

TABLE 6.3-4.B: EXCEPTIONS TO THE C-1, C-2, C-3, OCR-1, & OCR-2 DIMENSIONAL STANDARDS

Zone	Use	Exceptions to the Zone's Dimensional Standards
C-1	Golf Course (P)	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10%
	Cemetery (P)	Lot Size (min.) = 10 acres Lot Coverage (max.) = 15%
	Communications, limited to wireless communication towers and antennae (S)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20%
	Distribution System (S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60% Nonres Use adjacent to Res Zone (min.) = 10' or ¾(H) Nonres Use adjacent to Nonres Zone (min.) = (H)
	Research and Product Development (P)	Lot Size (min.) = 10,000 sf Lot Coverage (max.) = 50% Nonres Use adjacent to Res Zone (min.) = 10' or ¾(H) Nonres Use adjacent to Nonres Zone (min.) = (H)
	Group Dwelling (P)	Lot Size (min.) = 7,000 sf Lot Coverage (max.) = 70% Nonres Use adjacent to Res Zone (min.) = 10' or ¾(H) Nonres Use adjacent to Nonres Zone (min.) = (H)
	<ul style="list-style-type: none"> • Personal Storage (P) • Renewable Energy Generation (P) 	Height (max.) = 16' Nonres Use adjacent to Res Zone (min.) = 10' or ¾(H) Nonres Use adjacent to Nonres Zone (min.) = (H)
C-2	Golf Course (P)	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Correctional Use: Supervision Facility (P)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Billboard (P)	Lot Size (min.) = 1,500 sf Height (max.) = In accordance with Chapter 3, Sign Code, of the Tucson Code
	Artisan Residence (P)	Height (max.) = 50'
	Renewable Energy Generation (P)	Height (max.) = 16'
C-3	Golf Course (P)	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Correctional Use: Supervision Facility (P)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Residential Care Services: Rehabilitation Service or Shelter Care (S)	Height (max.) = 40'
	Billboard (P)	Lot Size (min.) = 1,500 Height (max.) = In accordance with Chapter 3,

Zone	Use	Exceptions to the Zone's Dimensional Standards
	<ul style="list-style-type: none"> • Adult Commercial Services (P) • Adult Recreation (P) • Adult Retail Trade (P) • Alcoholic Beverage Service (P) • Alcoholic Bev. Service—Large Bar (S) • Animal Service (P) • Artisan Residence (P) • Automotive—Service and Repair (P) • Building and Grounds Maintenance (P) • Craftwork (P) • Construction Service (P) • Distribution System (P) • Entertainment—Dance Hall (S) • Food Service (P) • Food Service, limited to soup kitchen (S) • Funeral Service (P) • Group Dwelling (P) • Heavy Equip Sales (P) • Medical Service—Outpatient, limited to blood donor center (S) • Membership Organization (P) • Parks and Recreation (P) • Personal Service (P) • Processing and Cleaning (P) • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (P) • Residential Care Services: Rehabilitation Service – children's facilities (P) • Residential Care Services: Rehabilitation Service or Shelter Care (P & S) • Residential Care Services: Shelter Care – victims of domestic violence (P) • Salvaging and Recycling (P) • Salvaging and Recycling, limited to household goods donation (P) • Swap Meets and Auctions (P) • Trade Service and Repair, Major or Minor (P) 	<p>Sign Code, of the Tucson Code</p> <p>Height (max.) = 50'40'</p> <p><u>Nonres Use adjacent to Res Zone (min.) = 1½(H)</u></p>
	Renewable Energy Generation (P & S)	Height (max.) = 16'
OCR-1	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'
OCR-2	<ul style="list-style-type: none"> • Correctional Use: Custodial Facility (S) • Correctional Use: Supervision Facility (P) 	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' <u>Nonres Use adjacent to Res Zone (min.) = 1½(H)</u>
	Residential Care Services: Rehabilitation Service or Shelter Care (P)	Height (max.) = 40' <u>Nonres Use adjacent to Res Zone (min.) = 1½(H)</u>

Zone	Use	Exceptions to the Zone's Dimensional Standards
	Renewable Energy Generation (P & S)	Height (max.) = 16'

Key:

Max. = Maximum permitted

Min. = Minimum requirement

P = Permitted Use

S = Special Exception Use

Uses without a "P" or "S" indicate the use is permitted within the zone