



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: March 7, 2018

TO: Planning Commission

FROM: Scott Clark 
Interim Director, Planning and Development Services

SUBJECT: C8-18-01 Unified Development Code Text Amendment No. 6: Corrections, Edits, & Clarifications – Study Session

Issue: This is a public hearing to allow the Planning Commission to deliberate on the proposed amendments to the Unified Development Code (UDC) text to allow for corrections, edits, & clarifications. Since the October 9, 2012 adoption of the Unified Development Code (UDC), staff has continued to review the documents and has found that there are corrections and clarifications needed. The proposed amendments are corrections of scrivener's errors, corrections to section references and permitted use designations, to reflect changes adopted as part of the UDC when it was originally adopted.

None of these proposed text amendments will result in a significant change to how the requirements are implemented or enforced. The proposed UDC Corrections text amendment is provided in Attachments A.

Recommendation: Planning Commission recommend approval of the proposed amendments to the Unified Development Code (UDC), regarding corrections, edits, & clarifications, to Mayor and Council.

Background: Given the scale of the LUC Simplification Project, City staff anticipated having to process "clean up" amendments. During the adoption of the UDC the Mayor and Council was informed that corrections would come forth periodically.

Below is a list of 2018 UDC correctional text amendments. These changes reflect omissions and oversights in the transfer of LUC provisions into the UDC. The text issues were typically found while staff or customers were using the UDC to obtain zoning information.

1. Revise Accessory Land Uses for Commercial Services in C-2

The use tables do not include the industrial uses as allowed accessory uses in the C-2 zone, even though there is a reference to a use specific standard for the C-2 zone. When reviewing the previous regulation in the Land Use Code (LUC) it was realized that the LUC allowed these uses in the C-2 zone.

The proposal adds the language to the Table 4.8-4 in the UDC to address this omission.

2. Clarify Child Care with Extended Hours Use

In reviewing the regulations for Child Care with Extended Hours, a discrepancy arose between the zones previously allowed in the LUC and the zones currently allowed in the UDC. It appears when the allowed uses were translated to the current use tables, there was a mistake and the use was shown as permitted in MH-1 and not R-3 as was previously allowed in the LUC.

The proposal corrects this error and allows for Child Care with Extended Hours in R-3 and not MH-1.

3. Clarify Group Dwelling Parking Regulations.

Section 4.9.7.B.7 of the UDC is related to Group Dwellings and their parking requirements. The existing code is not entirely clear if the intent is to allow for a driveway leading to the carport to be in the front yard, and if so, is it to be used legally for parking.

The proposal clarifies parking requirements for group dwellings.

4. Revise Protective Services Land Use Classification.

In the LUC, the protective services land use classification is allowed in nearly all zones. In reviewing for a proposal for a protective services land use in the I-1 zone, it came to Staff's attention that this was not properly translated from the LUC to the UDC. First, the protective services land use for Rural and Suburban Residential Zones is placed with the educational uses, instead of having its own row. Additionally, it was completely left out of the Industrial Zone category.

The proposal provides its own row for protective services in the Rural and Suburban Residential Zones permitted use table and adds protective services in the Industrial Zones permitted use table.

Attachment

A – Proposed UDC Corrections Text Amendment