



PLANNING COMMISSION

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

DATE: October 15, 2014

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary

SUBJECT: (C8-13-06) Downtown Area Infill Incentive District Text Amendment – Study Session

Issue: On March 19, 2013, the Mayor and Council directed a revision of the Infill Incentive District (IID) provisions. It requested that a subcommittee of the Planning Commission review the ordinance. Further, it requested that the changes reflect giving more prominence to neighborhood protection, clarifying the role of formal commitments, providing for improved design review, looking at not creating redundancy with other overlays, being consistent with any other City planning project within the Infill Incentive District and ensuring the IID has incentive provisions.

Since that time, there have been numerous meetings with the Commission IID Subcommittee, various stakeholders, and the Planning Commission on this project. In December 2013, the stakeholders and Commission asked that staff consolidate the various overlays into one draft ordinance with three IID sub-districts (Greater, Downtown Core and Downtown Links).

Thus, the Downtown Links overlay, which was in a separate document, was incorporated into the IID zoning provisions. In addition the Rio Nuevo District overlay, which was a separate set of zoning provisions, also was incorporated into the IID document with mandatory zoning provisions. Note the Rio Nuevo overlay was not eliminated because it has provisions which are protective of historic buildings that apply without using the optional IID zoning.

In July 2014, PDS staff brought forward the first consolidated IID draft and has continued to review IID drafts with the Citizens' Task Force and the Commission's IID Subcommittee. The October draft included in the Commission information materials has greater neighborhood involvement, lists formal commitments that may be required, gives greater clarity to historical preservation provisions, consolidates the various overlays as is practicable, creates a broader role for design review, and retains and enhances many of the optional zoning development standard that identify this overlay district.

On August 5, 2014, the Mayor and Council directed staff to initiate a provisional text amendment to revise the IID's sunset date of January 31, 2015, if the full ordinance currently under review was not sent forward by the Commission for review and adoption.

Recommendation:

It is recommended that the Planning Commission set the IID draft ordinance for public hearing on December 3, 2014. Additionally, it is recommended that the Commission have the Subcommittee and the Citizens' Task Force continue to review the preliminary draft from October and through November to create a final draft for the December public hearing.

In this way, the Commission as requested by the Mayor and Council, on December 3, 2014 can decide to recommend sending forward for a Mayor and Council January public hearing either 1) the full IID draft with revisions or 2) only a revised sunset date and continue the public review process currently underway with the Subcommittee and Task Force.

Staff will return to the Commission on November 19 with another study session and a near final draft for their review prior to the December 3 public hearing. Setting the item for public hearing now, also helps in doing a mass mailing notification to all property owners (approximately 3,800 mailings) in the IID and within 300 feet for a public meeting prior to the Commission's December public hearing. During the week of November 17, staff will have a public meeting to present the IID draft to the public interested in this subject. Note that the Commission can continue a public hearing item up to six months.

Background:

IID Subcommittee first met in May of 2013. Since that time, there have been about ten meetings. Additionally, there have been about five Citizens' Task Force meetings. Note no one is turned away from a Citizens' Task Force meeting but the participants are mainly stakeholders who have been involved with the Subcommittee meetings since May 2013.

The first version of the consolidated IID Draft was presented in July 17, 2014. On August 20, 2014, staff gave an update to the Planning Commission on the July 2014 draft's first seven sections.

Staff compiled comments from the IID Sub-committee and the IID Citizens' Task Force and amended the draft. Staff prepared the September 9, 2014 draft that includes the amendments and all 16 sections including the form-based code styled Downtown Links Sub-district. Because of the September 17 Commission meeting cancelation, staff has not presented information to the Commission on the latter sections. This portion of the draft involves mainly the Downtown Links Sub-district. This particular sub-district's provisions were prepared by the consultant firm, Poster, Frost and Mirto.

During the Planning Commission's October 15 study session, staff will present and Corky Poster will be present to give a presentation or answer questions as needed regarding the changes that have occurred in the draft up to now.

One of the key changes in the first seven sections is a clarification of how historic buildings are handled as part of using the optional zoning. It is more clearly stated that property in Historic Preservation Zones must fully comply with their provisions and can only use the IID's optional zoning if the flexible standards do not de-list the property and cannot be used if a demolition is occurring. It also clarifies that a historic structure outside an HPZ cannot use the optional zoning if it is de-listed or a demolition is involved. Further, new development

adjacent to a historic structure or HPZ boundary must be reviewed by the Plans Review Subcommittee of the Historic Commission for historic compatibility.

Since September, staff has met with the Task Force twice on September 15 and 30, 2014 to review the entire draft ordinance. The first meeting mainly focused on the latter nine sections that mainly deal with the Downtown Links Sub-district. The September 30 meeting dealt with issues from the entire draft ordinance.

Present Considerations:

Current October 8 IID Draft – The current draft in the Commission’s information packet represents the most recent draft. It attempts to respond to a series of issues raised since September.

Issues in the IID Draft -

Below is a list of issues occurring since the September 30 Task Force meeting.

October 9 Subcommittee Meeting - Note the Commission Subcommittee’s October 9 meeting was deferred to a joint October 15 meeting because the Task Force members said that the Mayor and Council is having a special meeting on the Broadway Corridor alignment and many Task Force members would be in attendance. They asked if the meeting could be combined with the October 15 Planning Commission meeting as was planned in September. The Commission Chair agreed to this accommodation.

IID Design Review- In the current draft, the quorum for a meeting is modeled on the Main Gate District’s version of the Design Professional and two members. The reason is to ensure that a process can not be stalled because of quorum issues where the applicant is working in good faith to meet the expectations of high level urban design. A key part of the incentive of the IID is that it is an administrative process. At the same time, it will have rigorous historic preservation standards, reasonable but high expectation in design review, neighborhood involvement, and urban-related dimensional and development standards.

IID Neighborhood Liaison – The purpose of developing a liaison policy is to ensure that neighbors can make comments on an applicant’s summary of the neighborhood meeting and other issues of concern raised by the neighborhood.

IID Historic Preservation – It is clarified that the HPZ takes precedence over IID optional zoning. Only base zoning uses are permitted in an HPZ. Use of the IID cannot cause a de-listing or a demolition. However, an HPZ property that continues with a contributing property may use the optional zoning standards to support re-use of an existing structure. Additionally, outside the HPZ, contributing or eligible structures cannot be de-listed or demolished and use the IID optional zoning. Further, a development outside an HPZ near a contributing structure may retain its permitted building height but must show how it will be historically compatible.

IID Group Dwellings – The current draft requires a Mayor and Council Special Exception public hearing on the use of a Group Dwelling in the IID. Task Force members questioned if

this process is too restrictive. Especially it was mentioned to be overly restrictive in the Downtown Core or less sensitive areas of the Downtown Links Sub-district like the Warehouse Triangle Area. Should the special exception standard apply only when the use is adjacent to or in the vicinity of existing residential uses? The neighborhood concern is this type of use is too intensive to be next to or near a neighborhood because of the potential cut-through traffic impacts as well as noise and behavior management issues. There was some consensus that the current standard may be too restrictive if applied to all settings. If there is a consensus to allow a lessening of this standard, one idea is to require the special exception process only if the use is adjacent to or located on the same street and block as existing residential. Currently, the draft shows it in its most restrictive version.

IID Downtown Urban Design Reference Manual – The *Downtown Urban Design Reference Manual* is document on the PDSO website and is an example of best urban design practices. It will be referred to in application materials and in Design Review Committee meetings when issues of specific design are mentioned. This document will eventually be updated to be more focused on Downtown design issues and will be used along with the Streetscape Design Manual that is being developed separately to apply to the entire streetcar corridor.

Downtown Links - Visual Access and Solar Exposure – The concern is about the Downtown Links Sub-district's large buildings overwhelming small buildings. One proposed solution by developer interests on the Task Force is to require a shade analysis presumably to identify where problems do and do not exist. It was unclear what happens if the study shows an amount of shade on a sensitive use like existing residential what do to next. Possibly the more shade negatively affects existing residential the more mitigation may be needed.

Poster, Frost, Mirto mentioned mapping of key lots in the Stone/Sixth Area of the Downtown Links Sub-district for visual access impacts as an alternative to a shade study. This area is particularly sensitive because of its nearness to existing residential. Poster, Frost, Mirto is doing a study that could become a height transition standard specific to the Stone Avenue Sub-area that should be available by October 15 showing a more refined way to regulate height in the Stone/Sixth Area. There are already ample setbacks in most of the Areas and Sub-areas of Downtown Links near existing residential development that appear to be fine as currently proposed.

At the same time, properties in the Downtown Links, Warehouse Triangle Area, the Downtown Core and Greater Sub-districts would not require a shade study but would be regulated under general height transitions standards that are currently in the draft.

Downtown Core and Downtown Links - Parking – PDSO has talked to ParkTucson (aka ParkWise), our consultants, and stakeholders regarding the best way to provide parking in the IID. It was agreed that we should not make it greatly more restrictive in the Downtown Core and that business owners in the Fourth Avenue Area continually complain about their disadvantage to businesses in the Downtown Core. They argue they must deal with parking standards that prevent any expansion or development, especially redevelopment of existing buildings. The current proposal is to waive non-residential parking in both sub-districts and require for residential uses either a one space per one unit or a special IID parking plan

modeled on the Unified Development Code's individual parking plan (IPP). The special parking plan would be more flexible than the IPP. There would, however, be standards for bike parking, disabled parking, general parking feature dimensions and ground floor design to screen parking with tenant spaces.

Downtown Links - Building Heights– Currently, the Warehouse Triangle Area and the El Presidio Sub-area of the Toole Avenue Area allow some buildings to be 125' or ten stories. The Task Force agreed to consider 160' height where the current height is 125'. This proposed height would allow up to a 14 story building. There were some questions about the 90' maximum height in the Stone/Sixth Area and how they interact with existing residential and the streetscape. Poster, Frost, Mirto is doing a study that could become a height transition standard specific to the Stone Avenue Sub-area that should be available by October 15 showing a more refined way to regulate height in the Stone/Sixth Area.

Downtown Links - Armory Park - Armory Park neighbors prefer to have the sub-area of the Iron Horse Area more clearly identified their neighborhood by name and clarify how the standards apply in this area. Staff hopes to address this concern in the October draft.

Downtown Links - Uses – Staff is reviewing the use classes of Perishable Goods and use of micro-breweries or a newer use that has been proposed in the Downtown Core called a micro-distillery. We hope to clarify their size and ability to locate in the IID.

Conclusion: The Mayor and Council requested the IID be revised to address a set of concerns that had arisen and asked the Commission to form a subcommittee to review preliminary drafts with the public. The preparation of the IID consolidated draft was based on attempts to reduce redundancy and simplify the numerous overlays in the Downtown area. This draft has been reviewed since July 2014.

The Mayor and Council directed that a provisional text amendment be prepared for a new IID sunset date prior to January 31, 2015. Staff is recommending that the Commission set for public hearing on December 3, 2014 the IID draft. Also staff recommends that the Commission's IID Subcommittee and the Citizen's Task Force continue to review the current preliminary draft through the rest of October and November. Staff will return to the Commission on November 19 with another study session and a near final draft for their review prior to the December 3 public hearing. Additionally, staff will send notice for a public meeting on the IID most likely occurring during the week of November 17, 2014.

- A – Summary of Incentives in the IID
- B – Preliminary Draft IID Revisions (October 8, 2014)
- C – Downtown Area Infill Incentive District Maps

Summary of Incentives in the Infill Incentive District (IID)

Implement the IID purposes by offering development incentives permitting a modification of development requirements (MDR) as provided below:

Section 5.12.7, The Rio Nuevo Area (RNA)

- May approve a different setback than the prevailing setback, Section 5.12.7.C.2
- Reduction in the number of parking spaces, Section 5.12.7.D.2.a

Section 5.12.8, General Optional IID Zoning

- May approve less than 50 percent shade where compliance is not feasible, Section 5.12.8.A.2.b
- May approve an urban design best practice option for compliance, Section 5.12.8.C.1
- Distribute uses and buildings across the zoning districts on the parcel, Section 5.12.8.E

Section 5.12.9, The Greater Infill Incentive Sub district (GIIS)

- Modify up to 25 percent of the dimension amount, Section 5.12.9.C
- Building height may be increased up to 60 feet, Section 5.12.9.C.1.a
- Reduced or waived street perimeter yard, Section 5.12.9.C.1.b
- Parking may be reduced up to 25 percent or more per written agreement, Section 5.12.9.C.2.a
- Combination of parking locations, Section 5.12.9.C.2.b
- Alternative pedestrian access, Section 5.12.9.C.2.d
- Reduced or waived off-street loading zone, Section 5.12.9.C.3.a
- Modified on-street refuse collection container, Section 5.12.9.C.3.b
- Exception or waived landscape and screening requirements, Section 5.12.9.C.4.b

Section 5.12.10, The Downtown Core Sub district (DCS)

- Maximum building height may be increased up to 60 feet, Section 5.12.10.B.1
- Reduced bicycle parking, Section 5.12.10.B.4
- Maximum 75 foot building height in I-1 and I-2 Zone, Section 5.12.10.B.6
- Exempt from MS&R Setback Zone, Section 5.12.10.C.1
- Exempt from minimum and maximum perimeter yard standard, Section 5.12.10.C.3
- Exempt from lot coverage standard, Section 5.12.10.C.4
- Exempt from lot size standard, Section 5.12.10.C.5
- Exempt from Motor Vehicle and Bicycle Parking, Section 5.12.10.C.6
- Exempt from off-street loading, Section 5.12.10.C.7
- Exempt from landscaping and screening standards, Section 5.12.10.C.8
- Exempt from Native Plant Preservation, Section 5.12.10.C.9
- Alternative pedestrian access, Section 5.12.10.D.1
- Modified on-street refuse collection container standards, Section 5.12.10.D.2

Section 5.12.11, The Downtown Links Sub district (DLS)

- Reduced or waived off-street loading zone, Section 5.12.11.C
- Modified on-street refuse collection container standards, Section 5.12.11.C
- Exception to landscape and screening requirements, Section 5.12.11.C
- Alternative pedestrian access, Section 5.12.11.C

Section 5.12.12, Toole Avenue Area (TAA)

Toole Avenue Sub-Area

- Exemptions from MS&R setback, Section 5.12.12
- Exceptions from perimeter yards, Section 5.12.12
- Exceptions from lot coverage, Section 5.12.12
- Exceptions from floor area ratio, Section 5.12.12
- Exceptions from parking and landscape screening requirements, Section 5.12.12
- Permit residential development in the underlying I-1 zone, Section 5.12.12

UA Annex Sub-Area

- Parking incentives

El Presidio Sub-Area

- Breaks in parking, Section 5.12.12
- Breaks in lot coverage, Section 5.12.12
- Breaks in floor area ratios, Section 5.12.12

Section 5.12.13, Warehouse Triangle Area (WTA)

- Permit residential uses in current I-1 zone, Section 5.12.13
- Allowable building heights, Section 5.12.13
- Increased densities, Section 5.12.13
- Exempt from parking requirements, Section 5.12.13

Section 5.12.14, Fourth Avenue Area (FAA)

- Greater allowable density, Section 5.12.14
- Zero parking requirements for commercial uses, Section 5.12.14

Section 5.12.15, Iron Horse Area (IHA)

Iron Horse Mixed Use Zone

- Exemption from parking requirements, Section 5.12.15

Iron Horse Low Density Residential Zone

- Reduction in minimum lot size, Section 5.12.15
- Reduction in parking, Section 5.12.15

Section 5.12.16, Stone/Sixth Avenue Area (SSA)

Stone Sub-Area

- Reduction in parking, Section 5.12.16
- Zero lot lines, Section 5.12.16
- Increases in allowable building heights, Section 5.12.16

6th Street Sub-Area

- Greater building heights, Section 5.12.16
- Zero lot lines, Section 5.12.16
- Reduction in parking, Section 5.12.16

5.12 DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)¹

5.12.1. PURPOSE

The primary purpose of the Downtown Area Infill Incentive District (IID) is to encourage redevelopment in the following ways:

- A. Encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented and benefits the IID, ~~the~~ major activity centers in the area, and the City as a whole, while promoting compatibility with existing residential and non-commercial properties.
- B. Address barriers to infill development in the Downtown Area Infill Incentive District (IID), such as incompatible development standards and associated development barrier issues; and
- C. Implement the IID purposes by offering development incentives permitting a modification of development requirements ~~(ADR)~~ as provided below.
- D. Provide for appropriate transitional design standards where the development or expansion of a use abuts existing single family or duplex residential development.
- E. Protect historic structures and existing surrounding historic structures and existing residential neighborhoods from potential negative impacts of new development.
- F. Consolidate the regulations and design standards that apply to downtown areas into a single ordinance by moving the provisions of Rio Nuevo District overlay zone, former Section 5.11, into the as IID Rio Nuevo Area (RNA) and renumbering them to conform to the numbering of the IID.

5.12.2. ESTABLISHMENT

- A. The IID is comprised of ~~the two~~ Sub districts listed below. ~~The Greater Infill Incentive Subdistrict (GIS) and the Downtown Core Subdistrict (DCS).~~ ~~For the~~ boundaries of the IID and ~~sub~~ districts see Section 5.2.XX (Figure 5.12XX), are described in Section 5.12.10. (See Figure 5.12-A.) The exact boundaries of the IID overlay and ~~sub~~ districts are identified on the official zoning map kept on file at the Planning and Development Services Department (PDSD) and the City Clerk's Office.
- 1. The Rio Nuevo Area (RNA), Section 5.12.7.
 - a. The RNA Section 5.12.7 includes all properties in the area previously included in the former Rio Nuevo District.

¹ Mark-up key: Word 2007 and later versions uses the following mark ups to track changes to the original document:

Black – existing language of the IID and the relocated sections of the RND

Red strikeout – deleted or changed language

Red underlined – new or amended language

Green double underline – moved sections

- b. Development in the GIS and DCS must comply with the design standards and requirements of Section 5.12.8 (General IID Design Standards)
- c. Regardless of the Sub district, Area or Sub Area, all development in the IID must submit an Plan and comply with the following:

 - (1) Section 5.12.5 (IID Plan Requirements); and
 - (2) Section 5.12.6 (Review and Approval Procedures).
- D. An IID Plan using the Optional IID Zoning provisions cannot be used in conjunction with other waiver or modification provisions provided by the Unified Development Code (UDC). This prohibition does not apply to Section 7.4.5 (Individual Parking Plan) (IPP), which may be used in conjunction with the Optional IID Zoning provisions. Where the IID and Rio Nuevo and Downtown (RND) overlay zones overlap, applicants may select either the provisions of the IID or the RND Modification of Development Requirements, but not both.
- E. Conflict of Laws.

 - 1. The requirements and standards of the IID Optional Zoning provisions should be interpreted to avoid conflict whenever possible with other UDC provisions.
 - 2. Where the standards of this Section conflict with other sections of the UDC, the standards of this section shall control.
- F. Amendments to or dissolution of the IID are processed in accordance with the Section 3.7, UDC Text Amendment Procedure.

5.12.3 DEFINITIONS

- A. The terms "adjacent" and "group dwelling" as they apply in the IID, are defined in Section 11.4 and Section 11.3.7.B, respectively. When a proposed project is not developed under the Optional IID zoning provisions, but under the standards of the underlying zoning district, only the general, not the IID specific definition of the term "Group Dwelling" applies.

5.12.43. APPLICABILITY

The requirements and standards of this section apply to the following development types located on property, including public or private rights-of-way, any portion of which is located within the IID:

- 1. A change of use;
- 2. An expansion of an existing use or existing structure; or
- 3. New development or a redevelopment project.

4. Exceptions:

Where development occurs in the RNA under existing underlying zoning, the applicability requirements do not apply to the following:

- a. ~~A change of use that does not alter the exterior of a structure.~~
- b. ~~A redevelopment project, or improvements or alterations to an existing structure, if such alterations are not visible from an adjacent public right-of-way.~~

5.12.57. IID PLAN SUBMITTAL REQUIREMENTS

A. Application Requirements

Use of the standards of the IID, as opposed to existing underlying zoning, ~~shall~~ requires plan approval by PDSD regardless of IID ~~subdistrict~~Sub district, Area or Subarea. Plan submittal shall consist of the following:

1. **IID Plan.** Applicants shall submit an IID Plan ~~demonstrating in~~ compliance with applicable IID ~~and subdistrict development design~~ standards ~~and requirements~~. ~~Additionally applicants are required to provide elevations demonstrating compliance with Section 5.12.8.B and C and the design standards of the applicable Sub district, Area or Sub area. The Plan must clearly state the applicant's intention to use the IID zoning option in lieu of the existing underlying zoning.~~
2. **Development Package.** ~~Except as provided in this section 5.12.5, a A~~ Development Package is required when development is proposed under existing underlying zoning or such package is otherwise required by the UDC, in which case a separate Pplan must be ~~shall be~~ prepared in compliance with the Development Package requirements in Section 2-06.0-0 of the Administrative Manual. ~~Additionally, applicants are required to provide elevations demonstrating compliance with Sections 5.12.6.A, B, and C.~~

B. Modifications or Waiver of IID Plan Submittal Requirements, Revisions

An applicant may request modification to or waiver from the plan submittal requirements, subject to the following:

1. The applicant shall specifically identify the submittal requirement(s) for which a modification or waiver is requested and provide a rationale for the request; and,
2. The PDSD Director shall determine whether to grant the request. In making this decision, the PDSD Director shall consider the purpose statements of the IID, and the applicable General Plan and Area Plan policies. The PDSD Director's approval of a request under this subsection is not, nor shall it be construed as, an endorsement of a project by PDSD.

