

Tucson, AZ Unified Development Code

UNIFIED DEVELOPMENT CODE
ARTICLE 4., ZONES
SECTION 4.8, USE TABLES

4.8.7. PERMITTED USES: INDUSTRIAL ZONES

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES* P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2 *Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:			*	
Administrative and Professional Office	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Alcoholic Beverage Service:				
Excluding Large Bar	P	P	<u>P</u>	P-I: 4.9.13.P I-1, <u>I-2</u> : 4.9.4.C.3 and 4.9.13.Q
Large Bar	S [1]	S [1]	S [1]	P-I: 4.9.4.C.2 and 4.9.13.P I-1, I-2: 4.9.4.C.2 and 4.9.13.Q
With a Microbrewery as an accessory use to a P or S Alcoholic Beverage Service use	P	P	<u>P</u>	P-I, I-1, <u>I-2</u> : 4.9.5.E.6, .7, & .8
Animal Service	P	P	<u>P</u>	P-I: 4.9.4.D.1, .2, .3 & .4 and 4.9.13.P I-1, <u>I-2</u> : 4.9.13.Q
Automotive Minor or Major Service and Repair, excluding bodywork or paint-booths	P	P	P	P-I: 4.9.13.E I-1, I-2: 4.9.13.Q
Billboard		P	P	I-1, I-2: 4.9.4.G, Tucson Code, Ch. 3 Standards, and 4.9.13.Q
Buildings and Ground Maintenance		P	P	I-1, I-2: 4.9.13.Q
Commercial Recreation	<u>P</u>	P	<u>P</u>	<u>P-I</u> , I-1, <u>I-2</u> : 4.9.13.Q
Communications:				
Radio or Television Station only	P	P	P	P-I, I-1, I-2: 4.9.4.I.1 and 4.9.13.Q
Wireless Communication	P	P	P	P-I, I-1, I-2: 4.9.13.Q and 4.9.4.I.2, .3, & .4.a or .4.b

Wireless Communication	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	P-I, I-1, I-2: 4.9.13.Q and one of the following groups: S[3] - 4.9.4.I.2, .3, and .5.a, .5.b or .5.c or S[2] - 4.9.4.I.2, .3, & .6.b or S[1] - 4.9.4.I.2, .3, & .7
Construction Service		P	<u>P</u>	I-1, <u>I-2</u> : 4.9.13.Q
Day Care	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Entertainment:				
Excluding Dance Halls	P	P	<u>P</u>	P-I: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, 4.9.13.E, and 4.9.13.P I-1, <u>I-2</u> : 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.Q
Dance Hall	S [1]	S [1]	S [1]	P-I: 4.9.4.C.2 and 4.9.13.P I-1, I-2: 4.9.4.C.2 & .4 and 4.9.13.Q
Financial Service, excluding non-chartered institutions	P	P	P	P-I: 4.9.4.L.3, 4.9.13.Q, and drive-through services are permitted as an outdoor activity I-1, I-2: 4.9.4.L.3 and 4.9.13.Q
Food Service:				
Excluding Soup Kitchen	P	P	P	P-I: 4.9.13.Q and drive-through or drive-in services are permitted as an outdoor activity
With Alcoholic Beverage Service as an accessory use	P	<u>P</u>	<u>P</u>	P-I, <u>I-1, I-2</u> : 4.9.4.V.1-2 and 4.9.4.C.3
Soup Kitchen	S [1]	S [1]	P	P-I: 4.9.4.M.4 I-1, I-2: 4.9.4.M.4 and 4.9.13.Q
Funeral Service	P	P	<u>P</u>	P-I: 4.9.13.P
Medical Service:				
Extended Healthcare	P	P	<u>P</u>	I-1, <u>I-2</u> : 4.9.13.Q
Major	P	P	<u>P</u>	I-1, <u>I-2</u> : 4.9.13.Q
Outpatient:				
Excluding blood donor centers	P	P	<u>P</u>	P-I, I-1, <u>I-2</u> : 4.9.13.Q
Limited to blood donor centers	S [1]	S [1]	S [1]	P-I: 4.9.4.O.3 and 4.9.13.P I-1 & I-2: 4.9.4.O.3 and 4.9.13.Q
—Medical Service—Major or Outpatient as an accessory use— to any permitted use in any Land Use Group			<u>P</u>	-
Parking	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Personal Service	P	P		P-I, I-1, I-2: 4.9.13.Q
Research and Product Development	P	P	P	P-I: 4.9.5.C.5, .6, & .8 and 4.9.13.Q I-1, I-2: 4.9.13.Q

Technical Service	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Trade Service and Repair:				
Major (includes auto body shops/paint-booths)		P	P	I-1, I-2: 4.9.4.X.1 and 4.9.13.Q
Minor	P	P	P	P-I: 4.9.13.P I-1, I-2: 4.9.13.Q
Transportation Service:				
Air Carrier			S [1]	I-2: 4.9.13.Q
Land Carrier		P	P	I-1, I-2: 4.9.13.Q
Travelers Accommodation, Lodging	P	P	P	I-1, I-2: 4.9.13.Q
With Alcoholic Beverage Service as an accessory use	P	<u>P</u>	<u>P</u>	P-I, <u>I-1, I-2</u> : 4.9.4.V.1 & .2 and 4.9.4.C.3
Additional Permitted Accessory Uses				
Salvaging and Recycling is a permitted accessory use to any permitted Commercial Service Use in the specified zones	P	P	P	P-I, I-1, I-2: 4.9.5.G.1 & .3

Retail Trade Land Use Group With Land Use Class/Type:			*	
Construction Material Sales		P	P	I-1, I-2: 4.9.13.Q
Food and Beverage Sales:				
Farmers' Market only	P	P	P	All: 4.9.9.A.12.a-d
Excluding Large Retail Establishments	P	P	<u>P</u>	I-1, I-2: 4.9.13.Q
Large Retail Establishment	S [1]	S [1]	<u>S [1]</u>	P-I: 4.9.9.D I-1, <u>I-2</u> : 4.9.9.D and 4.9.13.Q
Food and Beverage Sales as an accessory use to a permitted use in any Land Use Group			<u>P</u>	<u>I-2: 4.9.5</u>
General Merchandise Sales:				
Excluding Large Retail Establishments	P	P	P	P-I: 4.9.9.B.1 I-1, I-2: 4.9.13.Q
Large Retail Establishment	S [1]	S [1]	S [1]	P-I: 4.9.9.D I-1, I-2: 4.9.9.D and 4.9.13.Q
Heavy Equipment Sales		P	P	I-1, I-2: 4.9.9.C and 4.9.13.Q
Medical Marijuana Cultivation Location:				
Designated Caregiver Cultivation Location		P	P	I-1, I-2: 4.9.9.E.2 & .3 and 4.9.13.Q
Dispensary Off-Site Cultivation Location		P	P	I-1, I-2: 4.9.9.E.2 and 4.9.13.Q
Qualifying Patient Cultivation Location		P	P	I-1, I-2: 4.9.9.E.4 and 4.9.13.Q
Swap Meets and Auctions	S [3]	S [3]	P	P-I, I-1, I-2: 4.9.9.F and 4.9.13.Q
Auctions only		P	<u>P</u>	I-1, <u>I-2</u> : 4.9.9.F and 4.9.13.Q

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

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11201, 9/23/2014; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015)