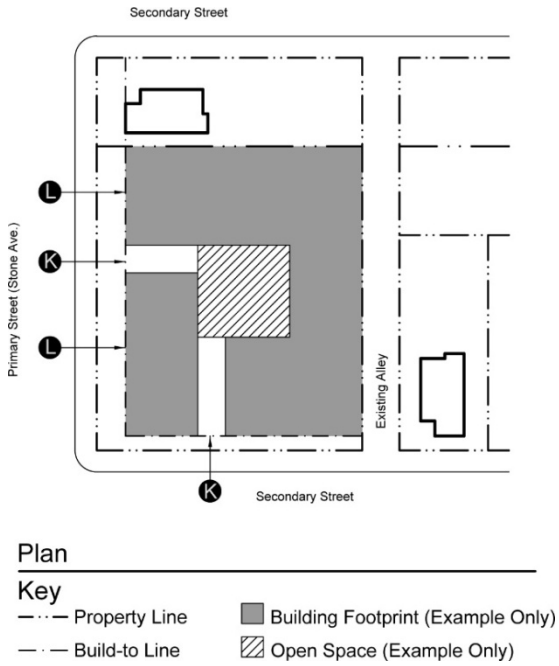


TABLE 5.12-STS-3			
STONE AVENUE SUB-AREA STANDARDS			
LOT COVERAGE			**SPECIFIC REQUIREMENTS**
Maximum Lot Coverage **(1)**	100%	-	**1.** Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
OPEN SPACE			
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft/DU or 20% of Lot Area **(7)**	- -	**2.** Usable open space does not need to be located on the ground - green roof or terrace is acceptable.
Open Space Non-Residential **(2,3,4)**	Min. of 20% of Lot Area	-	**3.** Usable open space may be any combination of private and common space.
PEDESTRIAN ACCESS (5)			
Pedestrian Access to Open Space	Required	**K**	**4.** Parking may not be counted as open space.
Main Entrance Location **(6)**	Primary Street (Stone Ave.)	**L**	**5.** Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
-		-	**6.** Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
-		-	**7.** Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater.
-		-	
-		-	
-	-	-	

5. Building Massing Standards

Building massing standards in the STS are as shown in Table DLS-C in Section 5.12.11.I.

B. Sixth Street Sub-Area (SSS)

1. Standards

Figure 5.12-SSA-A captures the boundaries of the SSA and the boundaries of the Sixth Street Sub-Area. Sixth Street Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the SSS are as shown in Figure 5.12-SSS-A and Table 5.12-SSS-1.

FIGURE 5.12-SSS-A

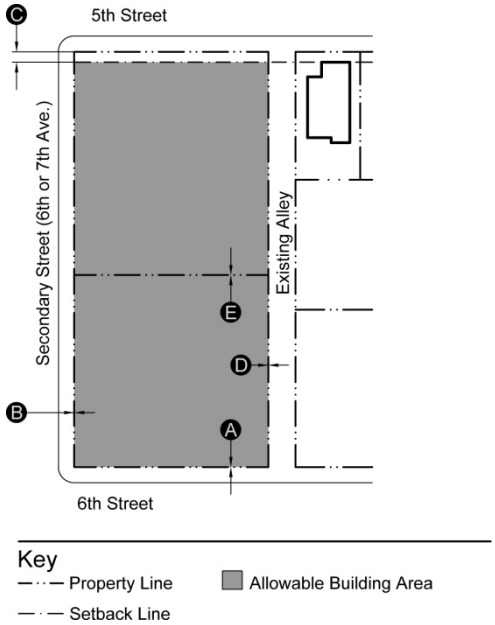


TABLE 5.12-SSS-1			
6TH STREET SUB AREA STANDARDS			
BUILDING PLACEMENT STANDARDS			**SPECIFIC REQUIREMENTS**
Build to Line (Distance from Property Line)	-	-	**1.** Build-to requirements apply to: 1) 6th street frontage when building footprint exceeds 25% of lot area **2.** Street side facades must be 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.
6th Street and 6th Ave. **(1,2)**	0 Ft.	**A**	
Setback (Distance from Property Line)			
	0 Ft.	**B**	
5th Street	Consistent with Prevailing	**C**	
Alley Side	0 Ft.	**D**	
Side Yard	0 Ft.	**E**	-

3. Building Heights, Floor Uses

Building height and floor use requirements in the SSS are as shown in Figure 5.12-SSS-B and C and Table 5.12-SSS-2.