C. Exception

~~A City-approved urban design plan, such as the Downtown Links Plan, may substitute for an IID Plan for development within the IID. A The PDSD Director may request additional information from an applicant where a conceptual plan lacks sufficient detail to provide for adequate review, in compliance with Sections 5.12.6.A, B and C.~~

² Existing IID Sections 5.12.4 and 5.12.5 have been moved to Sections 5.12.9 and 5.12.10 of this draft. Existing Section 5.12.6 is now Section 5.12.8.

5.12.68. IID PLAN REVIEW AND APPROVAL PROCEDURES

PDSD administers the IID Plan review procedure.

A. Procedure

1. Development in GHS

~~For development within the GHS, requests for MDRs are processed in accordance with Section 3.3.5, 300' Notice Procedure.~~

2. Development in DCS

~~For development within the DCS, IID Plans are processed in accordance with Section 3.3.3, PDSD Director Approval Procedure, with the exception that a pre-application conference is required. IID Plans within the DCS shall be reviewed and considered for approval within 30 working days of PDSD accepting the application or approval of demolition and/or façade alteration plans when required of projects within the Rio Nuevo District, whichever is applicable.~~

A. Pre-application conference.

A pre-application conference with the PDSD staff is required to determine the following:

1. Whether the plan meets the IID Plan submittal requirements and the development standards of the IID and applicable Sub district, Area or Sub-area.
2. Whether the application will be reviewed through the Minor or the Major Design Review Procedure as described below.

B. Neighborhood meeting.

1. A neighborhood meeting must be held in compliance with the public notice procedures for neighborhood meetings in UDC Section 3.2.2.
2. The applicant must prepare a written summary of the meeting. A copy of the written summary of the meeting must be filed with PDSD at the time of filing the development application for a project.
3. The applicant will also send a copy of the written summary to a Neighborhood Liaison appointed by the registered neighborhood association for the area in which the project site is located.
4. The Neighborhood Liaison or any property owner within the notice area may file with the PDSD Director a statement of concurrence or dissent with the accuracy of applicant's written summary of the meeting. If a dissent is filed, it must state the exact reasons for the dissent.
5. The applicant will send periodic project updates to the Neighborhood Liaison in accordance with PDSD Neighborhood Liaison Policy.

C. Major Design Review.

1. Criteria:

Major Design Review is required if a proposal meets one or more of the following criteria:

a. The development proposal contains structures that are higher than two stories or 25 feet in height.

b. The development proposal is at any one or more of the following locations:

(1) At an intersection of one or more arterial streets.

(2) Adjacent to or across from:

(a) a single family or duplex residential use;

(b) a Historic or Contributing structure; or

(3) On a vacant HPZ or NPZ parcel.

(4) On multi-zone parcel subject to Section 5.1.2.8.E.

(5) Within, or adjacent to an HPZ, or NPZ, or a National Historic Register District, or any combination of the three. The definition of the term "adjacent," as it applies in the IID, is defined IID in Section 11.4.A

2. Notices

For Major Design Review notice of the neighborhood meeting must be sent to all of the following:

a. All owners of property within 300 feet of the development site.

b. All neighborhood associations within 1 mile of the development site.

3. Review and approval procedures

a. A neighborhood meeting.

b. Review by City's Design Professional.

- c. Review by IID Design Review Committee (IID DRC) and recommendation to the PSDS Director.
- d. Decision by the PSDS Director pursuant to Section 5.12.6.M below.

D. Minor Design Review

1. Criteria:

- a. The development proposal includes structures that are two stories or 25 feet in height or less.
- b. The development proposal is not located at any of the locations listed as requiring Major Review in subsection C above.

2. Review and approval procedures:

- a. A neighborhood meeting;
- b. Review by the City's Design Professional and recommendation to the PSDS Director;
- c. Decision by the PSDS Director pursuant to Section 5.12.6.M below.

3. Notices:

For Minor Design Review, notice of the neighborhood meeting must be sent to all of the following:

- a. All owners of property within 50 feet of the development site.
- b. The Neighborhood Association for the area in which the development is located.

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).
- b. IID Optional Zoning 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.

2. Projects not in an HPZ.

- a. The Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee reviews all projects listed below:

- (1) Projects proposing alterations or additions to an existing eligible or contributing historic structure using IID Optional Zoning that do not

cause the property to be de-listed or no longer eligible for listing. Additions to or alterations of historic structures must meet the Secretary of the Interior's historic preservation standards.

(2) Projects proposing new development using IID Optional Zoning that are either adjacent to the boundaries of an HPZ or adjacent to a structure meeting any one or more of the following characteristics:

(a) Listed or eligible to be listed in the National or Arizona Register of Historic Places, individually or as a contributing property.

(b) Designated as a Historic Landmark.

(c) A Single Family Dwelling within the boundaries the HPZ.

b. It is the responsibility of each applicant for IID Optional Zoning to verify the current contributing or eligibility status of the property in question with the City of Tucson's Historic Preservation Office.

c. The TPCHC Plans Review Subcommittee reviews for compliance with the design requirements of the applicable Sub district and for design compatibility of a proposed development project.

(1) New development must be designed to complement and be compatible with the architecture of adjacent historic properties.

(2) Compatibility with adjacent historic structures is to be achieved through architectural elements such as building setbacks, building step-backs, textures, materials, forms and landscaping.

(3) Exceptions. The PDSO Director may waive the compatibility requirement of this section under the following circumstances:

(a) Where the adjacent lot is vacant; or

(b) If the property owner of the adjacent historic structure waives the requirement; or

(c) If the adjacent lot is developed with a non-residential building.

d. It is not the intent of the design review to impose additional limitations or building preservation requirements on the allowable building heights in the IID. Unless a building height limitation in a Sub district is specifically required herein, the proposed development may use the entire building height allowed by the IID.

3. Demolition.

Whether a proposed development is within or outside the boundaries of an HPZ, IID Optional Zoning may not be used for a development project that proposes demolition of a historic structure that is any one or combination of the following:

(a) A property listed or eligible to be listed in the National or Arizona Register of Historic Places, individually or as a contributing property.

(b) Designated as a City Historic Landmark.

4. De-Listing

In no event may the IID Optional Zoning be used if the development would, in the opinion of the Historic Preservation Officer, cause a historic structure in the IID to be de-listed or no longer eligible for listing.

F. Development projects in a Neighborhood Preservation Zone (NPZ).

If a proposed development project is located within a Neighborhood Preservation Zone (NPZ), the project must be reviewed by the City Design Professional pursuant to the design standards of the applicable NPZ.

G. Composition of the IID Design Review Committee (IID DRC) and Voting.

1. The IID DRC is composed of the following members appointed by the City Manager:

a. The City's Design Professional.

b. One registered architect.

c. One registered landscape architect.

d. One registered contractor.

e. One member to represent all neighborhood associations within the IID.

H. Ad-Hoc Members. The IID DRC may include ad-hoc members from among the following, as applicable:

1. For projects within the DLS Fourth Avenue Area, one local Fourth Ave. business owner.

2. For projects within the DCS, one person from the Downtown Partnership Association.

3. One member appointed by the neighborhood association for the area in which the proposed project is located. If the project site is located in an area that does not have neighborhood association, the ad-hoc member is appointment by an association within 300 feet of the project site that is within the same IID Sub district.

4. For projects adjacent to a HPZ or NPZ, one member appointed by the neighborhood association for the HPZ or NPZ.

I. IID DRC Ad-Hoc Member Voting and Recommendation.

1. Ad-hoc members are voting members of the IID DRC.

2. A quorum of the IID DRC is the Design Professional and at least two other members.
3. Notwithstanding Subsection 2 above, if for any reason the City Manager has not appointed the members of the DRC, or a quorum is not obtained for a particular application, the Design Professional shall make a recommendation directly to the PDSD Director.
4. The Design Professional may give a recommendation separate from the DRC recommendation in all cases.

J. Review by the IID DRC.

1. The IID DRC must review applicable projects for compliance with the IID standards and requirements, and may also comment on other aspects of the projects.
2. Prior to the IID DRC meeting, applicants must meet with the Design Professional to discuss the project and its compliance with the IID and applicable Sub district design standards and requirements.
3. The Design Professional must provide a written report to the applicant, the IID DRC members and the PDSD Director containing all of the following:
 - a. A listing description of the recommendations and any other issues of concern raised by the IID DRC.
 - b. A statement whether the proposal complies with the applicable design standards.
 - c. Recommendations on any modifications to the project needed to bring it into compliance with the design standards.
4. The Design Professional may also make recommendations to the PDSD Director on other aspects of the project, such as façade treatment, building colors, and similar design elements, including all relevant elevations and pictures describing the recommended design or mitigation features.

K. Review by the Mayor and Council of Group Dwellings

Group dwellings developed under IID Optional Zoning, as defined in Section 11.4.6 specifically for use in the IID, require the approval of Mayor and Council pursuant to Section 3.4.4 Mayor and Council Special Exception Procedure.

L. PDSD Director Decision

1. The DRC's and Design Professional's recommendations are advisory to the PDSD Director, and the Director makes the final decision on a project's compliance with IID and applicable Sub district requirements and standards.
2. The DRC and the Design Professional may recommend, and the Director may add special conditions to an approval pursuant to Subsection J above, to assure compliance with the intent of the IID, and to address safety issues, and to address certain development commitments to adjacent neighbors made by the applicant.

3. Special conditions may include mitigation standards or plans based on the scale, setting and intensity of the proposed development. Examples of such plans may include, but are not limited to any one or more of the following:
 - a. A vehicular reduction plan to ensure residences are most effectively using alternate modes of transportation.
 - b. A noise mitigation plan to ensure the design of the proposal does not substantially increase noise above current ambient noise levels.
 - c. A traffic impact analysis that may include a mitigation plan with traffic calming elements and safety improvements.
 - d. A behavioral management plan and, security plan that includes self-policing and techniques to reduce the impacts of noise, odors, unruly behavior or other similar adverse on adjacent residential property.

M. Final Approval

1. All recommendations are sent to PDSO Director for final decision pursuant to Section 5.12.6.L, except as provided below.
2. Group Dwellings, as defined in Section 11.4 for development within the IID, require final approval pursuant to 3.4.4, Mayor and Council Special Exception Procedure.

N. Design Professional Review of Building Plans.

Prior to the issuance of a building permit for development under the Optional IID provisions, the Design Professional will review the development package and the building plans for compliance with the approved IID Plan.

O. Appeals

Except for a decision on a proposed group dwelling, which is approved or denied by the Mayor and Council pursuant to Section 3.4.4 Mayor and Council Special Exception Procedures, appeals of the PDSO Director's decision must be filed and are heard in accordance with the Board of Adjustment appeals process in UDC Section 3.10.2.

P. Amendments

An amendment or revision to an approved IID Plan is subject to the same procedure as the initial approval.

D. Concurrent Review

The City may accept a concurrent submittal of the IID Plan and corresponding site plan.

5.1.2.7 RNA ZONING DESIGN STANDARDS.³

A. Applicability

1. This Section 5.1.2.7 applies to the developments types listed in Section 5.1.2.4 and this Section.
2. The provisions of this Section 5.1.2.7 are mandatory for proposed development of properties in the RNA under existing underlying zoning.

B. Permitted Uses

1. The land uses permitted within in the RNA ~~this district~~ are those permitted by the underlying zoning, ~~except as restricted in Section 5.11.6 General Restrictions.~~⁴
2. New drive-in or drive-through facilities are not permitted, except for businesses located adjacent to the freeway, or as approved through the development review process.⁵

C. Building Design Standards

Development within the RNA is required to comply with the following building design standards. ~~Compliance with these standards will ensure that development complies with the design principles set forth in Section 5.11.1.B.~~

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different ~~scale~~ scale pursuant to the Transition Standards in Section 5.1.2.8.B. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights.⁷
2. All new construction ~~shall maintain~~ must be consistent with the prevailing setback existing within its development zone except that the PDS Director may approve a different setback than the prevailing setback upon a finding that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.1.2.1, Purpose, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A.⁷
3. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies.⁷

³ This section has been moved here from the RND. All existing language from the RND is shown in black and amendments are shown in redline/strikeout.

⁴ Moved here from RND Section 5.11.3.

⁵ Moved here from RND Section 5.11.6.

4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features.;
5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades.;
6. Building façade design shall include pedestrian-scaled, down-shielded, and glare-controlled exterior building and window lighting.;
7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies.;
8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade.;
9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare.;
10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided.;
11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson.;
12. Colors may conform to the overall color palette and context of the Downtown area, ~~or subarea~~ or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal.;
13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area ~~or subarea~~.;
14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building. ~~and~~;
15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

D. Site Design Standards⁶

Circulation and Parking

a. Street Hierarchy

The Downtown is organized along the hierarchy of Downtown's streets, with the pedestrian given top priority for the Downtown (See Figure 5.11-8, Downtown Street Hierarchy). The streets are addressed in one of the following three classifications:

b. Pedestrian Retail Core Streets

These are the streets that host Downtown's greatest variety of commercial and public activities at the street level. They also accommodate vehicular traffic including automobiles, public transit, and service vehicles and have on-street parking in some locations. However, priority shall be given to the pedestrian.

a. Entry Streets

These streets carry high volumes of traffic (respectively) into and out of Downtown. These streets typically are wider to accommodate through and turning traffic.

b. Traffic Calming Streets

These streets are generally narrower, with fewer travel lanes than entry streets, and accommodate on-street parking. Traffic Calming Streets are all those not designated as Entry Streets or Pedestrian Retail Core Streets.

1. Vehicular Circulation and Parking

a. Circulation

b.a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet.

b.b. The locations of All points of vehicular ingress and egress ~~points~~ shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged ~~within this zone~~. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures ~~that anticipate when~~ occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

2. Parking

a. General

⁶ Moved here from former RND Section 5.11.5.

Parking standards ~~within the RND~~ are listed in the Section 7.4. Some ~~p~~Properties in the RND may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.

~~a. Open to Public~~

~~All public parking shall be open and accessible to the public between 5:00 a.m. and 1:00 a.m., seven days per week, with the exception of the performance of required maintenance.~~

b. Screening of Parking

All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.

c. Employee Parking

Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development.

3. **Plazas and Open Space**

The fundamental objective of the design standards in this Section 5.12.7.D.3 subsection is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

a. Plazas and Pedestrian Nodes

Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDS Director upon a finding that the development enhances the downtown pedestrian environment without or with a smaller percentage requirement.

b. Viewshed⁷ Corridors

Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

c. Linkages (Physical and Visual)

Neighborhood linkages shall be maintained throughout Downtown.

⁷ Moved here from Section 5.11.6.A1

4. **Streetscape⁸**

a. Streetscapes must be consistent with the Streetscape Design Manual. In streetscape design, priority is given to pedestrians. [PLACE HOLDER UNTIL FINAL DETERMINATION IS MADE ON THE MANUAL]

b. **Shade⁹**

Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they respect and their location and design characteristics are compatible with the historic and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the ~~City of Tucson~~ Department of Transportation. The shade provided by a building may serve to meet this standard.

E. Demolition of ~~Rio-Nuevo District Historic Structures in the RNA~~¹⁰

~~Structures within the RND that are 40 years old or more and are listed in the National Register of Historic Places or the Arizona Register of Historic Places, or are eligible for listing in the National or State registers and structures designated as City Historic Landmarks. In the RNA, demolition of the following types of structures is~~ reviewed in accordance with Section 5.8.109, *Demolition of Historic Properties, Landmarks, and Structures*:

1. Structures that are listed in the National Register of Historic Places or the Arizona Register of Historic Places.~~;~~
2. Structures that are eligible for listing in the National or State registers.~~;~~~~and~~
3. Structures designated as City Historic Landmarks.

F. RNA Review¹¹

1. Pre-Application Conference

A pre-application conference with the PSDS staff is required to determine whether the application meets the design standards and requirements of the RNA.

⁸ Existing RNA Sections ~~5.11.5.C, 5.11.5.C, 5.11.5.D, 5.11.5.E~~ were not moved into the IID. Existing Subsections 1 (Public Art) 2 (Seating and Furniture) 3 (Lighting and Utilities) were not moved.

⁹ Moved here from RND Section 5.11.5.A.2

¹⁰ Moved here from RND Section 5.11.7.B

¹¹ The next seven Sub-sections are moved here from RNA Section 5.11.8.

2. Submittal and Staff Review

Upon submittal, the PDS staff reviews the application for compliance with the RND standards and makes recommendations to the PDS Director whether to approve or reject the application.

3. Review by the Design Review Board (DRB)

The Design Review Board (DRB) reviewreviews all applications for compliance with the RND standards and makes findings and recommendations to the PDS Director. Applications are scheduled with the DRB at the first available meeting.

4. Tucson-Pima County Historical Commission (TPCHC Review)

The TPCHC Plans Review Subcommittee reviews applications that propose exterior changes to buildings on or eligible for inclusion on the National or Arizona Register of Historic Places. The TPCHC Plans Review Subcommittee makes findings and recommendations to the PDS Director.

5. Decision

The PDS Director makes the decision whether to approve or deny the application within seven days of after receiving the recommendations of staff, DRB, and, when applicable the TPCHC Plans Review Committee.

6. Notice of Decision

Notice of the decision must be provided to the applicant within three days of the date of the decision and the appropriate HPZ Advisory Board, if applicable, and the plans review subcommittee.

7. Appeals

If an application is denied, the applicant may appeal the decision to the Board of Adjustment in accordance with Section 3.10.2. Appeals must be submittesubmitted to the PDS within five days of the notice of decision.

~~5.12.4. GREATER INFILL INCENTIVE SUBDISTRICT¹²~~

~~5.12.5. DOWNTOWN CORE SUBDISTRICT (DCS)¹³~~

5.12.86. GENERAL OPTIONAL IID ZONING DESIGN STANDARDS

An IID Plan under the optional IID design standards must shall demonstrate compliance with the following:

A. Streetscape Design

¹² Moved to Section 5.12.9. The relocated sections appear in green with double underline. Changes appear in red underline and green strikeout.

¹³ Moved to Section 5.12.10.

Streetscape design must comply with the street design standards in the UDC Technical Manual and the Streetscape Design Manual.

ALL REFERENCES TO THE STREETScape DESIGN MANUAL ARE PLACEHOLDERS UNTIL BETTER COORDINATION WITH THE STREETScape DESIGN MANUAL IS ACHIEVED

1. Pedestrian-orientation

Projects shall be pedestrian-oriented and comply with all of the following standards:

- a. New construction shall have architectural elements/details at the first two floor levels.
- b. Buildings shall provide windows, window displays, or visible activity on the ground floor for at least 50 percent of frontage.
- c. A single plane of façade shall be no longer than fifty feet without architectural detail.
- d. Front doors shall be visible or identifiable from the street and visually highlighted by graphics, lighting, or similar features.
- e. Parking areas for comprehensive development or redevelopment of a site shall be located at the rear or side of the building. Changes of use and expansion of existing structures may use the site's current parking configuration.
- f. Parking structures shall be designed so that parked vehicles are screened from view at street level through incorporation of design elements including, but not limited to, landscaping, pedestrian arcades, occupied space, or display space.
- g. Construction and maintenance of sidewalks must be done in compliance with the City's Streetscape Design Manual. Existing sidewalk widths shall be maintained so as to provide effective, accessible, connectivity to adjoining properties. Sidewalks may be widened to accommodate a project's design characteristics. Where no sidewalks exist, sidewalks shall be provided. Outdoor seating and dining areas and landscaping may be located in the sidewalk area where safe and effective sidewalk width around the design feature can be provided.
- h. To the extent practicable, bus pull-outs shall be provided where bus stops are currently located, ~~and~~
- i. If drive-through service is proposed, it shall not interfere with pedestrian access to the site from the right-of-way.

2. Shade

- a. Except as provided below, shade shall be provided for at least 50 percent of all sidewalks and pedestrian access paths as measured at 2:00 p.m. on June 21 when the sun is 82 degrees above the horizon. Shade may be provided by trees, arcades, canopies, or shade

structures provided their location and design characteristics are compatible with the historic and design context of the street and the architectural integrity of the building. The use of plantings and shade structures in the City right-of-way is permitted to meet this standard with the approval of the Transportation Department. The shade provided by a building may serve to meet this standard.

b. **Exception**

The PDSO Director may approve an IID Plan providing less than 50 percent shade where compliance is not feasible due to a project site's location and/or building orientation and the applicant has made a reasonable attempt to comply with this standard.

~~3. ——— Modifications to Historic Buildings ———~~

~~Modifications to historic buildings shall complement the overall context of the historically designated buildings in the project's development zone and respect the architectural integrity of the historic façade. Historic replication is discouraged in favor of design inspired by traditional precedents such as scale, materials, and exterior openings.~~

B. **Development Transition Standards**

The purpose of the Development Transition Standards is to mitigate excessive visual, noise, odor, vibration intrusion, and other similar public health and safety concerns that may be created by the proposed project.

