

Tucson, AZ Unified Development Code

5.12. DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)

5.12.6. IID PLAN REVIEW AND APPROVAL PROCEDURES UNDER THE IID ZONING OPTION

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*, except for building height, where projects may be allowed heights up to the equivalent of the tallest contributing structure within that HPZ. The project may also be allowed a modification for building material. Both exceptions require review from the Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee and the appropriate local HPZ board. Building height is measured by PDS&D using HPZ height measurement methods.
- b. IID zoning option 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.

5.12.14 FOURTH AVENUE AREA (FAA)

A. Fourth Avenue Historic Sub-Area (FHS)

1. Standards

The Fourth Avenue Historic Sub-Area includes portions of the West University Historic Preservation Zone (HPZ) 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. An exception to these requirements may be made for building height, where projects may be allowed heights up to the equivalent of the tallest contributing structure within that HPZ. The project may also be allowed a modification for building material. Both exceptions require review from the Tucson-Pima County Historical Commission Plans Review Subcommittee and the West University HPZ board. Building height is measured by PDS&D using HPZ height measurement methods.