FIGURE 5.12-SSS-B

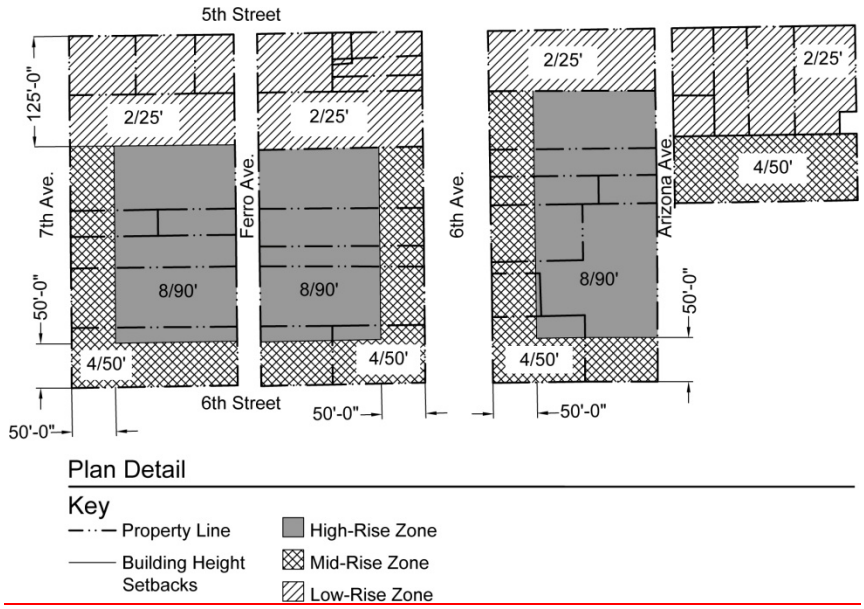


TABLE 5.12-SSS-2			
6TH STREET SUB-AREA STANDARDS			
BUILDING HEIGHT			**SPECIFIC REQUIREMENTS**
High-Rise Building Height (1)	90 Ft. Max or 8 Stories	H	1. High-rise building height is 90 ft. max., or 8 stories (H) for the remainder of the block.
Mid-Rise Building Height (2)	50 Ft. Max or 4 stories	I, G	2. Low-rise building height is 25 Ft. or 2 stories (J) for the first 50 Ft. (F) from the setback (B).
Low-Rise Building Height (3)	25 Ft. Max or 2 stories	J,F	3. Mid-rise building height is 50 Ft. max., or 4 stories (I) for the first 50' (G) from 6th street and 6th or 7th Ave. (G).
FLOOR USES			
Ground Floor (4,5,6,7)	Commercial Services or Retail Trade Uses that encourage street level activity are preferred, but office, retail or residential uses may be may be used if the use satisfies the street level activity goal	-	4. All new construction shall have scale-defining architectural elements or details at first two levels.
Upper Floors	Residential or Commercial Services	-	5. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.
			6. Street-level activity is achieved by providing a mix of commercial, retail, office and residential uses at street level.
			7. First floor level to be differentiated in form from upper levels.

4. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the SSS are as shown in Figure 5.12-SSS-C and Table 5.12-SSS-3.

FIGURE 5.12-SSS-C

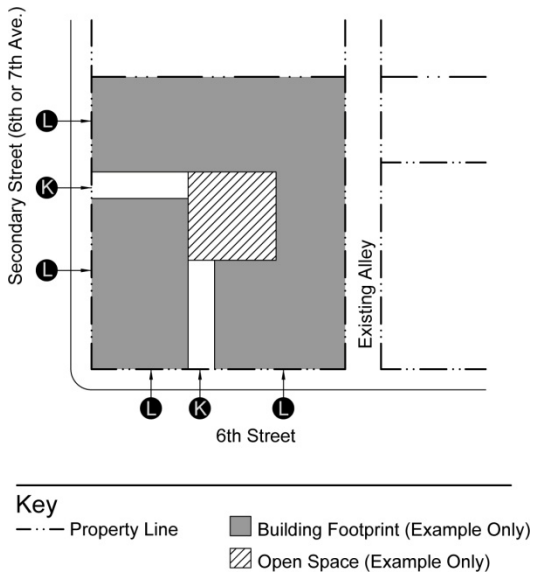


TABLE 5.12-STS-3			
STONE AVENUE SUB-AREA STANDARDS			
LOT COVERAGE			**SPECIFIC REQUIREMENTS**
Maximum Lot Coverage **(1)**	100%	-	**1.** Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
OPEN SPACE			
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft/DU or 20% of Lot Area **(7)**	-	**2.** Usable open space does not need to be located on the ground - green roof or terrace is acceptable.
-		-	
Open Space Non-Residential **(2,3,4)**	Min. of 20% of Lot Area	-	**3.** Usable open space may be any combination of private and common space.
PEDESTRIAN ACCESS (5)			
Pedestrian Access to Open Space	Required	**K**	**4.** Parking may not be counted as open space.
Main Entrance Location **(6)**	Primary Street (Stone Ave.)	**L**	**5.** Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
-		-	
-		-	**6.** Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
-		-	
			7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater.
-		-	

5.12.17. 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.