1. **Applicability**

Developing sites that abut an affected single family dwellings or duplex dwellings residential property shall must comply with this section. For purposes of the IID, the following terms and examples describe elements of applicable transitional areas:

- a. "Affected residential property" refers to an existing single family or duplex dwelling residential site that is of a lesser intensity than that abutting a developing site.;
- b. "High density residential" refers to residential development that is neither existing single family detached nor attached dwellings. ~~within e subdivision.;~~
- c. Examples of applicable transitional areas include a nonresidential developing site abutting adjacent existing single family detached or attached dwellings within a subdivision, or a developing high density residential site abutting adjacent existing single family detached or attached dwellings within a subdivision.
- d. _____ For projects within the DCS, the Development Transition Standards apply only to those projects abutting adjacent affected residential properties outside the DCS boundaries.

2. Mitigation of Taller Structures

Compliance with the following standards is required where the developing site has taller buildings than abutting affected residential properties:

a. Within the GIS and DCS, the maximum building height is 25 feet within 30 feet of the property line abutting an affected residential property. Proposed buildings may be developed to the maximum height permitted by the underlying zone or by the IID, whichever is applicable, when the building is 30 feet or more from the property line ~~abutting adjacent to~~ an affected residential property;

b. **Building Bulk Reduction**

(1) At least 25% of the length of a building's street front façade above two stories or 25 feet in height (whichever is lower must be set back at least 12 feet from the front of the building façade at finished grade; and

(2) If a building façade faces a property line adjacent to a residential property, the PDSO Director may require more bulk reduction elements based on a finding by the DRC of a greater need for mitigation.

(3) To encourage innovative design solutions, a bulk reduction proposal that is different from the design standards listed above may be approved by the PDSO Director upon a finding by the Design Professional that the proposed alternative design provides an effective way of breaking up the horizontal mass of a building façade as the design standards of this Section.

3. Windows at or above the second story of a structure shall be located or treated to reduce views into adjacent affected residential property's buildings and yard areas.⁵⁷

4. Balconies shall be oriented away from affected residential property or use a screening device to reduce views in to the rear or side yards of the affected residential property.⁵⁷

a. The developing site's buildings shall be oriented so as to reduce views onto an affected residential property; and

b. Buffers and/or screening consistent with the purpose of this section shall be provided between a developing site and affected residential properties and shall include features such as, but not limited to, landscaping, walls, and architecturally decorative features.

5. Mitigation of Service Areas

Potential nuisance or noisy areas shall be oriented away from affected residential property, such as by placing service areas for loading and garbage disposal between the developing site's buildings, behind opaque barriers, or by using architectural or landscaping treatments that effectively

reduce nuisance impacts from service areas. The service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of adjacent properties or create a nuisance or hazard beyond the property lines of the project site, and prevent vibrations that are discernible beyond the property lines of the project site.

6. Mitigation of Parking Facilities and Other Areas

Where the site has a parking areas or an area with noise and outdoor lighting features, the areas shall be screened from affected residential property by a combination of a wall or opaque non-chain link fence with a vegetative hedge or a row of trees that shall be dense enough to screen views onto the development site. An alternative treatment may be used, such as using architectural or landscaping treatments that effectively reduce nuisance impacts from parking facilities and other areas. Where there is a finding that the vegetative screen will be opaque, the requirement of a masonry wall may not be waived by the PDSO Director, required.

C. Alternative Compliance

1. The PDSO Director may approve an urban design best practice option for compliance with Section 5.12.8.A, Streetscape Design, and Section 5.12.8.B, Development Transition Standards.
2. For purposes of this section, urban design best practices may include urban design studies approved for the City of Tucson, adopted urban design standards for a downtown area in an Arizona city of comparable size or a city in the Southwest of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects, addressing downtown development, or any comparable report, study, or standards recommended by the City's Design Professional and approved by the PDSO Director.

D. Utilities

Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

E. Multi-zone Parcels

Where a development parcel contains more than one zoning district, uses and building massing may be distributed across the zoning districts on the parcel, provided that the development complies with the design standards in Section 5.12.8.B to mitigate the impact of the new development on existing, less intensely developed adjacent parcels.

5.12.49. GREATER INFILL INCENTIVE SUBDISTRICT

A. GIIS Land Uses.

In the GIIS, a proposed development project using the IID Optional Zoning must meet both of following requirements:

1. It must be a use permitted by the underlying zoning on the property.

2. It is limited to the uses listed in Table 5.12-GIIS-1 below.

| TABLE 5.12-GIIS-1 PERMITTED LAND USES | |
|---|---|
| LAND USE TYPE | |
| Commercial Services Group | Industrial Use Group |
| <u>Administrative and Professional Office</u> <u>Alcoholic Beverage Service</u> <u>Entertainment</u> <u>Food Service</u> <u>Personal Services</u> <u>Travelers' Accommodation, Lodging</u> | <u>Craftwork</u> <u>Perishable Goods Manufacturing limited to Microbrewery/Craft Distillery</u> |
| | Retail Trade Group |
| | <u>General Merchandise Sales</u> <u>Food and Beverage Sales</u> |
| Civic Use Group | Residential Group |
| <u>Civic Assembly</u> <u>Cultural Use</u> <u>Educational Use: Instructional School</u> <u>Educational Use: Postsecondary Institution</u> <u>Religious Use</u> | <u>Attached Family Dwelling</u> <u>Multifamily Dwelling.</u> <u>Group Dwellings require Mayor and Council approval pursuant to Section 3.4.4 Mayor and Council Special Exception Procedure.</u> |
| | Other Uses |
| | <u>Mixed Uses: limited to a combination of Residential and other uses listed in this table.</u> |

3. **Additional Permitted Uses.**

With the exception of Automotive Service and Repair uses, which are prohibited, permitted uses include any use permitted in the underlying zone for the property, provided the PDSD Director finds the proposed use to be in accordance with Section 5.12.1, Purpose.

B. Modification of Development Requirements

Development requirements may be modified within the GIIS Sub district may be modified as permitted in this Section, upon findings by the PDSD Director that the modification is consistent with Section 5.12.1 Purpose. This process shall be known as the Modification of Development Requirements (MDR):

C. Modifications of Underlying Development Requirements. General

Except as provided in this subsection, the requirements in the following sections of the UDC may be modified up to 25 percent of the dimension amount permitted by the underlying zoning except when a greater reduction is specifically allowed by this section:

1. Art. 6: Dimensional Standards and Measurements;

Exceptions:

a. Building Height.

Building height may be increased up to 60 feet unless the current zoning allows a greater height or where the IID Plan's Development Transition Standards as provided in Section 5.12.6.B require less.

b. Street Perimeter Yard.

Street perimeter yard requirements may be reduced or waived if when the PDS Director determines that the request is consistent with the Major Streets and Route Plan, unless unless modified by the Director of the Transportation Department, Tucson Department of Transportation Director, and and there is adequate sight visibility, no traffic safety issue is created, and complies with the standards of Section 5.12.86.BB, Development Transition Standards, when applicable.

2. Section 7.4, Motor Vehicle & Bicycle Parking;

Exceptions:

a. Parking

Parking, as required by Section 7.4, Motor Vehicle and Bicycle Parking, Parking may be reduced up to 25 percent. Parking may be decreased by more than 25 percent per an written agreement with the Park Tucson, City's Parking Authority or in accordance with Section 7.4.5.A, Individual Parking Plan (IPP), if if the analysis and findings show the proposed parking is adequate. The Individual Parking Plan (IPP) may be requested for all uses permitted in the GIS.

b. Location

Parking may be provided by any one of the following options or by a combination of the following options:

- (1) On-site;
- (2) Off-site within 1/4 of a mile of the project site through a shared parking agreement with the City;
- (3) With the approval of the Department of Transportation, proposals for non-residential uses may provide up to five on-street spaces on a collector or arterial street, On-street on the same side of the street as the proposed use up to five spaces on a collector or arterial street per approval by the City's Transportation Department; or
- (4) An in-lieu fee per ana written agreement with the City's Parking Authority Park Tucson,

c. Accessible Parking and Bicycle Facilities.

- (1) The number and location of accessible parking spaces required by the City of Tucson's adopted Building Code
- (2) Accessible parking and bicycle facilities shall not be reduced or eliminated and shall be based on the number of motor vehicle parking spaces required prior to any modification.

d. Pedestrian Access

Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the accessibility standards of the City of Tucson's adopted Building Code.

3. Section 7.5, Off-Street Loading;

Exceptions:

a. Off-street loading zone standards may be reduced or waived if PDSD determines that no traffic safety issue is created.

b. Solid Waste Collection

On-site refuse collection container standards governing access, type, and location may be modified if the Department of Environmental Services determines that no public health or traffic safety issue is created.

4. Section 7.6, Landscaping and Screening.

Exceptions:

a. ~~The MDR process shall not be used to modify Section 7.7, Native Plant Preservation may not be modified.~~

b. ~~Except as required by Section 5.12.86.BB, Development Transition, a complete or partial exception to Section 7.6, Landscaping and Screening Standards, may be granted if when shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.6.AA.2. The landscaping requirement may also be waived by the PDSD Director based on a finding that the waiver is necessary to preserve the prevailing historic setback.~~

c. ~~Any or more of the following types of landscaping and improvements may be used to comply with this section:~~

(1) ~~Existing landscaping;~~

(2) ~~Shade trees in the right-of-way;~~

(3) ~~Green walls or green roofs; and/or~~

(4) ~~Shade structures, such as awnings.~~

D. ~~GIS Land Uses~~

1. ~~A proposed use shall be permitted by the underlying zone and shall be limited to proposals with one or more of the following uses: Administrative and Professional Office; Alcoholic Beverage Service; Civic Assembly; Craftwork; Cultural; Educational Use; Instructional School; Educational Use; Postsecondary Institution; Entertainment; Attached Residential; Multifamily~~

~~Residential; Food and Beverage Sales; Food Service; General Merchandise Sales; Mixed Use (a combination residential and other uses listed in this section); Personal Service; and Travelers' Accommodation, Lodging. An IID proposal for a use not listed above may be allowed if the proposed use is permitted by the underlying zone and if the PDSO Director deems the proposed use to be in accordance with Section 5.12.1, Purpose;~~

5.12.105. DOWNTOWN CORE SUBDISTRICT (DCS)

A. Permitted Uses.

~~Permitted uses of the underlying zoning;~~ Permitted uses in the DCS are those uses permitted in the GIS in Table 5.12-GIS-1, Section 5.12.9.A.

B. Standards.

Development within the DCS must comply with all of the following:

- ~~1. Maximum building height may be increased up to 60 feet unless the current zoning allows a greater height or where the approved IID Plan's Development Transition Element requires less.~~
- ~~2. When provided, landscaping shall be in accordance with the City's drought-tolerant plant list;~~
- ~~3. Demolition and facade alteration standards and review requirements of Sections 5.11.7 and 5.11.8 of the Rio Nuevo District;~~
- ~~4. Bicycle parking shall be provided when motor vehicle parking is provided. The required number of bicycle parking spaces may be reduced when bicycle parking is required per this section; and;~~
- ~~5. Where applicable, applicants are strongly encouraged to comply with Section 7.7, Native Plant Preservation.~~
- ~~6. In the underlying I-1 and I-2 Zone, uses permitted in the DCS under Sub-section A above are limited to a maximum 75 foot building height.~~

CB. Exemptions

~~Except as provided in this section, development within the DCS is exempt from the following standards unless the PDSO Director makes a finding that public safety and health would be jeopardized:~~

- ~~1. Section 5.4, Major Streets and Routes Setback Zone;~~
- ~~2. Section 5.11, Rio Nuevo District, except as provided in Section 5.12.5, DCS Standards;~~
- ~~3. Minimum perimeter yard standard as provided in Section 6.3, except when required by Section 5.12.6.B, Development Transition;~~
- ~~4. Maximum lot coverage standard as provided in Section 6.3;~~
- ~~5. Minimum lot size standard as provided in Section 6.3,~~

6. Section 7.4, Motor Vehicle and Bicycle Parking, except as provided in Section 5.12.105.B.4A.5;
7. Section 7.5, Off-Street Loading;
8. Section 7.6, Landscaping and Screening Standards, except as required by Section 5.12.6.B, Development Transition Standards; and,
9. Section 7.7, Native Plant Preservation, except when the property includes a drainage corridor where native plants are present or when the property is adjacent to a drainage corridor and remnant native plants are present on the project site.

DC. Other Permitted Modifications

1. Pedestrian Access

Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the City of Tucson's adopted Building Code.

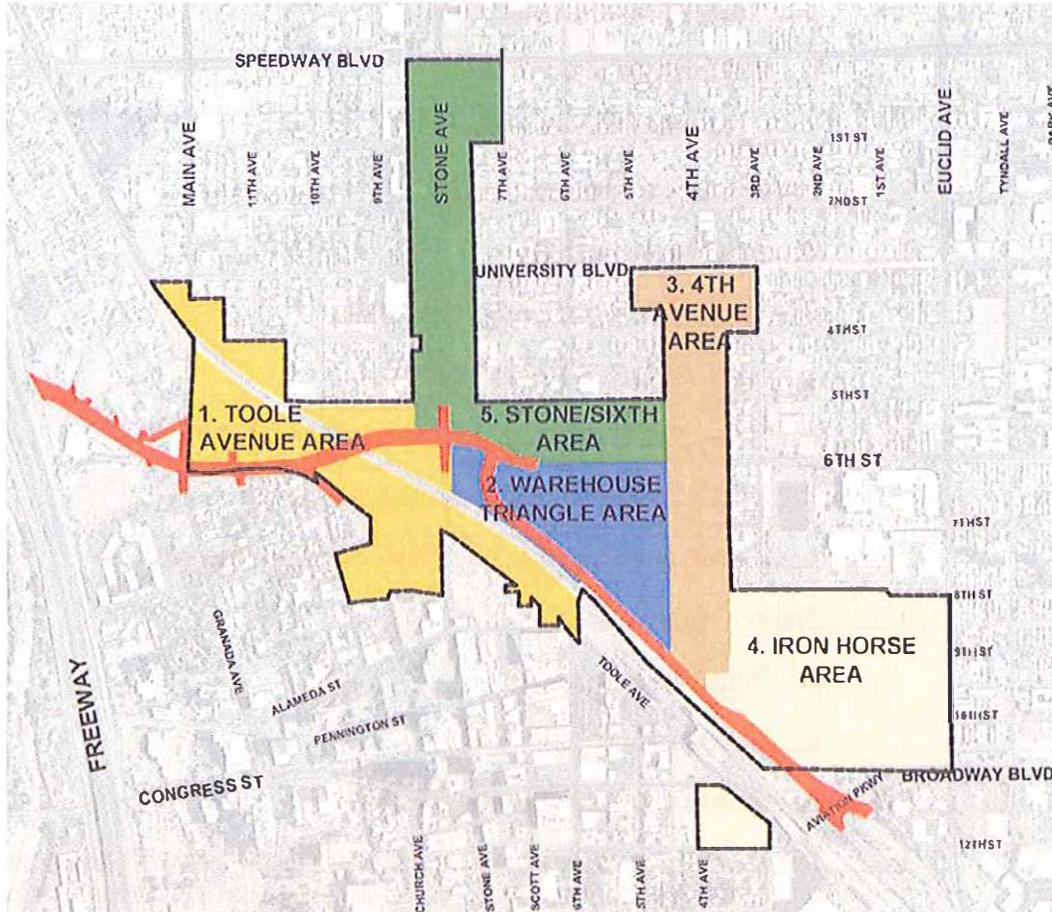
2. Solid Waste Collection

On-site refuse collection container standards governing access, type, and location may be modified if the Environmental Services Department determines that no public health or traffic safety issue is created.

5.12.11 DOWNTOWN LINKS SUBDISTRICT

FIGURE 5.12-DLS-A

MAP OF DOWNTOWN LINKS DISTRICT



LEGEND

- 1. Toole Avenue Area
- 2. Warehouse Triangle Area
- 3. 4th Avenue Area
- 4. Iron Horse Area
- 5. Stone/Sixth Street Area

- Downtown Links Subdistrict
- Downtown Links Roadway (Under Construction)

SCALE 1" = 1000'



A. DLS Areas and Sub-Areas

The DLS is divided into the following Areas:

1. Toole Avenue Area (TAA)
 - a. Toole Avenue Sub-Area (TAS)
 - b. UA Annex Sub-Area (UAS)
 - c. El Presidio Sub-Area (EPS)
2. Warehouse Triangle Area (WTA)
3. Fourth Avenue Area (FAA)
 - d. Fourth Avenue Historic Sub-Area (FHS)
 - e. Fourth Avenue Sub-Area (FAS)
4. Iron Horse Area (IHA)
 - f. Iron Horse Mixed Use Sub-Area (IHA-MS)
 - g. Iron Horse Low Density Residential Sub-Area (IHA-RS)
5. Stone/Sixth Area (SSA)
 - h. Stone Sub-Area (STS)
 - i. Sixth Street Sub-Area (SSS)

B. Required Development Standards and Notations

1. Required use and development standards in the DLS Sub-Areas are set forth in the Tables and Diagrams for each DLS Area. Uses that are similar in nature and intensity as those listed may be permitted by Special Exception through the procedures for Special Exceptions in Section 4.3.1, provided the PDSD Director finds the proposed use to be in accordance with Section 5.12.1, Purpose.
2. The numbers in the Tables following a use or a standard correspond to the specific requirements of that use or standard (see Tables in each Sub-Area)
3. The letters in the Tables correspond to the letters in the Diagrams in each Sub-Area.
4. All illustrations and Figures used in the DLS are not regulatory and are included only for illustrative purposes.

C. Permitted Uses

Permitted land uses under the DLS zoning option are shown in Table 5.12-DLS-1 for each DLS Area; Use Specific Standards for Table 5.12-DLS-1 are listed below.

1. In the UAS all land uses must comply with the standards as set forth in the I-1 underlying zoning except that residential uses for C-3 zoning are also allowed. Automotive service uses are not permitted.
2. Uses similar in nature and intensity to the uses permitted in the DLS may be permitted as a Special Exception land use pursuant to the Special Exception Process under 3.4.2 recommendation.

