

# Item #9 C8-16-07

## Use Height Restrictions in the C-3 Zone Text Amendment

***Proposal to amend the Unified Development Code to remove height restrictions on specific uses within the C-3 zone to match similar newer commercial zones***

**Planning Commission**

Study Session

August 17, 2016

08/17/2016

11

**Planning and Development Services**  
*Thank you for Investing in Tucson*



**Revision to height  
restrictions for specific uses  
within the C-3 zone**

***Goal: Match height restrictions of uses within the C-3  
zone with those of similar newer commercial zones  
such as OCR-1 and OCR-2***



# Background

- Staff received development proposal for a multi-use building with ground floor retail, residential, and a restaurant on the top floor.
- Staff recognized an inconsistency between exceptions to dimensional standards within the C-3 zones and the newer OCR-1 and OCR-2 zones.
- On August 9, 2016 Mayor and Council directed staff to proceed with UDC text amendment addressing height restrictions for specific uses in the C-3 zone.

08/17/2016

13



**Planning and Development Services**  
*Thank you for Investing in Tucson*



# Restrictions in the C-3 zone

<ul style="list-style-type: none"> <li>• Adult Commercial Services (P)</li> <li>• Adult Recreation (P)</li> <li>• Adult Retail Trade (P)</li> <li>• Alcoholic Beverage Service (P)</li> <li>• Alcoholic Bev. Service – Large Bar (S)</li> <li>• Animal Service (P)</li> <li>• Artisan Residence (P)</li> <li>• Automotive – Service and Repair (P)</li> <li>• Building and Grounds Maintenance (P)</li> <li>• Craftwork (P)</li> <li>• Construction Service (P)</li> <li>• Distribution System (P)</li> <li>• Entertainment – Dance Hall (S)</li> <li>• Food Service (P)</li> <li>• Food Service, limited to soup kitchen (S)</li> <li>• Funeral Service (P)</li> <li>• Group Dwelling (P)</li> <li>• Heavy Equip Sales (P)</li> <li>• Medical Service – Outpatient, limited to blood donor center (S)</li> </ul>	<p>Height (max.) = 50'</p>
---	----------------------------

<ul style="list-style-type: none"> <li>• Membership Organization (P)</li> <li>• Parks and Recreation (P)</li> <li>• Personal Service (P)</li> <li>• Processing and Cleaning (P)</li> <li>• Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (P)</li> <li>• Residential Care Services: Rehabilitation Service – children’s facilities (P)</li> <li>• Residential Care Services: Rehabilitation Service or Shelter Care (P &amp; S)</li> <li>• Residential Care Services: Shelter Care – victims of domestic violence (P)</li> <li>• Salvaging and Recycling (P)</li> <li>• Salvaging and Recycling, limited to household goods donation (P)</li> <li>• Swap Meets and Auctions (P)</li> <li>• Trade Service and Repair, Major or Minor (P)</li> </ul>	<p>Height (max.) = 50'</p>
<p>Renewable Energy Generation (P &amp; S)</p>	



08/17/2016

**Planning and Development Services**  
*Thank you for Investing in Tucson*



# Restrictions in the OCR-1 and OCR-2 zones

<b>OCR-1</b>	Correctional Use: Supervision Facility (P)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25'
	Renewable Energy Generation (P & S)	Height (max.) = 16'
<b>OCR-2</b>	<ul style="list-style-type: none"> <li>• Correctional Use: Custodial Facility (S)</li> <li>• Correctional Use: Supervision Facility (P)</li> </ul>	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 1 ½(H)
	Residential Care Services: Rehabilitation Service or Shelter Care (P)	Height (max.) = 40' Nonres Use adjacent to Res Zone (min.) = 1 ½(H)
	Renewable Energy Generation (P & S)	Height (max.) = 16'



08/17/2016

**Planning and Development Services**  
*Thank you for Investing in Tucson*



# Revision to height restrictions for specific uses within the C-3 zone

## Proposal

- Amend the exceptions to dimensional standards within the C-3 zone as outlined in UDC Table 6.3-4.B to reflect height restrictions of those in the newer OCR-1 and OCR-2 zones.



# Recommendation

- **Planning Commission feedback is requested on the specifics of this amendment to the Unified Development Code (UDC).**