5.12.18. ILLUSTRATIVE MAPS OF THE IID

[INSERT MAP SHOWING THE VARIOUS SUBDISTRICTS AND AREA]

THER FOLLOWING ARE NECESSARY CHANGES TO OTHER SECTIONS OF THE CODE

2.2.6 DESIGN REVIEW BOARD

The Design Review Board (DRB) is established to review proposed buildings, structures, landscaping, architectural features, and site plans

*****

14. **Rio Nuevo and Downtown (RND) Zone, Development Review**

The DRB review for recommendations, all proposed development in the Rio (RND) Zone, as provided in Section 5.11.8. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4. *Building Design Standards,* Section 5.11.5 *Site Design Standards* and Section 5.11.6, *General Restrictions*.

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

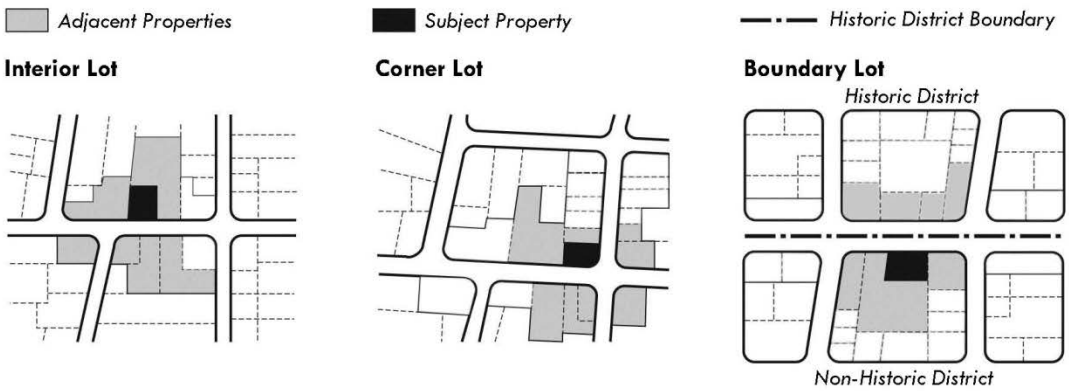
Two or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way 20 feet or less in width. Parcels or lots having only a common corner are considered adjacent. Within the Infill Incentive District, Optional Zoning Sub districts, Areas and Sub-areas, the term "adjacent" 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 See Figure XXX, "Adjacent Properties);

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; (See Figure XXX "Corner Lot")

4. Where the development parcel is adjacent to an HPZ, the term "adjacent" includes all lots across the street and diagonally across from the development parcel.



11.4.8 Definitions -D

*****

District

A zone that has zoning options to encourage transit-oriented development or has specific urban design standards within the City. An ~~E~~examples of a District is ~~include the Rio Nuevo District,~~ the Downtown Area Infill Incentive District. A "district" is also referred to as a zoning district.

Development Zone

As used in Section 5.8, *"H" Historic Preservation Zone (HPZ), Section 5.10, (NPZ),* and Section 5.11, *Rio Nuevo District, (RND),* a certain designated area adjacent to the lot to be developed. Public and institutional structures within development ~~zone is~~ zone are not considered to be part of the development zone when evaluating proposed development on an adjacent property, except for public and institutional structures on or eligible for inclusion on the National Register of Historic Places. The development Zone is determined as follows: (See Illustration below)

***** [Illustration]

Where the subject lot is an interior lot, the development zone that lot, all lots on either side of that lot and fronting on the same side of that street in the same block and all those lots on the opposite side of the street, except such portions if the development zone that fall outside the boundary of the HPZ~~,~~ or the NPZ. ~~or the RND.~~

Where the subject lot is a corner lot, the development zone includes that lot, the corner lot diagonally opposite that lot, all lots on either side of the of those streets, except such portions of the development zone that fall outside the boundaries of the HPZ~~,~~ or the NPZ. ~~or the RND~~.

Were the subject lot is locate adjacent to the historic zone boundary, the development zone includes that lot, all lots located within the same block, and those lots facing the same side of the street as the subject lot within one block in either direction, except such portions of the zone that fall outside the boundaries of the HPZ~~,~~ or the NPZ. ~~or the RND~~.

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.

THE FOLLOWING SECTIONS NEED TO BE REPEALED IN THE ORDINANCE ADOPTING THE IID AMENDMENTS AS A SEPARATE REPEAL SECTION.

Section 3.3.9. *Rio Nuevo District (RND) Design Review and Modification of Development Regulations and Procedures* is hereby repealed.

Section 5.11. RND repeal

Certain sections of the Rio Nuevo District, Section 5.11, were relocated and adopted into the Greater Infill Incentive District (IIID) as Section 5.12. 7, *Rio Nuevo Area (RNA) Zoning Design Standards*. The sections of the RND that were not relocated and adopted into Section 5.12.7 are hereby repealed.