| TABLE 5.12-DLS-1 | | | | | | | | | |
|--|--|-------------------|-------------------|-------------------|-------------------|----------------------|---------------|-------------------|-------------------|
| PERMITTED USES | | | | | | | | | |
| LAND USE TYPE | PERMITTED USES IN THE FOLLOWING DLS AREAS | | | | | | | | |
| | TAS | UAS | EPS | WTA | FAA | IHA-MS | IHA-RS | STS | SSS |
| COMMERCIAL SERVICES GROUP | | | | | | | | | |
| <u>Administrative and Professional Offices</u> | P | P | P | P | P | P (1) | - | P | P |
| <u>Alcoholic Beverage Sale</u> | P | P | P | P | P | P (1) | - | P | P |
| <u>Animal Services</u> | P (2) | P (2) | P (2) | P (2) | P (2) | P (2) | - | P (2) | P (2) |
| <u>Commercial Recreation</u> | P (3) | P (3) | P (3) | P (3) | P (3) | - | - | P (3) | P (3) |
| <u>Day Care</u> | P | P | P | P | P | P (1) | - | P | P |
| <u>Entertainment</u> | P (3) | P (3, 4) | P (3, 4) | P (3, 4) | P (3, 4) | - | - | P (3, 4) | P (3, 4) |
| <u>Financial Services</u> | P (5, 6) | P (5, 6) | P (5, 6) | P (5, 6) | P (5, 6) | P (1, 5, 6) | - | P (1, 5, 6) | P (5, 6) |
| <u>Food Service</u> | P (7, 8) | P (7, 8) | P (7, 8) | P (7, 8) | P (7, 8) | P (1, 7, 8) | - | P (1, 7, 8) | P (7, 8) |
| <u>Medical Services - Outpatient</u> | P (9) | P (9) | P (9) | P (9) | P (9) | P (9) | - | P (9) | P (9) |
| <u>Parking</u> | P | P (12) | P (12) | P (12) | - | - | - | P | P (12) |
| <u>Personal Services</u> | P | P | P | P | P | P (1) | - | P | P |
| <u>Research and Product Development</u> | P (10) | P (10) | P (10) | P (10) | P (10) | P | - | P (10) | P (10) |
| <u>Technical Services</u> | P | P | P | P | P | - | - | P | P |
| <u>Trade Service and Repair- Minor</u> | P | P | P | P | P | P (1) | - | P | P |
| <u>Transportation Service- Land Carrier</u> | P (11) | P (11) | P (11) | P (11) | P (11) | - | - | P (11) | P (11) |
| <u>Travelers Accommodations, Lodging</u> | P (13) | P (13) | P (13) | P (13) | P (13) | P (1, 13, 14) | - | P (13) | P (13) |
| RETAIL USE GROUP | | | | | | | | | |
| <u>Food and Beverage Sales</u> | P (5) | P (5) | P (5) | P (5) | P (5) | P (1, 5, 18) | - | P (5) | P (5) |
| <u>General Merchandise Sales</u> | P (5, 15, 16, 17) | P (5, 15, 16, 17) | P (5, 15, 16, 17) | P (5, 15, 16, 17) | P (5, 15, 16, 17) | P (1, 5, 15, 16, 17) | - | P (5, 15, 16, 17) | P (5, 15, 16, 17) |
| <u>Vehicle Rental</u> | P (12) | P (12) | P (12) | P (12) | P (12) | - | - | P (12) | P (12) |

| TABLE 5.12-DLS-1 | | | | | | | | | |
|--|--|------------|------------|------------|------------|---------------|---------------|------------|------------|
| PERMITTED USES | | | | | | | | | |
| LAND USE TYPE | PERMITTED USES IN THE FOLLOWING DLS AREAS | | | | | | | | |
| - | TAS | UAS | EPS | WTA | FAA | IHA-MS | IHA-RS | STS | SSS |
| CIVIC USE GROUP | | | | | | | | | |
| Civic Assembly | P | P | P | P | P | P | - | P | P |
| Cultural Use | P | P | P | P | P | P | - | P | P |
| Educational Use - Postsecondary Institution or Instructional School | P | P | P | P | P | - | - | P | P |
| Membership Organization | P | P | P | P | P | - | - | P | P |
| Postal Services | P | P | P | P | P | P | P | P | P |
| Religious Use | P | P | P | P | P | P | P | P | P |
| Protective Services | P | P | P | P | P | P | - | P | P |
| RECREATIONAL USE GROUP | | | | | | | | | |
| Parks and Recreation | P (3) | P (3) | - | P (3) | P (3) | P (20) | P (20) | P (3) | P (3) |
| RESIDENTIAL USE GROUP | | | | | | | | | |
| Family Dwelling | P (28) | P (28) | P (28) | P (28) | P (28) | P (28) | P | P (20) | P (28) |
| Group Dwelling | P | P | P | P | P | - | - | P | P |
| Artist Studio/Res. | P (19) | P (19) | P (19) | P (19) | P (19) | P (19) | P (19) | P (19) | P (19) |
| Residential Care Services- Adult Care Service or Physical or Behavioral Health | P (21, 23) | P (21, 23) | P (21, 23) | P (21, 23) | P (21, 23) | P (21, 23) | - | P (21, 23) | P (21, 23) |
| Residential Care Services/ Rehabilitation Services | P (22) | P (22, 23) | P (22, 23) | P (22, 23) | P (22, 23) | P (1, 22, 23) | - | P (22, 23) | P (22, 23) |
| Home Occupation | P (24) | P (24) | P (24) | P (24) | P (24) | P (24) | P (24) | P (24) | P (24) |

| TABLE 5.12-DLS-1 | | | | | | | | | |
|--|--|---------------|---------------|---------------|---------------|------------------|---------------|---------------|---------------|
| PERMITTED USES | | | | | | | | | |
| LAND USE TYPE | PERMITTED USES IN THE FOLLOWING DLS AREAS | | | | | | | | |
| | TAS | UAS | EPS | WTA | FAA | IHA-MS | IHA-RS | STS | SSS |
| <u>Perishable Goods Manufacturing - Microbrewery</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | - | <u>P</u> | <u>P</u> |
| <u>Precision Manufacturing</u> | <u>P (25)</u> | <u>P (25)</u> | <u>P (25)</u> | <u>P (25)</u> | <u>P (25)</u> | - | - | <u>P (25)</u> | <u>P (25)</u> |
| <u>Primary Manufacturing</u> | <u>P (25)</u> | <u>P (25)</u> | <u>P (25)</u> | <u>P (25)</u> | <u>P (25)</u> | - | - | <u>P (25)</u> | <u>P (25)</u> |
| <u>Salvaging or Recycling</u> | <u>P (27)</u> | <u>P (27)</u> | <u>P (27)</u> | <u>P (27)</u> | <u>P (27)</u> | <u>P (1, 27)</u> | <u>P (27)</u> | <u>P (27)</u> | <u>P (27)</u> |

B. Use Specific Standards for Table 5.12-DLS-1:

1. Permitted only on Ninth Street in the IHA-MS. Permitted only in Stone Avenue in STS.
2. The use must be entirely contained in the interior of the building and is not permitted in any yard or patio.
3. Large recreational facilities of more than 25,000 sq. ft. of floor area (including gross floor area and any outside areas providing service to the public) are not allowed.
4. Circuses, carnivals, or tent shows are not allowed.
5. Drive-through services are not allowed.
6. Non-chartered financial institution facilities, such as payday loan facilities are not allowed.
7. Drive-in and drive-through restaurants are not allowed.
8. Soup kitchens are not allowed.
9. Blood donor centers are not allowed.
10. Only scientific, non-industrial type of research and development is allowed.
11. The use is limited to public transit stops.
12. No surface parking lots. Vehicle parking must be located in a structure.
13. Hotels may not provide individual room access from the exterior of the building.
14. Limited to Bed & Breakfast only. Permitted for up to 20 guests for a maximum of 14 days. No more than 20 sleeping rooms may be used by guests. Meals may be served only to guests staying at the facility. Separate cooking facilities in guest rooms are prohibited.

15. Display or storage of fertilizer, manure, or other odorous material is not allowed.
16. Gas stations are not allowed.
17. Motor vehicle sales are not allowed.
18. No alcoholic beverage sales.
19. Adequate measures required to assure the health, safety and welfare of the occupants or adjacent residents' property in relation to any industrial process, use or storage. Additionally, appropriate building code occupancy separation must be ensured. On-site sale of the artists' products, including occasional shows of the artist' works are permitted secondary uses.
20. Limited to Neighborhood Parks Recreation. In addition to Chapter 5, Section 601-603, Tucson Outdoor Lighting Code, any outdoor lighting associated with the use must be located and directed to eliminate glare toward streets and adjoining residential areas.
21. Care is permitted for a maximum of 20 residents.
22. Care is permitted for a maximum of 10 residents.
23. If licensing is required by the state of Arizona for the use, proof of such licensure must be provided.
24. Permitted as an accessory use to a Family Dwelling, excluding Day Care and Traveler's Accommodation Lodging. The use may not create any nuisance, hazard or other offensive condition, such as that resulting from noise, smoke, dust, odors or other noxious emissions.
25. Permitted as an accessory use to the Commercial Services and Retail use groups, and limited to 50% of the gross floor area.
26. Limited to baked goods and confectionary products manufacturing.
27. Permitted as an accessory land use to religious, commercial services, retail trade use groups and educational use. Salvaging and recycling is limited to recycling collection bins and to empty household product containers, such as, but not limited to, aluminum cans, glass and plastic bottles, and newspaper.
28. For Family Dwelling uses, only Multifamily Dwelling Developments are allowed.
29. Group Dwellings require Mayor and Council approval pursuant to Section 3.4.4 Mayor and Council Special Exception Procedure.

C. Loading, Solid Waste, Landscaping and Screening

Loading and solid waste collection and landscaping and screening requirements in the Toole Avenue Area, Warehouse Triangle Area, Fourth Avenue Area, Iron Horse Area and the Stone/Sixth Area are set forth in Table 5.12-DLS-2.

| TABLE 5.12-DLS-2 | |
|--|---|
| LOADING AND SOLID WASTE | USE SPECIFIC REQUIREMENTS |
| <p><u>Loading requirements must comply with UDC section 7.5 et seq. for land use group or class. (1)</u></p> | <p><u>1. Off-street loading zone requirements may be reduced or waived if the Dept. of Transportation determines that no traffic safety issue is created.</u></p> <p><u>2. On-site refuse collection container requirements governing access, type, and location may be modified if the Environmental Services Dept. determines that no public health or traffic safety issues are created. Group solutions (multiple site, multiple owners) to refuse collection are encouraged.</u></p> |
| <p><u>Solid waste collection requirements must comply with COT Administrative Manual Section 8.01 et seq. for solid waste. (2)</u></p> | |
| LANDSCAPING AND SCREENING | |
| <p><u>A complete or partial exception to the landscaping and screening requirements in UDC Section 7.6 may be granted by the PDSD Director, if shade, such shade as along sidewalks, pedestrian circulation paths or outdoor patios, is provided for pedestrians and customers in accordance UDC Section 5.12.6.A.2 (IID). Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalk is allowed if no safety hazard is created. All pedestrian access must conform to the accessibility standards of the City of Tucson's Building Code.</u></p> | |

D. Visual Access and Solar Exposure

1. Visual access and solar exposure requirements in the Downtown Links Sub district are set forth in Figure 5.12-DLS-B and Table 5.12-DLS-3.
2. The requirements of this section may be waived by the PDSD Director under the following circumstances:
 - a. Where the adjacent lot is vacant; or
 - b. If the adjacent property owners waive the requirement; or
 - c. If the adjacent lot is developed with a non-residential building.

FIGURE 5.12-DLS-B

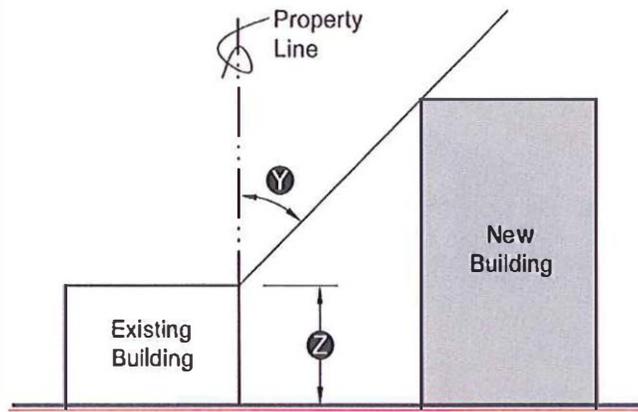


TABLE 5.12-DLS-3

| VISUAL ACCESS STANDARDS | | SPECIFIC REQUIREMENTS |
|--|---------------|------------------------------|
| Angle of Influence (1) | 45 Degrees | Y |
| Default Height of adjacent building (1) | 20 Ft. | Z |
| SOLAR EXPOSURE | | |
| Maximum Glass on East and West | 50% of Façade | - |
| Minimum shade on East and West glass (2) | 50% | - |
| Maximum glass on North and South | Unlimited | - |
| Minimum shade on North and South glass | 0% | - |

E. Historic Preservation

The maps included in this document attempt to show the “contributing” or “eligible” properties from information available as of June 2014. It is the responsibility of each applicant for this zoning option to verify the current eligibility status of the property in question with the City of Tucson Office of Historic Preservation.

F. Downtown Links Roadway

Development under the downtown links sub district portion of the UDC is prohibited within the right-of-way of the future downtown links roadway project. Preliminary location of future right-of-way is depicted on sub area maps – review with COT DSD staff at time of initial planning.

5.12.12 TOOLE AVENUE AREA (TAA)

Toole Avenue Sub-Area

The intent of this zone is to allow for and encourage development of northern Toole Avenue as per the Historic Warehouse Arts District Masterplan. Incentives offered under the Downtown Core Sub district of the infill incentive zone such as exemptions from MS&R setback, perimeter yards, lot coverage, floor area ratio, parking and landscape screening requirements are

included under this zone. Additionally, residential development (not currently allowed in the underlying I-1 zone) shall be permitted.



UA Annex Sub-Area

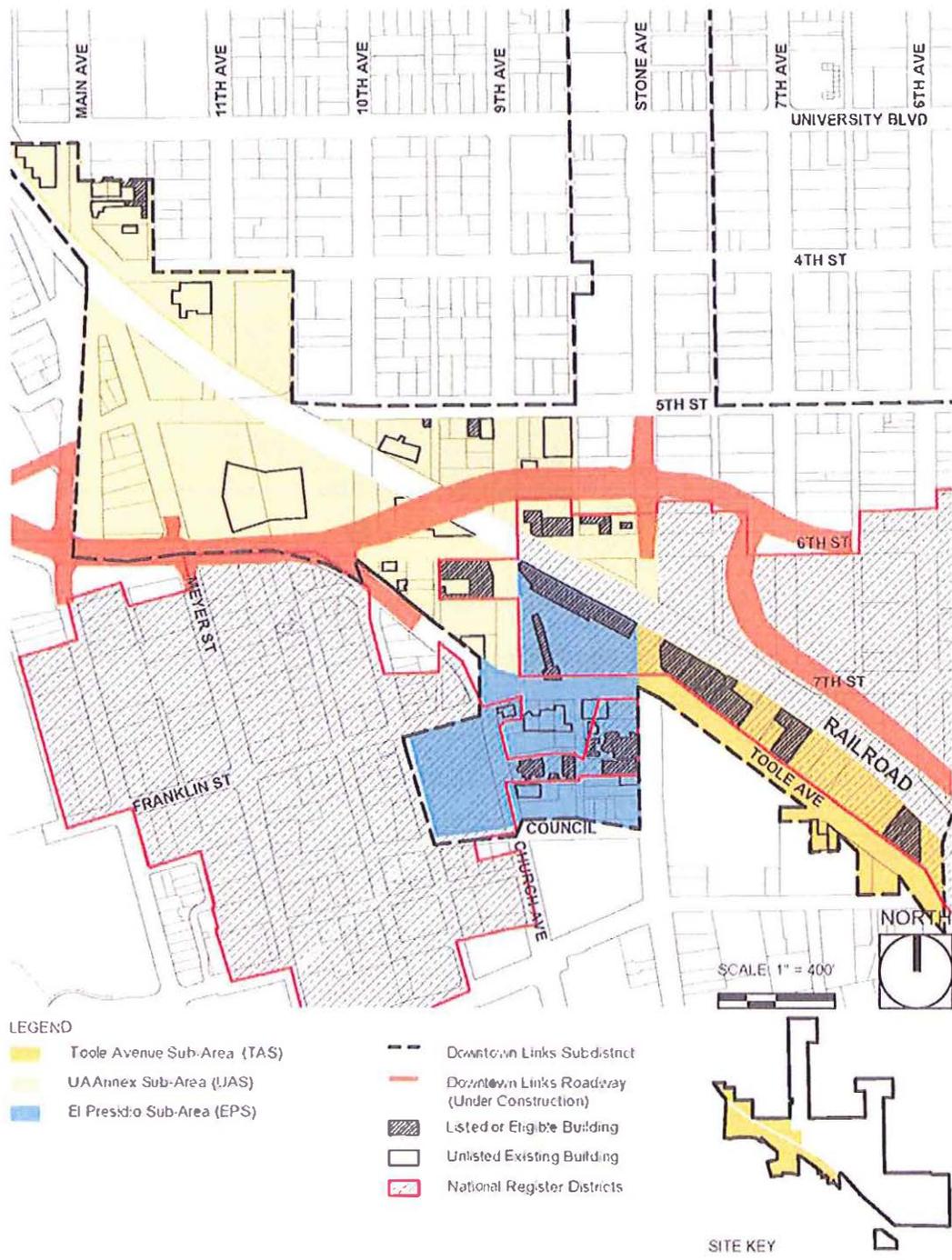
The intent of this zone is to allow for residential uses in areas that are within the underlying UDC I-1 zoning, as well as to allow for parking incentives.

El Presidio Sub-Area

The intent of the El Presidio Area is to encourage development within the sensitive historic neighborhood of El Presidio. Specific building heights and setbacks have been mapped out to encourage density within the historic context. Other incentives include breaks in parking, lot coverage and floor area ratios.



FIGURE 5.12-TAA-A
MAP OF TOOLE AVENUE AREA AND SUB-AREAS



A. Toole Avenue Sub-Area (TAS)

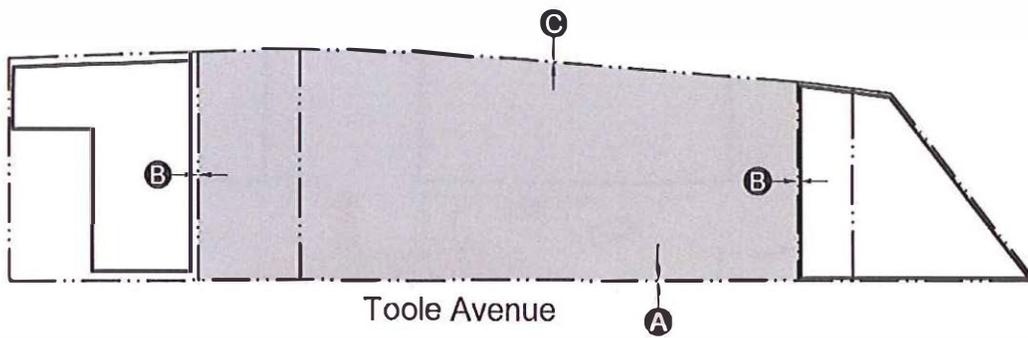
1. Standards

Figure 5.12-TAA-A shows the boundaries of the TAA and its sub-areas. Toole Avenue Sub-Area zoning regulations contained herein may be used in lieu of UDC Zoning.

2. Building Placement

Building placement and setback requirements in the TAS are as shown in Figure 5.12-TAS-A and Table 5.12-TAS-1.

FIGURE 5.12-TAS-A



Key
 ——— Property Line ■ Allowable Building Area
 - - - - - Build-to Line

TABLE 5.12-TAS-1

TOOLE AVENUE SUB-AREA STANDARDS

| BUILDING PLACEMENT STANDARDS | | SPECIFIC REQUIREMENTS |
|--|----------------|---|
| <u>Build to Line (Distance from Property Line) (1)</u> | - - | <u>1. At Build to Lines, 75% of the new building frontage must be located at or near these lines. Build to Requirements apply when shown and only when the new building footprint exceeds 25% of site area. The Build to Line is to help define an urban street edge.</u> |
| <u>Street Side (Toole Ave.)</u> | <u>0 Ft. A</u> | |
| <u>Setback (Distance from Property Line)</u> | - - | |
| <u>Side Yard</u> | <u>0 Ft. B</u> | |
| <u>Rear Yard</u> | <u>0 Ft. C</u> | |

1. Building Heights, Floor Uses

Building height and floor use requirements in the TAS are as shown in Figure 5.12-TAS-B and Table 5.12-TAS-2.

FIGURE 5.12-TAS-B

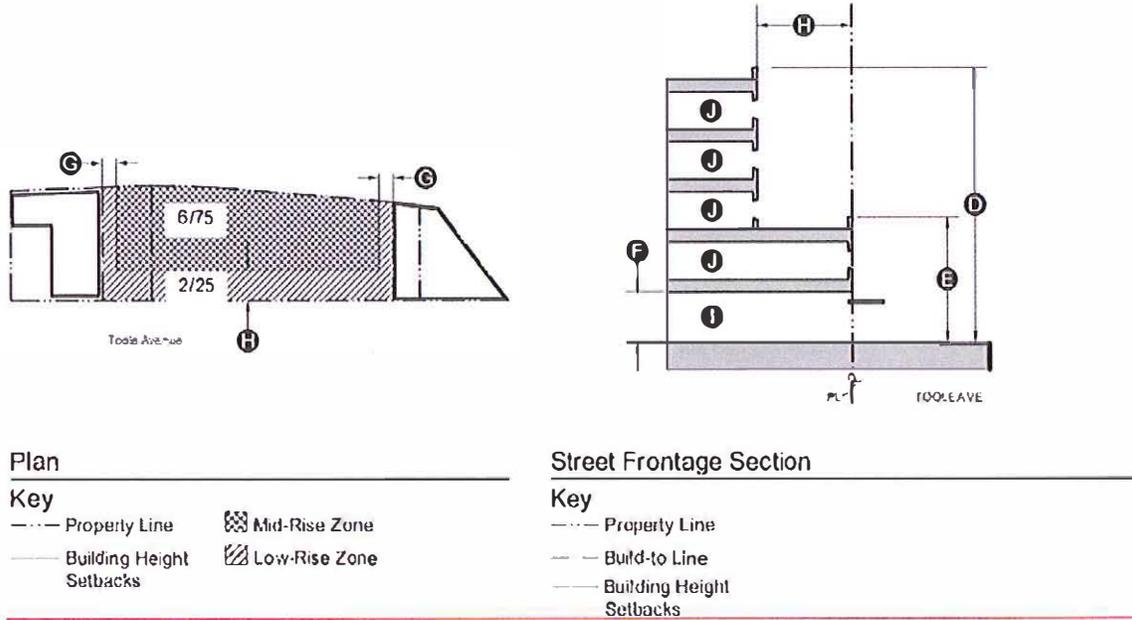


TABLE 5.12-TAS-2

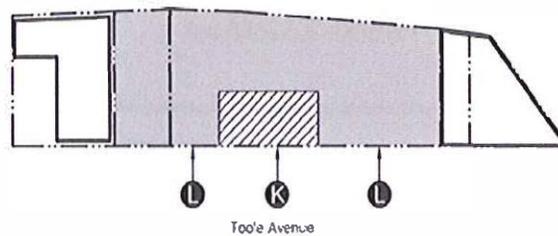
TOOLE AVENUE SUB-AREA STANDARDS

| BUILDING HEIGHT STANDARDS | | SPECIFIC REQUIREMENTS |
|---|--|--|
| Mid-Rise Building Height (1) | Six stories with a maximum height of 75 feet. D | 1. Mid-Rise building height is 6 Stories or 75 Ft. (D) from the midrise setbacks (G, H). 2. All new construction shall have scale-defining architectural elements or details at first two levels. 3. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades. 4. No parking on the ground floor. 5. First floor level to be differentiated in form from upper levels. |
| Low-Rise Building Height | Two stories with a maximum height of 25 feet E | |
| First Floor Ceiling | 12 Ft. Min Clearance F | |
| Building Height Setbacks (distance from property line) | | |
| Mid-Rise Side Yard Setback | 20 Ft. G | |
| Mid-Rise Street Side Setback | 40 Ft. H | |
| FLOOR USES | | |
| Ground Floor (2,3,4,5) | Commercial Services or Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if the uses meets the street level activity goal. I | |
| Upper Floors | Residential or Commercial Services J | |

3. Lot Coverage, Open Space, Pedestrian Access

Lot Coverage, Open Space and Pedestrian Access requirements in the TAS are as shown in Figure 5.12-TAS-C and Table 5.12-TAS-3.

FIGURE 5.12.2-TAS-C



Plan

Key

- - - Property Line
- - - Build-to Line
- Building Footprint (Example Only)
- ▨ Open Space (Example Only)

TABLE 5.12-TAS-3

TOOLE AVENUE SUB-AREA STANDARDS

| OPEN SPACE STANDARDS | | SPECIFIC REQUIREMENTS |
|---|--------------------------------------|--|
| Lot Coverage | - | 1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking. |
| Maximum Lot Coverage (1) | 100% | |
| Open Space | - | 2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable |
| Open Space at Multi-Unit Dwellings (2,3,4) | 30 Sq. Ft./DU or 20% of Lot Area (7) | 3. Usable open space may be any combination of private and common space. |
| - | - | |
| Open Space Non-Residential (2,3,4) | Min. of 30% of Lot Area | 4. Parking may not be counted as open space. |
| Minimum Landscape Area | 50% of Open Space (8) | |
| Pedestrian Access (5) | - | 5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation. |
| Pedestrian Access to Open Space | Required | K |
| Main Entrance Location (6) | Primary Street (Toole Ave.) | L |
| - | - | |
| - | - | 7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater. |
| - | - | |
| - | - | 8. Minimum landscape requirement applies only to common area open space. |
| - | - | |

4. Building Massing Standards

Building Massing Standards in the TAS are as shown in Figure 5.12-TAS-D and Table 5.12-TAS-4. The Building Massing Standards apply to all Sub-area in the Toole Ave. Area

FIGURE 5.12-TAS-D

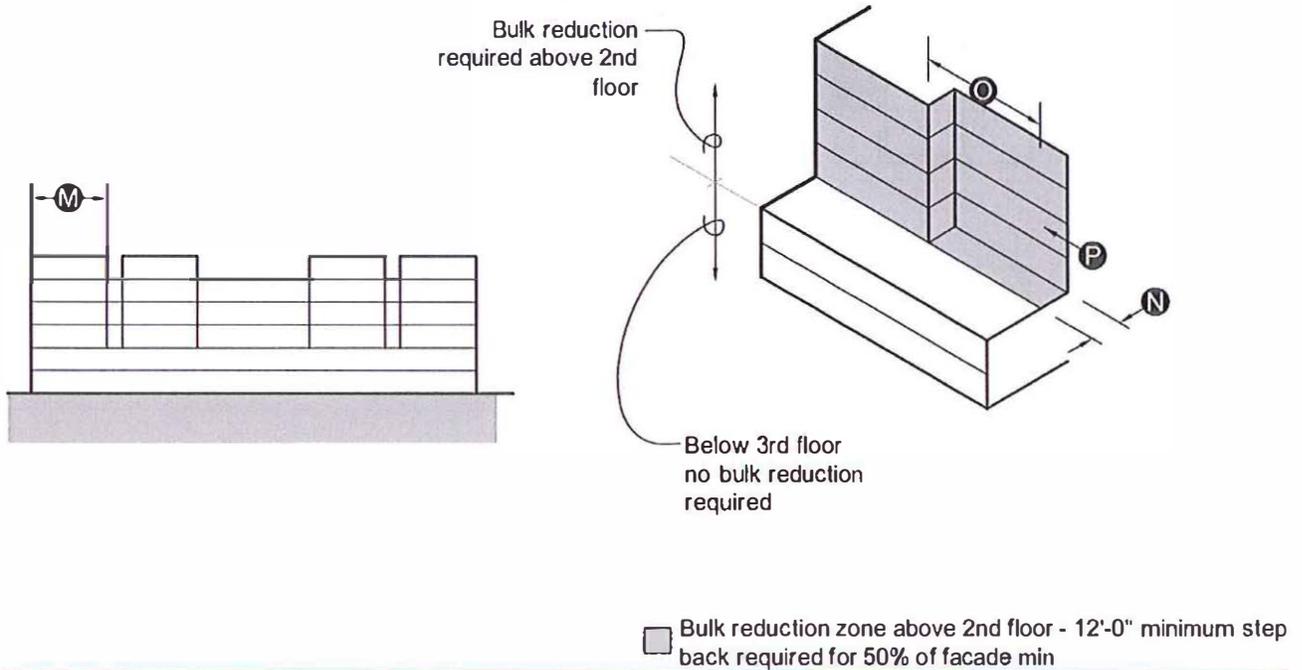


TABLE 5.12-TAS-4

TOOLE AVENUE SUB-AREA STANDARDS

| BUILDING MASSING STANDARDS | | SPECIFIC REQUIREMENTS |
|------------------------------------|----------------------------|------------------------------|
| Articulation | - | - |
| Maximum unbroken building mass (1) | 50 Ft. Max. | M |
| Bulk Reduction (High Rise) | - | - |
| Bulk Reduction Setback (2) | 12 Ft. Min. | N |
| Bulk Reduction Required Area | 50% of Façade | O |
| Bulk Reduction Zone | Required Above Fifth Floor | P |

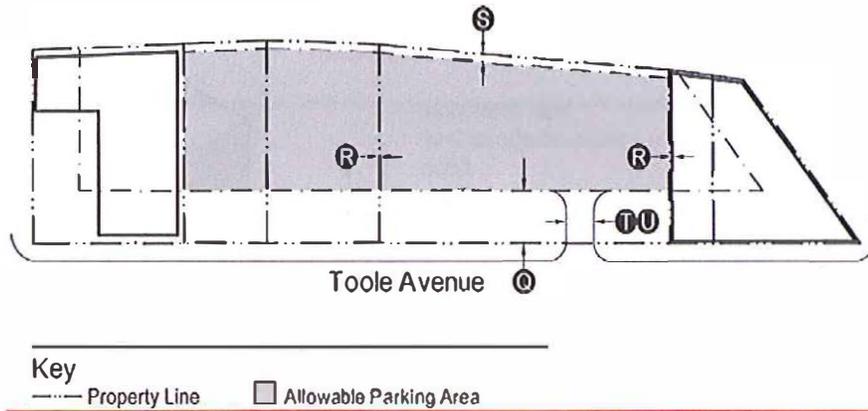
1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (K) and should include a variety of façades.

2. A step-back bulk reduction area a minimum of 12 ft. in depth (N) is required for at least 50% of the façade (O). No bulk reduction is required below the third floor. See figures above.

5. Parking Standards

Parking requirements in the TAS are as shown in Figure 5.12-TAS-E and Table 5.12-TAS-5.

FIGURE 5.12-TAS-E



| TABLE 5.12-TAS-5 | | | |
|---|---|------------------------------|---|
| TOOLE AVENUE SUB-AREA STANDARDS | | | |
| PARKING | | SPECIFIC REQUIREMENTS | |
| Location (Distance from Property Line) | - | - | <p>1. No off-street parking is required for commercial uses. Residential uses are required to provide 1 space per unit and parking must be unbundled from residential lease or sale. Further reduction in on-site parking can be achieved by: a one-time in lieu fee of \$5000 to Park Wise per space not provided, leased spaces from an off-site location, or an on-site car-share program.</p> <p>2. Required accessible spaces and bicycle facilities may not be reduced or eliminated and must be based on the number of motor vehicle parking spaces required prior to modification pursuant this section.</p> <p>3. Accessible spaces may be provided 1) on-site, 2) off-site within one-quarter of a mile of the project site through a shared parking agreement, or 3) on street on the same side of the street up to five spaces.</p> <p>4. Parking access lanes are limited to one drive per street.</p> |
| Street Setback | 20 Ft. | Q | |
| Side Setback | 0 Ft. | R | |
| Rear Setback | 5 Ft. | S | |
| Required Spaces | - | - | |
| Off-street (1) | Commercial = 0 | - | |
| - | Residential = 1/DU | - | |
| Accessible (2,3) | Compliance with the accessible parking requirements in the UDC for the underlying zone. | - | |
| - | - | - | |
| Bicycle Facilities (2) | Compliance with the requirements in the UDC for the underlying zone. | - | |
| - | - | - | |
| Parking Area Access Lanes | - | - | |
| Maximum Allowable Drive Width | 24 Ft. | I | |
| Parking Access Lanes | One Drive Per Street (4) | U | |

B. UA Annex Sub-Area (UAS)

1. Standards.

Figure 5.12-TAA-A shows the boundaries of the TAA and its sub areas. Zoning option standards for the UAS may be used in lieu of underlying UDC zoning.

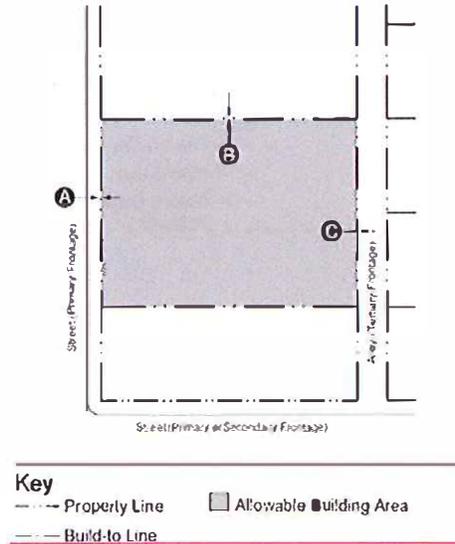
2. Residential Density

Within the UAS the maximum permitted residential density is 100 DU/AC, regardless of commercial use.

3. Building Placement

Building placement requirements in the UAS are as shown in Figure 5.12-UAS-A and Table 5.12-UAS-1.

FIGURE 5.12-UAS-A

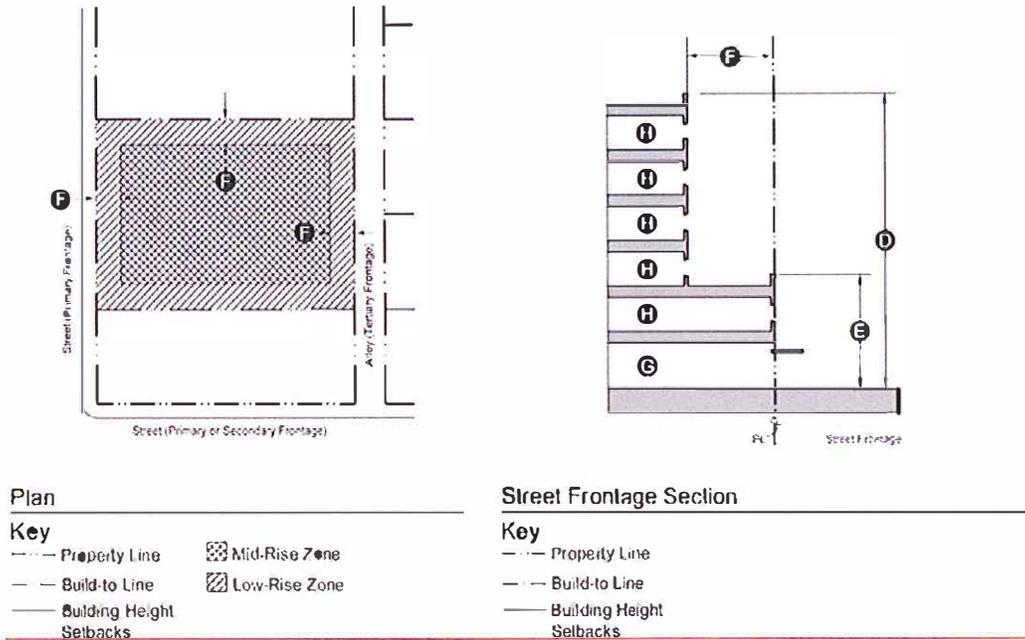


| TABLE 5.12-UAS-1 | | |
|--|---------|--|
| UA ANNEX SUB-AREA STANDARDS | | |
| BUILDING PLACEMENT STANDARDS | | SPECIFIC REQUIREMENTS |
| Build to Line (Distance from Property Line) (1) | - - | 1. At Build to Lines, 75% of the new building frontage must be located at or near these lines. Build to Requirements apply when shown and only when the new building footprint exceeds 25% of site area. The Build to Line is to help define an urban street edge. |
| Street Side | 0 Ft. A | |
| Setback (Distance from Property Line) | - - | |
| Side Yard | 0 Ft. B | |
| Rear Yard | 0 Ft. C | |

4. Building Height, Floor Uses

Building height and floor use requirements in the UAS are as shown in Figure 5.12-UAS-B and Table 5.12-UAS-2.

FIGURE 5.12-UAS-B



| TABLE 5.12-UAS-2 | | |
|---|---|-----------------------|
| UA ANNEX SUB-AREA STANDARDS | | |
| BUILDING HEIGHT STANDARDS | | SPECIFIC REQUIREMENTS |
| Mid-Rise Building Height (1) | Six stories with a maximum height of 75 feet. | D |
| Low-Rise Building Height | Two Stories with a maximum height of 25 feet. | E |
| Building Height Setbacks (distance from property line) | | |
| Mid-Rise Side Setback | 20 Ft. | F |
| FLOOR USES | | |
| Ground Floor (2,3,4,5) | Commercial Services or Retail Trade Uses that encourage street level activity are preferred, but office, retail or other may be used if the use satisfies the street level activity goal. | G |
| Upper Floors | Residential or Commercial Services | H |
| | | |
| | | |
| | | |
| | | |

5. Lot Coverage, Open Space, Pedestrian Access

Lot Coverage, open space and pedestrian access requirements in the UAS are as shown in Figure 5.12-UAS-C and Table 5.12-UAS-3.

FIGURE 5.12-UAS-C

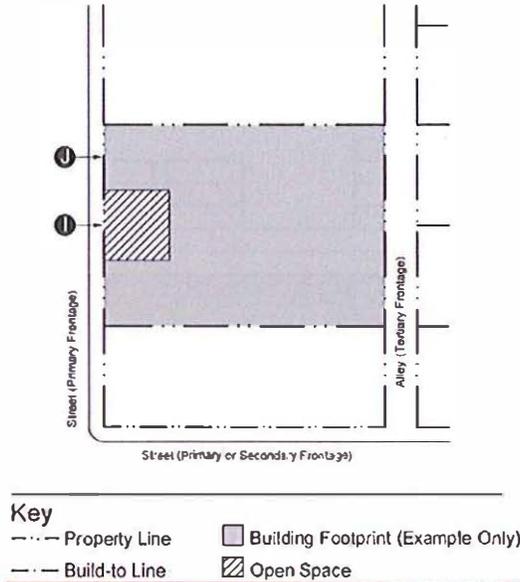


TABLE 5.12-UAS-3

UA ANNEX SUB-AREA STANDARDS

| OPEN SPACE STANDARDS | | SPECIFIC REQUIREMENTS |
|--|--------------------------------------|--|
| Lot Coverage | | 1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking. |
| Maximum Lot Coverage (1) | 100% | |
| Open Space | | 2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable |
| Open Space at Multi-Unit Dwellings (2,3,4) | 30 Sq. Ft./DU or 30% of Lot Area (5) | |
| Open Space Non-Residential (2,3,4) | Min. of 30% of Lot Area | 3. Usable open space may be any combination of private and common space. |
| Minimum Landscape Area | 50% of Open Space (7) | |
| Pedestrian Access | | 4. Parking may not be counted as open space. |
| Pedestrian Access to Open Space | Required | |
| Main Entrance Location (6) | Primary or Secondary Street | 5. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater. |
| - | - | |
| - | - | 6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot. |
| - | - | |
| - | - | 7. Minimum landscape requirement applies only to common area open space. |

6. Building Massing

Building massing requirements in the UAS are as shown in Figure 5.1.2-UAS-D and Table 5.1.2-UAS-4.

FIGURE 5.1.2-UAS-D

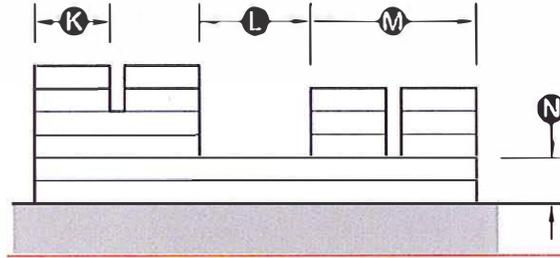


TABLE 5.1.2-UAS-4

UA ANNEX SUB-AREA STANDARDS

BUILDING MASSING STANDARDS

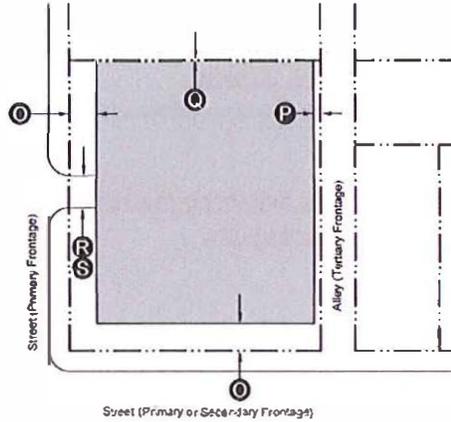
SPECIFIC REQUIREMENTS

| | | | |
|------------------------------------|------------------------------|---|--|
| Articulation | - | - | 1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (M) and should include a variety of facades. |
| Maximum unbroken building mass (1) | 50 Ft. Max. | K | |
| View Corridors | - | - | 2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise (N), and the mid-rise façade may not exceed 4 stories or 50 Ft. (P) in height. On corner lots this requirement applies to one street only. |
| Low-Rise Façade (2) | 25% of Façade Min. | L | |
| Mid-Rise Façade (3) | 150 Linear Ft. Unbroken Max. | M | 3. High-rise facades of more than 150 continuous linear feet (O) must be broken by a mid-rise façade (N) not to exceed 4 stories or 50 Ft. (P) in height as shown in Figure above. |
| Low-Rise Height | 25 Ft. Max or 2 Stories | N | |
| - | - | - | |
| - | - | - | |
| - | - | - | |
| - | - | - | |
| - | - | - | |

7. Parking Standards

Parking Standards in the UAS are as shown in Figure 5.12-UAS-E and Table 5.12-UAS-5 may be used in lieu of underlying use parking.

FIGURE 5.12-UAS-E



Key
 - - - - Property Line □ Allowable Parking Area
 ——— Parking Setbacks

TABLE 5.12-UAS-5

UA ANNEX SUB-AREA STANDARDS

| PARKING | | SPECIFIC REQUIREMENTS |
|---|---|--|
| Location (Distance from Property Line) | - | 1. Street setback is only required at first floor level only for parking. |
| Street Setback (1) | 20 Ft. Q | 2. 60% of UDC parking for commercial uses. Residential uses are required to provide 1 space per unit and parking must be unbundled from residential lease or sale. Further reduction in on-site parking can be achieved by: a one-time in lieu fee of \$5000 to Park Wise per space not provided, leased spaces from an off-site location, or an on-site car-share program. |
| Alley Setback | 5 Ft. P | |
| Side Setback | 0 Ft. Q | |
| Required Spaces | - | |
| Off-street (2) | Commercial = 60% of UDC Residential = 1/DU | 3. Required accessible spaces and bicycle facilities may not be reduced or eliminated and must be based on the number of motor vehicle parking spaces required as per the UDC for the users proposed. |
| Accessible (3,4) | Compliance with the accessible parking requirements in the UDC for the underlying zone. | |
| Bicycle Facilities (3) | Compliance with the requirements in the UDC for the underlying zone. | |
| Parking Area Access Lanes | - | |
| Maximum Allowable Drive Width | 24 Ft. R | 4. Accessible spaces may be provided 1) on-site, 2) off-site within one-quarter of a mile of the project site through a shared parking agreement, or 3) on street on the same side of the street up to five spaces. |
| Parking Access Lanes | 1 Drive/Primary Street (5) S | |
| | - | 5. Parking access lanes are limited to one drive per primary street. |

C. El Presidio Sub-Area (EPS)

1. Standards

Figure 5.12-TAA-A shows the boundaries of the TAA and its sub-areas. In the El Presidio Sub-Area the zoning regulations contained herein may be used in lieu of underlying UDC Zoning.

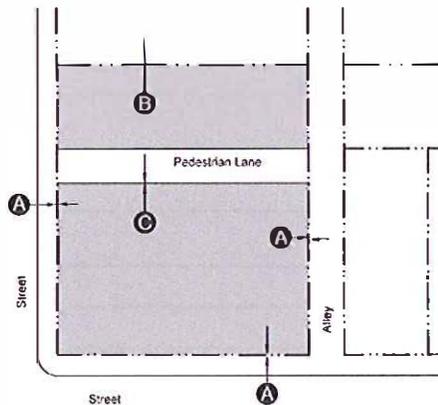
2. Residential Density

Within the El Presidio Sub-Area the residential density shall be 100 DU/AC regardless of commercial use.

3. Building Placement

Building placement and setback requirements in the EPS are as shown in Figure 5.12-EPS-A and Table 5.12-EPS-1.

FIGURE 5.12-EPS-A



Key
 - - - Property Line □ Allowable Building Area
 ——— Building Setbacks

TABLE 5.12-EPS-1

EL PRESIDIO SUB-AREA STANDARDS

BUILDING PLACEMENT STANDARDS

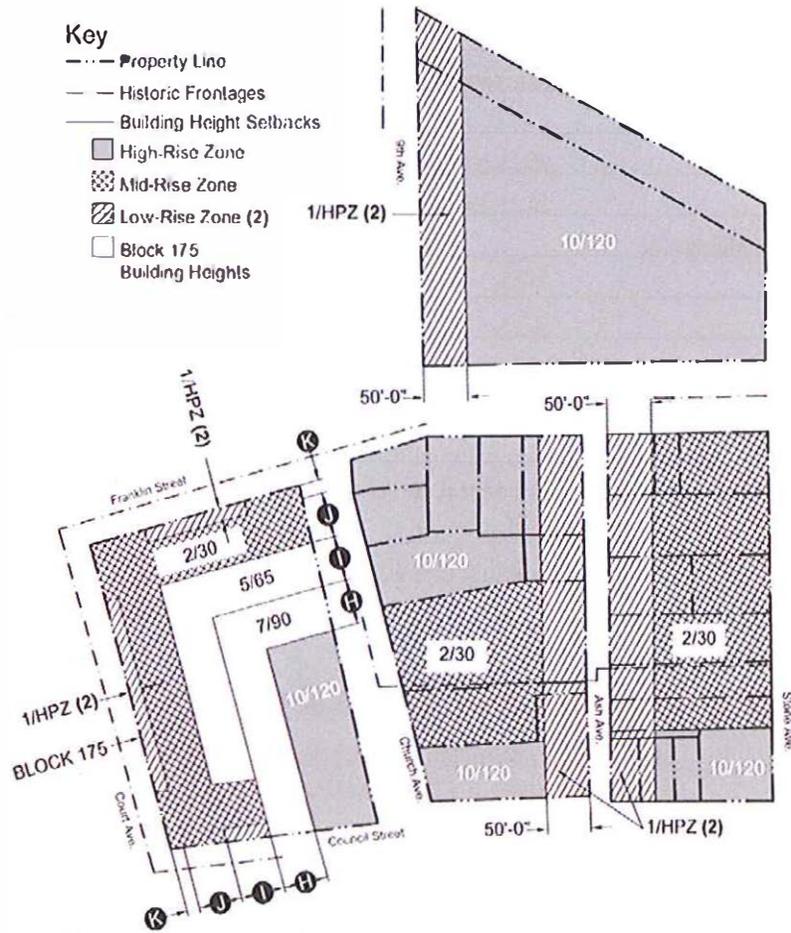
SPECIFIC REQUIREMENTS

| | | |
|--|----------------|---|
| Build to Line (Distance from Property Line) | - - - | 1. Build-to requirements apply to street frontage when building footprint exceeds 25% of lot area. |
| Street or Alley (1,2) | 0 Ft. A | |
| Setback (Distance from Property Line) | - - - | 2. Facades must be built to Build to Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply. |
| Side Yard | 0 Ft. B | |
| Pedestrian Lane | 0 Ft. C | |

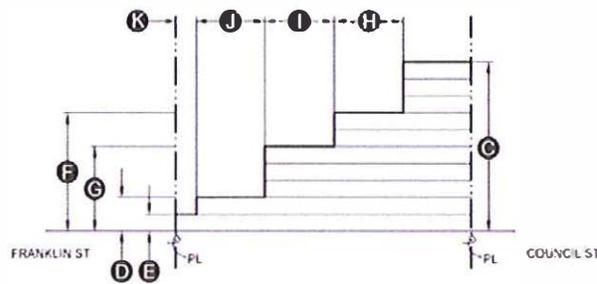
4. Building Heights, Floor Uses

Building heights and floor use requirements in the EPS are as shown in Figure 5.12-EPS-B and Table 5.12-EPS-2.

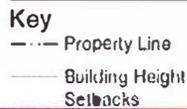
FIGURE 5.12-EPS-B



EL Presidio Subarea Building Heights Plan



North/South Section Thru Franklin and Council



| TABLE 5.12-EPS-2 | | | |
|---|---|----------|--|
| EL PRESIDIO SUB-AREA STANDARDS | | | |
| BUILDING HEIGHT STANDARDS | | | SPECIFIC REQUIREMENTS |
| <u>Maximum Building Height (1)</u> | <u>125 Ft. Max or 10 stories</u> | <u>C</u> | <u>1. Maximum Building Height is 125 Ft. or 10 stories (C). See Figure 5.12-EPS-B for additional height limits and setbacks.</u> |
| <u>Mid-Rise Building Height</u> | <u>30 Ft. Max or 2 Stories</u> | <u>D</u> | |
| <u>Low-Rise Building Height (2)</u> | <u>Consistent with Historic District</u> | <u>E</u> | |
| Block 175 Building Heights (3) | - | - | <u>2. Building heights are limited to one story. Further, heights of principal structures shall not exceed height of other principal structures within the development zone and height of accessory structures shall not exceed the height of other accessory structures within the development zone. See Figure 5.12-EPS-B for intent. Development Zone shall be as defined by the UDC within the context of HPZ overlay zone design standards.</u> <u>3. For Block 175, see Figure 5.12-EPS-B for specific building height and setback requirements.</u> <u>4. Ground floor level to be consistent in design with HPZ Standards.</u> <u>5. Street-level activity is encouraged by providing a mix of retail, office and residential uses at street level.</u> |
| <u>Floors 6-7</u> | <u>90 Ft. Max or 7 Stories</u> | <u>F</u> | |
| <u>Floors 3-5</u> | <u>65 Ft. Max or 5 Stories</u> | <u>G</u> | |
| Block 175 Building Height Setbacks (3) | - | - | |
| <u>Floors 6-7</u> | <u>50 Ft.</u> | <u>H</u> | |
| <u>Floors 3-5</u> | <u>50 Ft.</u> | <u>I</u> | |
| <u>Mid-Rise Setback</u> | <u>50 Ft.</u> | <u>J</u> | |
| <u>Low-Rise Setback</u> | <u>15 Ft.</u> | <u>K</u> | |
| FLOOR USES | | | |
| <u>Ground Floor (7,8)</u> | <u>Commercial Services or Retail Uses</u> | - | |
| - | - | - | |
| <u>Upper Floors</u> | <u>Residential Services</u> | - | |
| - | - | - | |

5. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the EPS are as shown in Figure 5.12-EPS-C and Table 5.12.2-EPS-3.

FIGURE 5.12-EPS-C

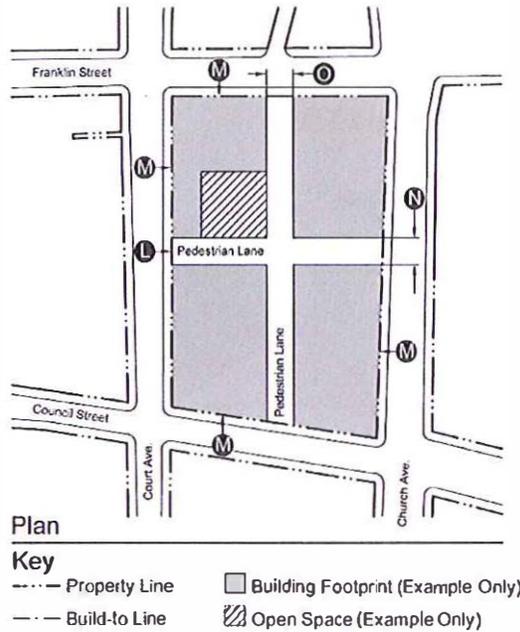


TABLE 5.12-EPS-3

EL PRESIDIO SUB-AREA STANDARDS

| OPEN SPACE STANDARDS | SPECIFIC REQUIREMENTS | |
|--|--------------------------------------|---|
| Lot Coverage | | |
| Maximum Lot Coverage (1) | 100% | - |
| Open Space | | |
| Open Space at Multi-Unit Dwellings (2,3,4) | 30 Sq. Ft./DU or 30% of Lot Area (7) | - |
| - | - | - |
| Open Space Non-Residential (2,3,4) | Min. of 30% of Lot Area | - |
| Minimum Landscape Area | 50% of Open Space (9) | - |
| Pedestrian Access (5) | | |
| Pedestrian Access to Open Space | Required | L |
| Main Entrance Location (6) | Primary Street | M |
| Pedestrian Lanes (8) | | |
| Minimum Width | 30 Ft. | N |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

6. Massing Standards Building

Building massing requirements in the EPS are as shown in Figure 5.12-EPS-D and Table 5.12-EPS-4.

FIGURE 5.12-EPS-D

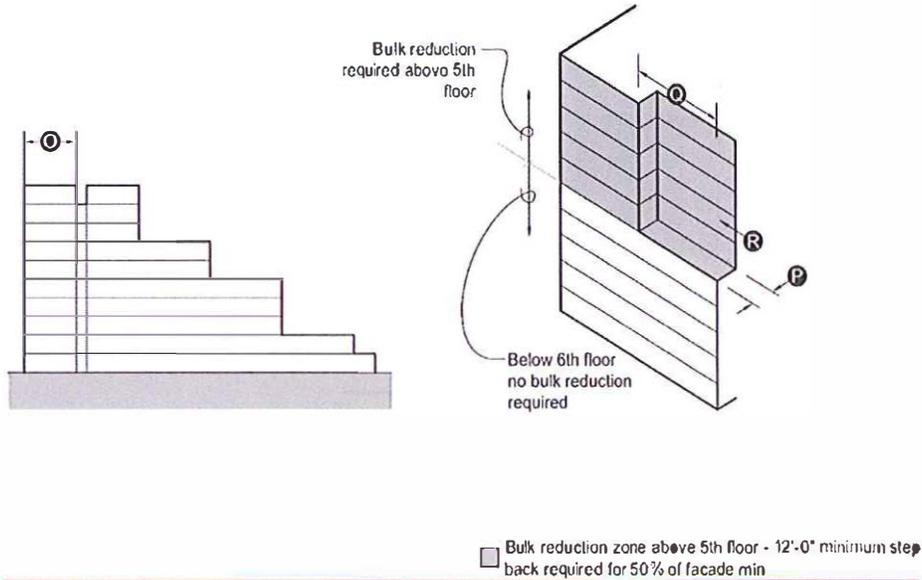


TABLE 5.12-EPS-4

EL PRESIDIO SUB-AREA STANDARDS

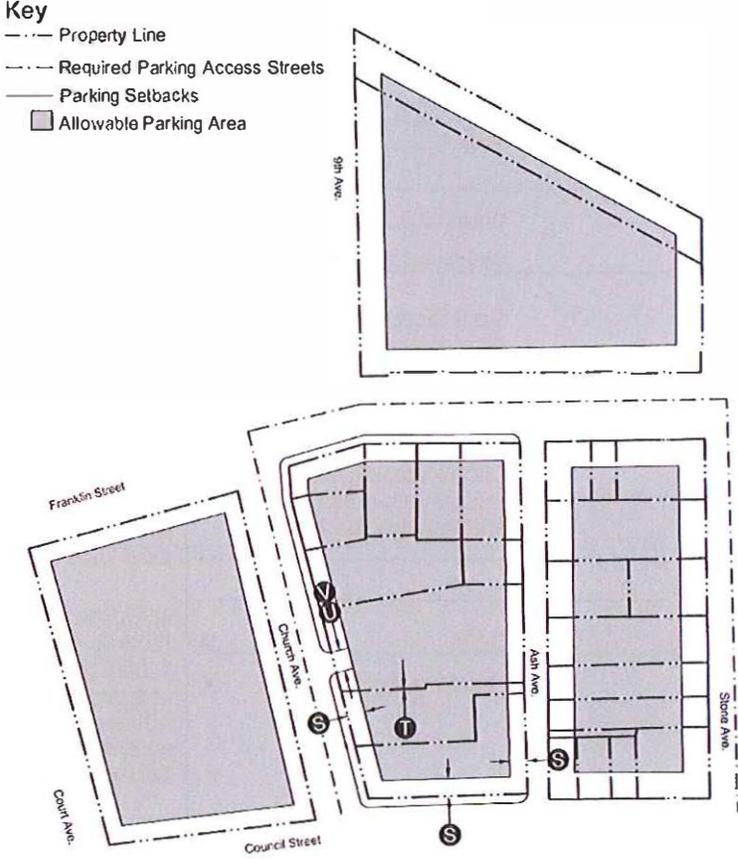
| BUILDING MASSING STANDARDS | | SPECIFIC REQUIREMENTS |
|------------------------------------|----------------------------|------------------------------|
| Articulation | - | - |
| Maximum unbroken building mass (1) | 50 Ft. Max. | Q |
| Bulk Reduction (High Rise) | - | - |
| Bulk Reduction Setback (2) | 12 Ft. Min. | P |
| Bulk Reduction Required Area | 50% of Façade | Q |
| Bulk Reduction Zone | Required Above Fifth Floor | R |
| - | - | - |

1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (P) and should include a variety of façades.
 2. A step-back bulk reduction area a minimum of 12 ft. in depth (Q) is required for at least 50% of the façade (R). No bulk reduction is required below the sixth floor. See figures above.

7. Parking Standards

Parking Standards in the EPS are as shown in Figure 5.12-EPS-E and Table 5.12-EPS-5 may be used in lieu of underlying use parking.

FIGURE 5.12-UAS-E



EL Presidio Parking Plan (Ground Floor)

| TABLE 5.12-EPS-5 | | |
|---|---|----------|
| EL PRESIDIO SUB-AREA STANDARDS | | |
| PARKING | SPECIFIC REQUIREMENTS | |
| <u>Location (Distance from Property Line)</u> | - | - |
| <u>Street or Alley</u> | 20 Ft. | S |
| <u>Side Setback</u> | 0 Ft. | I |
| Required Spaces | - | - |
| <u>Off-street (1,4)</u> | Commercial = 0 Residential = 1/DU | - |
| <u>Accessible (2,3)</u> | Compliance with the accessible parking requirements in the UDC for the underlying zone. | - |
| <u>Bicycle Facilities (2)</u> | Compliance with the requirements in the UDC for the underlying zone. | - |
| Parking Area Access Lanes | | |
| <u>Maximum Allowable Drive Width</u> | 24 Ft. | U |
| <u>Parking Access Lanes</u> | One Drive Per Street (5) | V |
| - | - | - |
| - | - | - |
| - | - | - |

1. No off-street parking is required for commercial uses. Residential uses are required to provide 1 space per unit and parking must be unbundled from residential lease or sale. Further reduction in on-site parking can be achieved by: a one-time in lieu fee of \$5000 to Park Wise per space not provided, leased spaces from an off-site location, or an on-site car-share program.

2. Required accessible spaces and bicycle facilities may not be reduced or eliminated and must be based on the number of motor vehicle parking spaces required as per the UDC for the users proposed.

3. Accessible spaces may be provided 1) on-site, 2) off-site within one-quarter of a mile of the project site through a shared parking agreement, or 3) on street on the same side of the street up to five spaces.

4. Surface parking is allowed only under a structure

5. Parking Access Lanes for required parking spaces are limited to streets shown in figure 5.12-EPA-E. Any additional parking Lanes needed for overflow parking can come off of side streets.

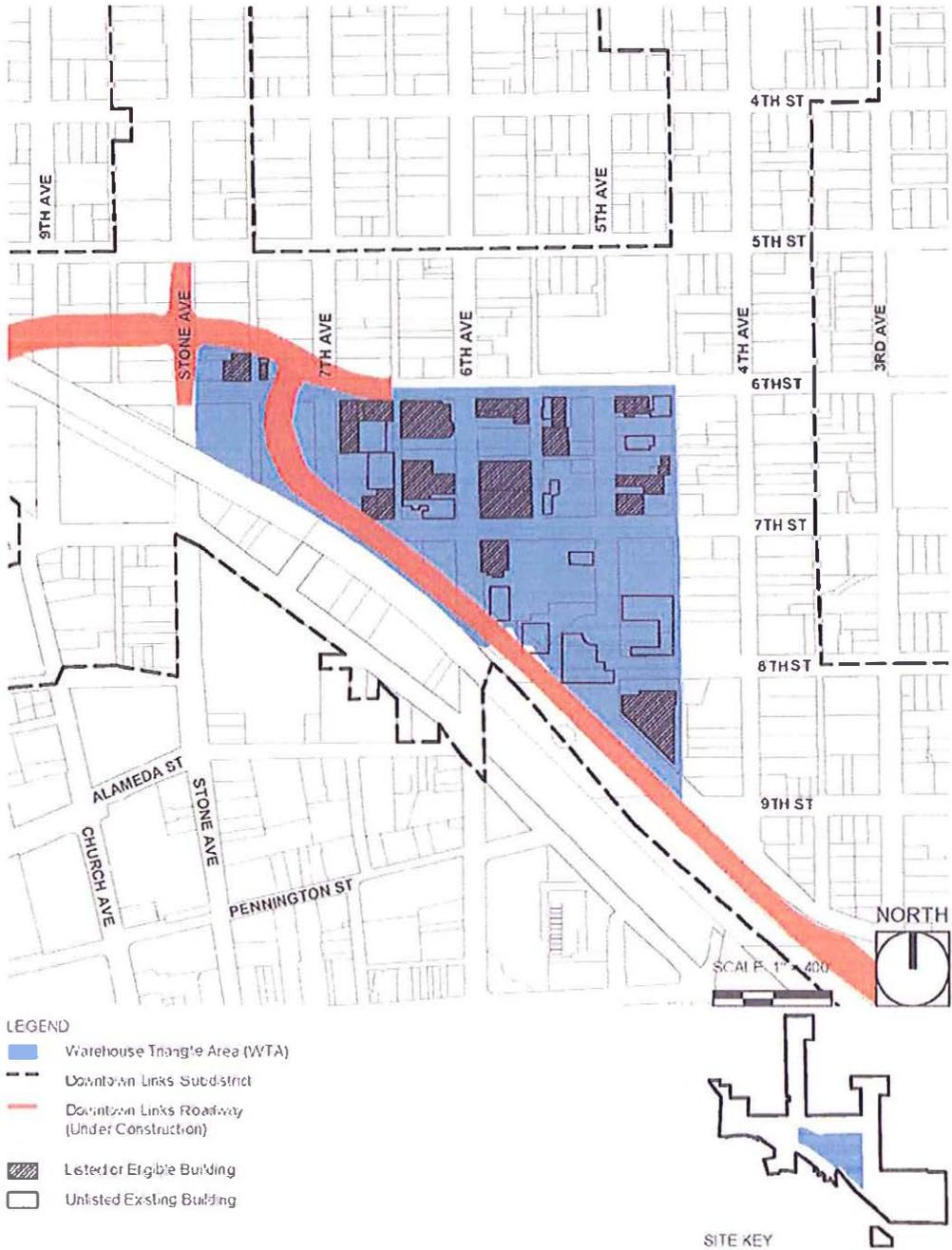
5.12.13 WAREHOUSE TRIANGLE AREA (WTA)

Warehouse

The intent of this zone is to allow for and encourage high density infill of the warehouse triangle with transit oriented and mixed use development. The DL-AZ will go further than the infill incentive district in granting development flexibility and incentives in many areas. Residential uses will be allowed in current I-1 zone, allowable building heights and densities will be increased and developments will be exempt from parking requirements.



FIGURE 5.12-WTA-A
MAP OF WAREHOUSE TRIANGLE AREA



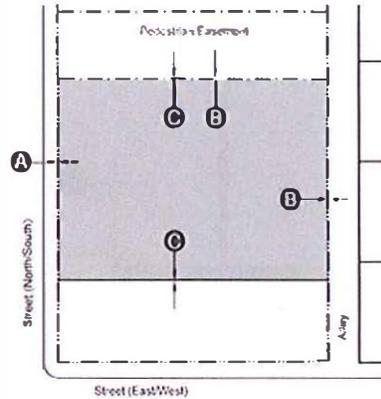
A. Standards

Figure 5.12-WTA-A shows the boundaries of the Warehouse Triangle Area. Warehouse Triangle Area optional standards apply.

B. Building Placement

Building placement requirements in the WTA are as shown in Figure 5.12-WTA-B and Table 5.12-WTA-1.

FIGURE 5.12-WTA-B



Key
 - - - Property Line □ Allowable Building Area
 - - - Build-to Line

TABLE 5.12-WTA-1

WAREHOUSE TRIANGLE AREA STANDARDS

BUILDING PLACEMENT STANDARDS

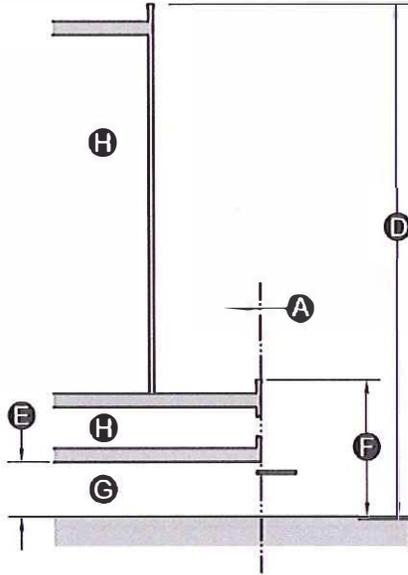
SPECIFIC REQUIREMENTS

| BUILDING PLACEMENT STANDARDS | | SPECIFIC REQUIREMENTS |
|--|----------------|--|
| Build-to-Line (Distance from Property Line) (1) | - - - | 1. Build-to requirements apply to: 1) North/South street frontage when building footprint exceeds 25% of lot area; 2) East/West street frontage when building footprint exceeds 50% of lot area; and 3) alley frontage when footprint exceeds 75% of footprint of lot. |
| Street Side | 0 Ft. A | |
| Setback (Distance from Property Line) | - - - | |
| Alley Side | 0 Ft. B | 2. Street side facades must be built to Build-to-Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply. |
| Pedestrian Easement | 0 Ft. B | |
| Side Yard | 0 Ft. C | 3. Alley and pedestrian easement side facades must be built to Build-to-Line at a minimum of 50% of new building frontage, to help define an urban edge to property. |
| - | - | |
| - | - | |
| - | - | |
| - | - | |

C. Building Heights, Floor Uses

Building height and floor use requirements in the WTA are as shown in Figure 5.12-WTA-C and Table 5.12-WTA-2.

FIGURE 5.12-WTA-C



Key
 - - - - Property Line

TABLE 5.12-WTA-2

WAREHOUSE TRIANGLE AREA STANDARDS

BUILDING HEIGHT STANDARDS

SPECIFIC REQUIREMENTS

| | | | |
|--|--|---|---|
| Maximum Building Height (1) | Ten stories up to a maximum of 160 feet. | D | 1. No more than 10 stories and no more than 160 Ft. |
| First Floor Ceiling | 12 Ft. Min Clearance | E | |
| Minimum Building Height at Build-to-Line | 25 Ft. | F | |

FLOOR USES

| | | | |
|------------------------|------------------------------------|---|---|
| Ground Floor (2,3,4,5) | Commercial Services or Retail Uses | G | - |
| - | - | - | - |
| Upper Floors | Residential or Commercial Services | H | - |
| - | - | - | - |

D. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the WTA are as shown in Figure 5.12-WTA-D and Table 5.12-WTA-3.

FIGURE 5.12-WTA-D

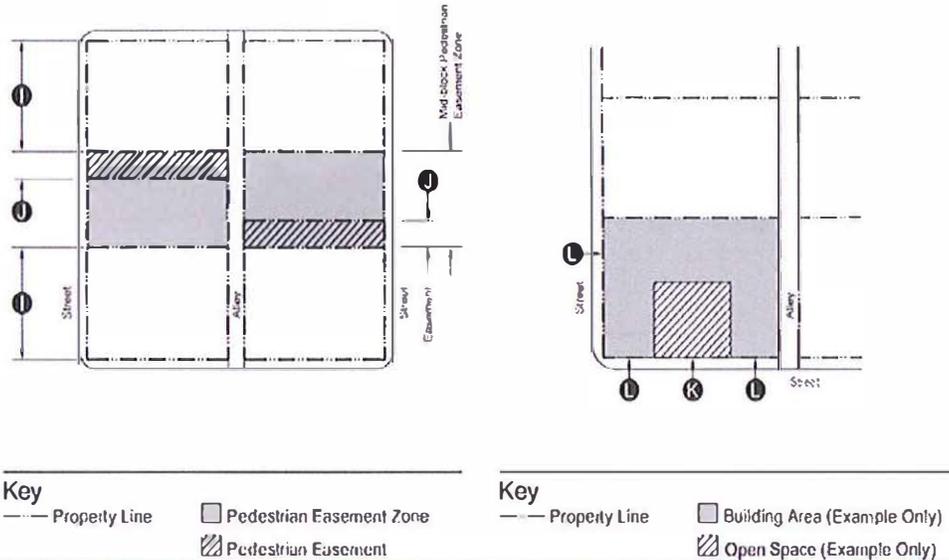


TABLE 5.12-WTA-3

WAREHOUSE TRIANGLE AREA STANDARDS

OPEN SPACE STANDARDS

SPECIFIC REQUIREMENTS

| OPEN SPACE STANDARDS | | SPECIFIC REQUIREMENTS |
|--|--------------------------------------|---|
| Lot Coverage | | 1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking. |
| Maximum Lot Coverage (1) | 100% | |
| Open Space | | 2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable |
| Open Space at Multi-Unit Dwellings (2,3,4) | 30 Sq. Ft./DU or 30% of Lot Area (7) | 3. Usable open space may be any combination of private and common space. |
| Open Space Non-Residential (2,3,4) | Min. of 30% of Lot Area | 4. Parking may not be counted as open space. |
| Minimum Landscape Area | 50% of Open Space (9) | 5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation. |
| Pedestrian Easement (8) | | 6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot. |
| Maximum Distance from Street | 125 Ft. | 7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater. |
| Minimum Width | 30 Ft. | 8. Projects that develop 50% or more of the land area within the Mid-block Pedestrian Easement Zone (see map/plan above) shall set aside and develop a mid-block pedestrian passage and easement. |
| Pedestrian Access (5) | | 9. Minimum landscape requirement applies only to common area open space. |
| Pedestrian Access to Open Space | Required | |
| Main Entrance Location (6) | Primary Street | |
| - | - | |
| - | - | |
| - | - | |
| - | - | |
| - | - | |
| - | - | |

E. Building Massing Standards

Building Massing Standards in the WTA are as shown in Figure 5.12-WTA-E and Table 5.12-WTA-4.

FIGURE 5.12-WTA-E

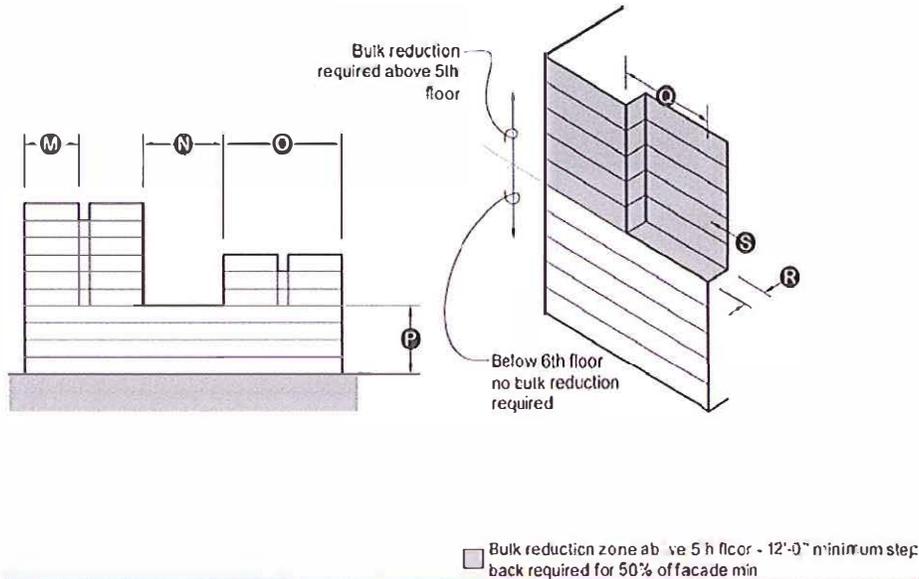


TABLE 5.12-WTA-4

WAREHOUSE TRIANGLE AREA STANDARDS

BUILDING MASSING STANDARDS

Articulation

Maximum unbroken building mass (1) 50 Ft. Max. **M**

View Corridors

Mid-Rise Façade (2) 25% of Façade Min. **N**

High Rise Façade (3) 150 Linear Ft. Unbroken Max. **O**

Mid-Rise Height 50 Ft. Max or 4 Stories **P**

Build Reduction (High Rise)

Bulk Reduction Setback (4) 12 Ft. Min. **R**

Bulk Reduction Required Area 50% of Façade Min. **Q**

Bulk Reduction Zone Required above 4th Floor **S**

SPECIFIC REQUIREMENTS

1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (M) and should include a variety of façades.

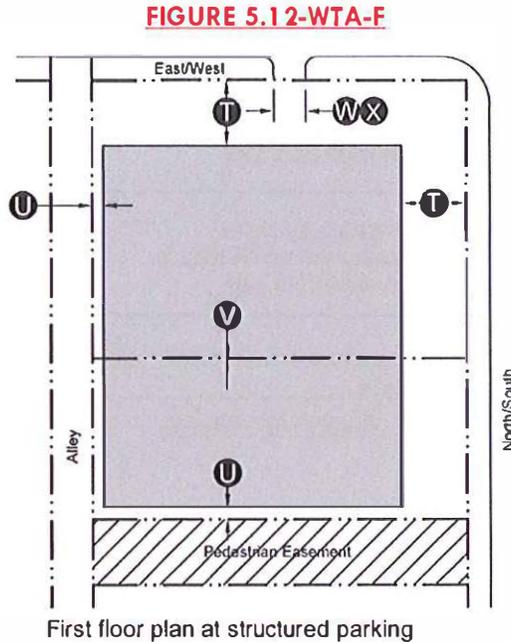
2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise (N), and the mid-rise façade may not exceed 4 stories or 50 Ft. (P) in height. On corner lots this requirement applies to one street only.

3. High-rise façades of more than 150 continuous linear feet (O) must be broken by a mid-rise façade (N) not to exceed 4 stories or 50 Ft. (P) in height as shown in Figure above.

4. A step-back bulk reduction area a minimum of 12 ft. in depth (R) is required for at least 50% of the façade (Q). Bulk reduction is required above the fourth floor (S). See figures above.

F. Parking Standards

Parking standards in the WTA are as shown in Figure 5.12-WTA-F and Table 5.12-WTA-5.



| | |
|-----------------|--------------------------|
| Key | |
| — Property Line | □ Allowable Parking Area |
| | ▨ Pedestrian Easement |

TABLE 5.12-WTA-5

WAREHOUSE TRIANGLE AREA STANDARDS

| PARKING | | SPECIFIC REQUIREMENTS |
|---|---|---|
| <u>Location (Distance from Property Line)</u> | - | <u>1. Street setback is only required at first floor level only for parking.</u> |
| <u>Street Setback (1)</u> | <u>30 Ft.</u> | <u>2. No off-street parking is required for commercial uses. Residential uses are required to provide 1 space per unit and parking must be unbundled from residential lease or sale. Further reduction in on-site parking can be achieved by: a one-time in lieu fee of \$5000 to Park Wise per space not provided, leased spaces from an off-site location, or an on-site car-share program.</u> |
| <u>Pedestrian Easement Setback</u> | <u>5 Ft.</u> | |
| <u>Alley Setback</u> | <u>5 Ft.</u> | |
| <u>Side Setback</u> | <u>0 Ft.</u> | |
| <u>Required Spaces</u> | - | |
| <u>Off-street (2,3)</u> | <u>Commercial = 0</u> <u>Residential = 1 per dwelling unit</u> | <u>3. Surface parking is allowed only in a structure.</u> |

| TABLE 5.12-WTA-5 (Cont.) | | |
|--|--|------------------|
| WAREHOUSE TRIANGLE AREA STANDARDS | | |
| PARKING | SPECIFIC REQUIREMENTS | |
| <u>Accessible (4,5)</u> - - - | <u>Compliance with the accessible parking requirements in the UDC for the underlying zone.</u> | - - - - |
| <u>Bicycle Facilities (4)</u> - - | <u>Compliance with the requirements in the UDC for the underlying zone.</u> | - - - |
| Parking Area Access Lanes | | |
| <u>Maximum Allowable Drive Width</u> | <u>24 Ft.</u> | <u>W</u> |
| <u>Parking Access Lanes</u> | <u>1 Drive/Primary Street (6)</u> | <u>X</u> |
| - - | - - | - - |

5.12.14 FOURTH AVENUE AREA (FAA)

The intent of this zone is to take advantage of the Modern Street Car project and promote medium-density infill transit-oriented development. Development incentives for this zone include greater allowable density and zero parking requirements for commercial uses.



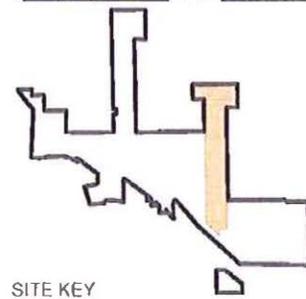
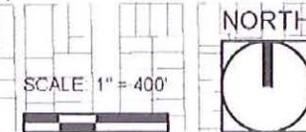
FIGURE 5.12-FAA-A

MAP OF FOURTH AVENUE AREA AND SUB-AREAS



LEGEND

- 4th Avenue Sub-Area (FAS)
- 4th Avenue Historic Sub-Area (FHS)
- Downtown Links Subdistrict
- Downtown Links Roadway (Under Construction)
- Listed or Eligible Building
- Unlisted Existing Building



A. Fourth Avenue Historic Sub-Area (FHS)

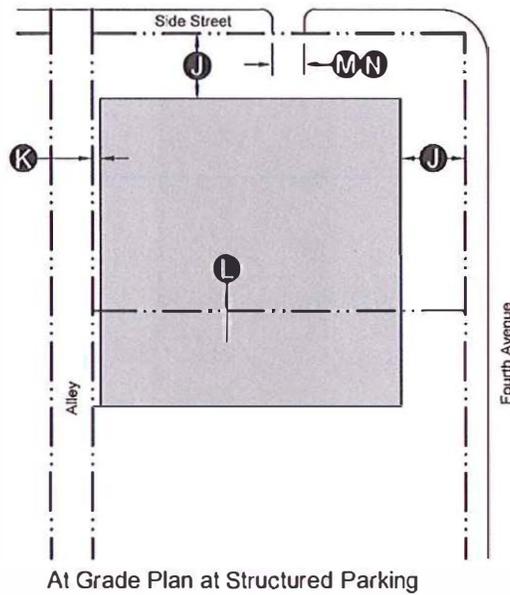
1. Standards

The Fourth Avenue Historic Sub-Area includes portions of the West University Historic Preservation Zone 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.

2. Parking

Parking Standards In the FHS are as shown in Figure 5.12-FHS-A and Table 5.12-FHS-1.

FIGURE 5.12-FHS-A



Key
- - - Property Line □ Allowable Parking Area

| TABLE 5.12-FHS-1 | | |
|--|--|------------------------------|
| FOURTH AVENUE HISTORIC SUB-AREA STANDARDS | | |
| PARKING | | SPECIFIC REQUIREMENTS |
| <u>Location (Distance from Property Line)</u> | - | - |
| <u>Street Setback (1)</u> | <u>30 Ft.</u> | <u>J</u> |
| <u>Alley Setback</u> | <u>0 Ft.</u> | <u>K</u> |
| <u>Side Setback</u> | <u>0 Ft.</u> | <u>L</u> |
| <u>Required Spaces</u> | - | - |
| <u>Off-street (2,3)</u> | <u>Commercial = 0</u> | - |
| - | <u>Residential = 1/DU</u> | - |
| <u>Accessible (4,5)</u> | - | - |
| - | <u>Compliance with the accessible parking requirements in the UDC for the underlying zone.</u> | - |
| - | - | - |
| - | - | - |
| <u>Bicycle Facilities (4)</u> | - | - |
| - | <u>Compliance with the requirements in the UDC for the underlying zone.</u> | - |
| - | - | - |
| <u>Parking Area Access Lanes</u> | - | - |
| <u>Maximum Allowable Drive Width</u> | <u>24 Ft.</u> | <u>M</u> |
| <u>Parking Access Lanes</u> | <u>Not allowed on 4th Ave. (6)</u> | <u>N</u> |
| - | - | - |

B. Fourth Avenue Sub-Area (FAS)

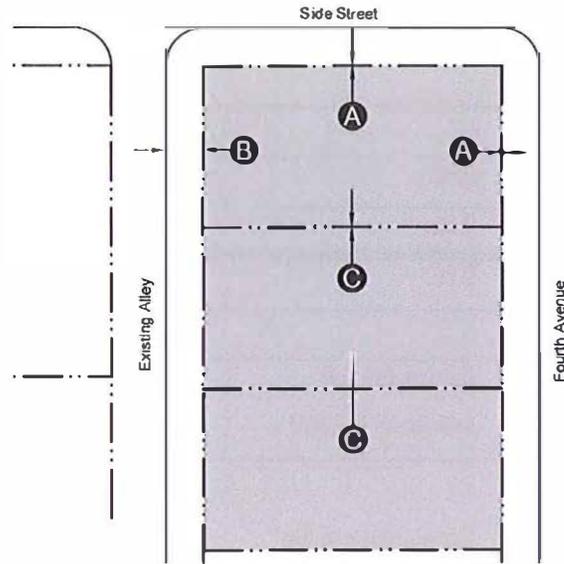
1. Standards

Figure 5.12-FAA-A depicts the boundaries of the Fourth Avenue Sub-Area, in which the Fourth Avenue Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the FAS are as shown in Figure 5.12-FAS-A and Table 5.12-FAS-1.

FIGURE 5.12-FAS-A



Key
 - - - - Property Line □ Allowable Building Area

TABLE 5.12-FAS-1

FOURTH AVENUE AREA STANDARDS

| BUILDING PLACEMENT STANDARDS | | SPECIFIC REQUIREMENTS |
|--|---------------------|--|
| Setback (Distance from Property Line) | - | 1. Street side setbacks to be 0 Ft. or consistent with prevailing historic setback. |
| Street Side (1) | 0 Ft. or Prevailing | A |
| Alley Side | 0 Ft. | B |
| Side Yard | 0 Ft. | C |

3. Building Heights, Floor Uses

Building height and floor use requirements in the FAS are as shown in Figure 5.12-FAS-B and Table 5.12-FAS-2.

FIGURE 5.12-FAS-B

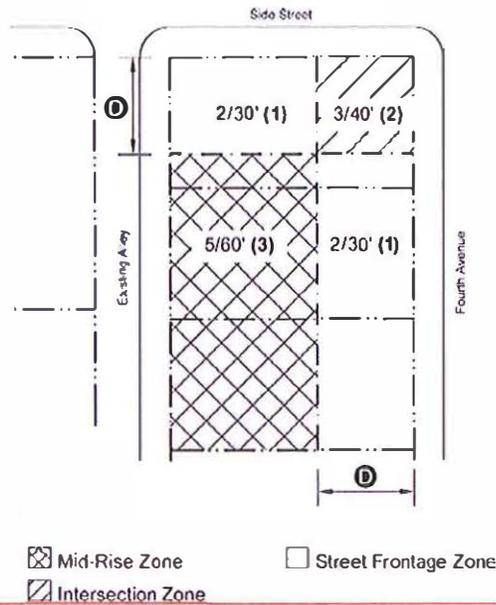


TABLE 5.12-FAS-2

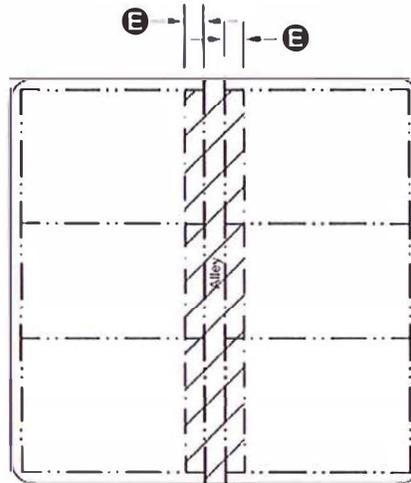
FOURTH AVENUE AREA STANDARDS

| BUILDING HEIGHT STANDARDS | | SPECIFIC REQUIREMENTS |
|---|---|--|
| Street Frontage (1) | Two stories up to a maximum of 30 Feet. | 1. Building heights along the street frontage are restricted to two stories or 30 Ft. to respect the scale of established or historic structures, or both. |
| Intersection (2) | Three stories up to a maximum of 40 Feet. | |
| Midrise (3) | 3 stories up a maximum of 60 Feet. | |
| Building Height Setbacks (distance from property line) | | 2. Building heights may extend three stories or 40 Ft. within a 50 Ft. x 50 Ft. area at an intersection. |
| Mid-Rise Side Setback | 50 Ft. D | |
| FLOOR USES | | 3. Building heights may extend to five stories or 60 Ft. at the rear of properties beginning at 50 Ft. (D) from the property line. |
| Ground Floor (4,5,6,7) | Commercial Services or Retail Uses that encourage street level activity are preferred. A mix of Retail, Office or Residential may be used if the uses satisfy the street level activity goal. | |
| Upper Floors | Residential or Commercial Services | |
| - | - | |
| - | - | |
| - | - | |
| - | - | |
| - | - | 4. All new construction shall have scale-defining architectural elements or details at first two levels. |
| - | - | 5. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades. |
| - | - | 6. Parking may not be located on the Ground Floor. |
| - | - | 7. First floor level to be differentiated in form from upper levels. |

4. Lot coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the FAS are as shown in Figure 5.12-FAS-C and Table 5.12-FAS-3.

FIGURE 5.12-FAS-C



Key
 - - - - Property Line

| TABLE 5.12-FAS-3 | | |
|---|---|--|
| FOURTH AVENUE AREA STANDARDS | | |
| OPEN SPACE STANDARDS | | SPECIFIC REQUIREMENTS |
| Lot Coverage | | 1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking. |
| <u>Maximum Lot Coverage (1)</u> | <u>100%</u> | |
| Open Space | | 2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable |
| <u>Open Space at Multi-Unit Dwellings (2,3,4)</u> | <u>30 Sq. Ft./DU or 30% of Lot Area (5)</u> | |
| | | 3. Usable open space may be any combination of private and common space. |
| <u>Open Space Non-Residential (2,3,4)</u> | <u>Min. of 30% of Lot Area</u> | |
| <u>Minimum Landscape Area</u> | <u>50% of Open Space (7)</u> | 4. Parking may not be counted as open space. |
| Pedestrian Easement (6) | | |
| <u>Minimum Width</u> | <u>10 Ft.</u> | 5. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater. |
| - | - | |
| - | - | 6. Projects shall set aside and develop a pedestrian passage easement as part of the alley. |
| - | - | |
| - | - | 7. Minimum landscape requirement applies only to common area open space. |
| - | - | |

5. Building Massing Standards

Building massing standards in the FAS are as shown in Figure 5.12-FAS-D and Table 5.12-FAS-4.

FIGURE 5.12-FAS-D

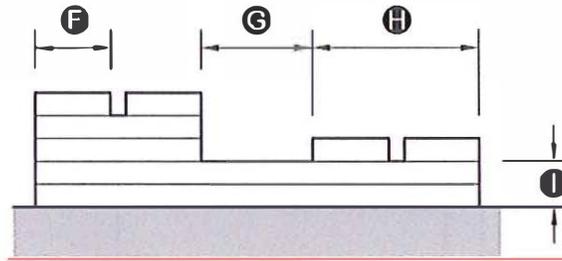


TABLE 5.12-FAS-4

FOURTH AVENUE AREA STANDARDS

BUILDING MASSING STANDARDS

SPECIFIC REQUIREMENTS

| BUILDING MASSING STANDARDS | | SPECIFIC REQUIREMENTS |
|------------------------------------|------------------------------|-----------------------|
| Articulation | - | - |
| Maximum unbroken building mass (1) | 50 Ft. Max. | E |
| View Corridors | - | - |
| Mid-Rise Façade (2) | 25% of Façade Min. | G |
| High Rise Façade (3) | 150 Linear Ft. Unbroken Max. | H |
| Mid-Rise Height | 50 Ft. Max or 4 Stories | I |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (M) and should include a variety of facades.

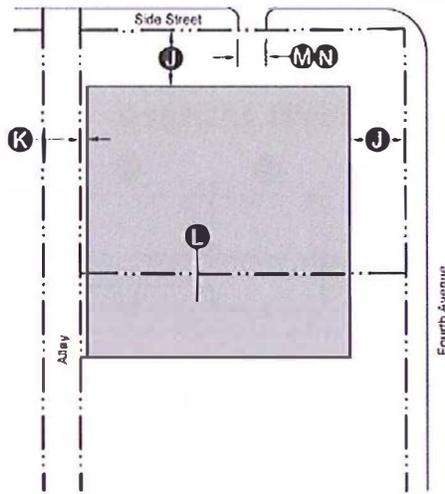
2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise (N), and the mid-rise façade may not exceed 4 stories or 50 Ft. (P) in height. On corner lots this requirement applies to one street only.

3. High-rise facades of more than 150 continuous linear feet (O) must be broken by a mid-rise façade (N) not to exceed 4 stories or 50 Ft. (P) in height as shown in Figure above.

6. Parking Standards

Parking standards in the FAS are as shown in Figure 5.12-FAS-E and Table 5.12-FAS-5.

FIGURE 5.12-FAS-E



At Grade Plan at Structured Parking

Key
 - - - - - Property Line □ Allowable Parking Area

TABLE 5.12-FAS-5

FOURTH AVENUE AREA STANDARDS

| PARKING | | SPECIFIC REQUIREMENTS |
|---|---|---|
| Location (Distance from Property Line) | - | 1. Street setback is only required at first floor level only for parking. |
| Street Setback (1) | 30 Ft. J | |
| Alley Setback | 0 Ft. K | 2. No off-street parking is required for commercial uses. Residential uses are required to provide 1 space per unit and parking must be unbundled from residential lease or sale. Further reduction in on-site parking can be achieved by: a one-time in lieu fee of \$5000 to Park Wise per space not provided, leased spaces from an off-site location, or an on-site car-share program. |
| Side Setback | 0 Ft. L | |
| Required Spaces | - | |
| Off-street (2,3) | Commercial = 0 Residential = 1/DU | |
| Accessible (4,5) | - | 3. Surface parking lots are prohibited. Parking is only allowed within a structure with at-grade setbacks as shown. |
| | Compliance with the accessible parking requirements in the UDC for the underlying zone. | 4. Required accessible spaces and bicycle facilities may not be reduced or eliminated and must be based on the number of motor vehicle parking spaces required as per the UDC for the users proposed. |
| Bicycle Facilities (4) | - | |
| | Compliance with the requirements in the UDC for the underlying zone. | 5. Accessible spaces may be provided 1) on-site, 2) off-site within one-quarter of a mile of the project site through a shared parking agreement, or 3) on street on the same side of the street up to five spaces. |
| Parking Area Access Lanes | - | |
| Maximum Allowable Drive Width | 24 Ft. M | |
| Parking Access Lanes | Not allowed on 4th Ave. (6) N | 6. Parking area drives may not be located on Fourth Avenue. |
| | - | |
| | - | |

5.12.15 IRON HORSE AREA

Iron Horse Mixed Use Zone

The intent of this zone is to promote transit oriented development that is compatible with the historic scale of Iron Horse Neighborhood, especially along Ninth Street. The most significant development incentive is an exemption from parking requirements.



Iron Horse Low Density Residential Zone

The intent of this zone is to promote single family infill development at somewhat higher density while protecting the historic character and privacy of existing properties. Key development incentives include reduction in minimum lot size and reduction in parking.

FIGURE 5.12-IHA-A
MAP OF IRON HORSE AREA AND SUB-AREAS



A. Iron Horse Mixed Use Sub-Area (IHA-MS)

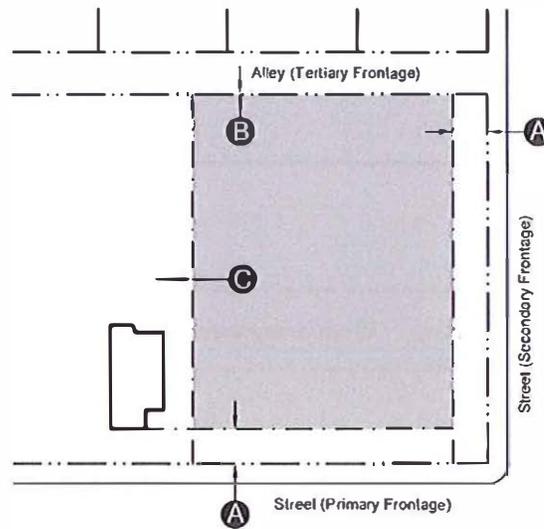
1. Standards

Iron Horse Mixed Use Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the IHA-MS are as shown in Figure 5.12-IHA-MS-A and Table 5.12-IHA-MS-1.

FIGURE 5.12-IHA-MS-A



Key

- Property Line
- Setback Line
- Allowable Building Area

TABLE 5.12-IHA-MS-1

IRON HORSE MIXED USE SUB-AREA STANDARDS

BUILDING PLACEMENT STANDARDS

SPECIFIC REQUIREMENTS

| BUILDING PLACEMENT STANDARDS | SPECIFIC REQUIREMENTS |
|--|---|
| Setback (Distance from Property Line) | 1. Street side setbacks to be consistent with prevailing historic setback, at other than multi-unit residential. |
| <u>Street Side (1)</u> | <u>Consistent with Prevailing</u> A |
| <u>Alley Side</u> | <u>0 Ft.</u> B |
| <u>Side Yard</u> | <u>0 Ft.</u> C |

3. Building Heights, Floor Uses

Building height and floor use requirements in the IHA-MS are as shown in Figure 5.12-IHA-MS-B and Table 5.12-IHA-MS-2.

FIGURE 5.12-IHA-MS-B

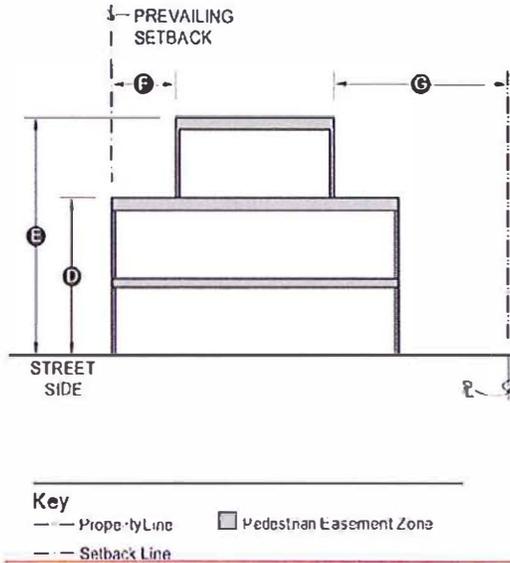


TABLE 5.12-IHA-MS-2

IRON HORSE MIXED USE SUB-AREA STANDARDS

| BUILDING HEIGHT STANDARDS | | | SPECIFIC REQUIREMENTS |
|---|---|---|--|
| Street Frontage (1) | 25 Ft. Max or 2 Stories | D | 1. Building heights along the street frontage are restricted to two stories or 25 Ft. or 2 stories (D) to respect the scale of established or historic structures, or both. |
| Midrise (2) | 40 Ft. Max or 3 Stories | E | |
| Building Height Setbacks (distance from property line) | | | 2. Midrise building height may extend to 40 Ft. or 3 stories (D) and the midrise setback is 12 Ft. (F) from the street frontage façade of the building. |
| Mid-Rise Setback (2) | 12 Ft. | F | |
| Setback from adj. Residential (3) | 25 Ft. | G | |
| FLOOR USES | | | 3. At adjacent residential building frontage, building must setback 25 ft. (G) at the midrise building height. 4. All new construction shall have scale-defining architectural elements or details at first two levels. 5. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades. 6. Parking is not allowed on the Ground Floor level. 7. First floor level to be differentiated in form from upper levels. |
| Ground Floor (4,5,6,7) | Commercial Services or Retail Uses that encourage street level activity are preferred, but a mix of Office, Residential and Retail trade may be used if the uses satisfy the street level activity goal | - | |
| Upper Floors | Residential or Commercial Services | - | |
| - | - | - | |
| - | - | - | |
| - | - | - | |
| - | - | - | |

4. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the IHA-MS are as shown in Figure 5.12-IHA-MS-C and Table 5.12-IHA-MS-3.

FIGURE 5.12-IHA-MS-C.

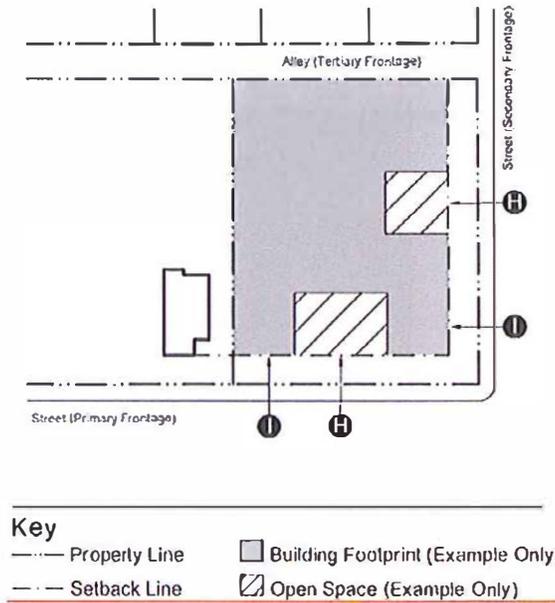


TABLE 5.12-IHA-MS-3

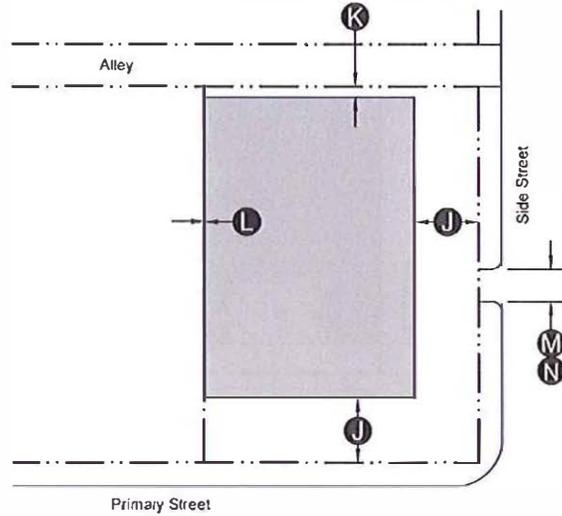
IRON HORSE MIXED USE SUB-AREA STANDARDS

| OPEN SPACE STANDARDS | | SPECIFIC REQUIREMENTS |
|---|--------------------------------------|--|
| Lot Coverage | - | 1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking. |
| Maximum Lot Coverage (1) | 100% | |
| Open Space | | 2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable |
| Open Space at Multi-Unit Dwellings (2,3,4) | 30 Sq. Ft./DU or 20% of Lot Area (7) | |
| Open Space Non-Residential (2,3,4) | Min. of 30% of Lot Area | 3. Usable open space may be any combination of private and common space. |
| Minimum Landscape Area | 50% of Open Space (8) | |
| Pedestrian Access (5) | | 4. Parking may not be counted as open space. |
| Pedestrian Access to Open Space | Required | |
| Main Entrance Location (6) | Primary or Secondary Street | 5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation. |
| - | - | |
| - | - | 6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot. |
| - | - | |
| - | - | 7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater. |
| - | - | |
| - | - | 8. Minimum landscape requirement applies only to common area open space. |

5. Parking Standards

Parking standards in the IHA-MS are as shown in Figure 5.12-IHA-MS-D and Table 5.12-IHA-MS-4.

FIGURE 5.12-IHA-MS-D



Key
 - - - - Property Line □ Allowable Parking Area

TABLE 5.12-IHA-MS-4

IRON HORSE MIXED USE SUB-AREA STANDARDS

| PARKING | SPECIFIC REQUIREMENTS |
|---|--|
| Location (Distance from Property Line) | 1. Street setback is only required at first floor level only for parking. |
| Street Setback (1) 30 Ft. J | 2. No off-street parking is required for commercial uses. Residential uses are required to provide 1 space per unit and parking must be unbundled from residential lease or sale. Further reduction in on-site parking can be achieved by: a one-time in lieu fee of \$5000 to Park Wise per space not provided, leased spaces from an off-site location, or an on-site car-share program. |
| Alley Setback 5 Ft. K | |
| Side Setback 0 Ft. L | |
| Required Spaces | |
| Off-street (2,3) | |
| | Commercial = 0 |
| | Residential = 1/DU |

(Continued on next page)

| <u>TABLE 5.12-IHA-MS-4 (Cont.)</u> | | |
|--|--|--|
| <u>IRON HORSE MIXED USE SUB-AREA STANDARDS</u> | | |
| <u>PARKING</u> | | <u>SPECIFIC REQUIREMENTS</u> |
| <u>Accessible (4,5)</u> | - | <u>3. Surface parking lots are prohibited. Parking is only allowed within a structure with at-grade setbacks as shown.</u> |
| - | <u>Compliance with the accessible parking requirements in the UDC for the underlying zone.</u> | - |
| - | - | <u>4. Required accessible spaces and bicycle facilities may not be reduced or eliminated and must be based on the number of motor vehicle parking spaces required as per the UDC for the users proposed.</u> |
| <u>Bicycle Facilities (4)</u> | - | - |
| - | <u>Compliance with the requirements in the UDC for the underlying zone.</u> | - |
| - | - | <u>5. Accessible spaces may be provided 1) on-site, 2) off-site within one-quarter of a mile of the project site through a shared parking agreement, or 3) on street on the same side of the street up to five spaces.</u> |
| <u>Parking Area Access Lanes</u> | - | - |
| <u>Maximum Allowable Drive Width</u> | <u>24 Ft.</u> | <u>M</u> |
| <u>Parking Access Lanes</u> | <u>1 Drive/Primary Street (6)</u> | <u>N</u> |
| - | - | <u>6. At corner lots, parking drive shall not be located on primary street. At other lots, drives shall be limited to one per primary street.</u> |

B. Iron Horse Low Density Residential Infill Sub-Area (IHA-RS)

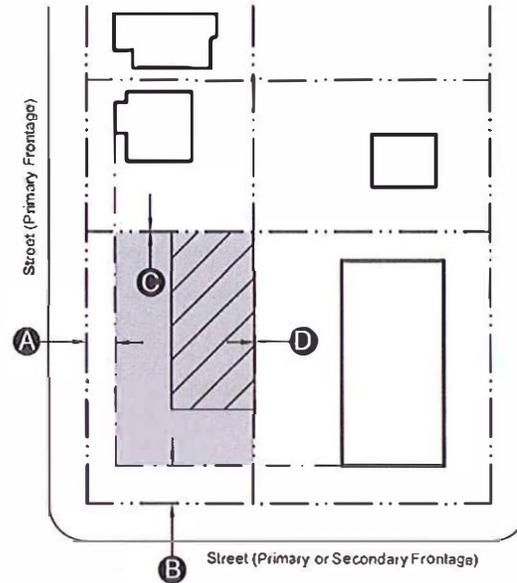
1. Standards

Iron Horse Low Density Residential Infill Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the IHA-RS are as shown in Figure 5.12-IHA-RS-A and Table 5.12-IHA-RS-1.

FIGURE 5.12-IHA-RS-A



Key

- Property Line
- Prevailing Setback
- Allowable Building Area
- Existing Structures

TABLE 5.12-IHA-RS-1

IRON HORSE LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS

| BUILDING PLACEMENT STANDARDS | | SPECIFIC REQUIREMENTS |
|--|-----------------------------|------------------------------|
| Setback (Distance from Property Line) | - | - |
| Primary Street (1) | <u>Match Prevailing (2)</u> | A |
| Secondary Street | <u>10' or Prevailing</u> | B |
| Side Yard | <u>0 Ft.</u> | C |
| Rear Yard | <u>0 Ft.</u> | D |

3. Building Heights and Massing Standards

Building height and floor use requirements in the IHA-RS are as shown in Figure 5.12-IHA-RS-B and Table 5.12-IHA-RS-2.

FIGURE 5.12-IHA-RS-B

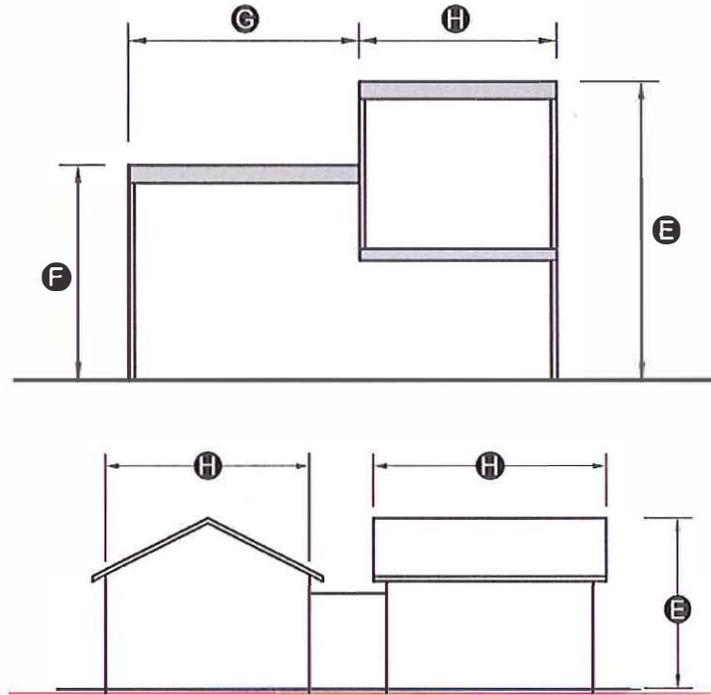


TABLE 5.12-IHA-RS-2

IRON HORSE LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS

| BUILDING HEIGHT STANDARDS | | SPECIFIC REQUIREMENTS |
|---|--------------------------------|--|
| <u>Maximum Building Height</u> | <u>31 Ft. - 4 In.</u> <u>E</u> | <u>1. Any building over 30' wide must be broken down to read as a series of buildings no wider than 30 Ft., and should include a variety of building heights and roof forms.</u> |
| <u>Street Frontage Max</u> | <u>20 Ft.</u> <u>F</u> | |
| <u>Building Height Setbacks (distance from property line)</u> | - | |
| <u>Second Story Setback</u> | <u>20 Ft.</u> <u>G</u> | |
| BUILDING MASSING | | |
| <u>Maximum Unbroken Building Mass (1)</u> | <u>30 Ft.</u> <u>H</u> | |

4. Lot Coverage and Lot Size

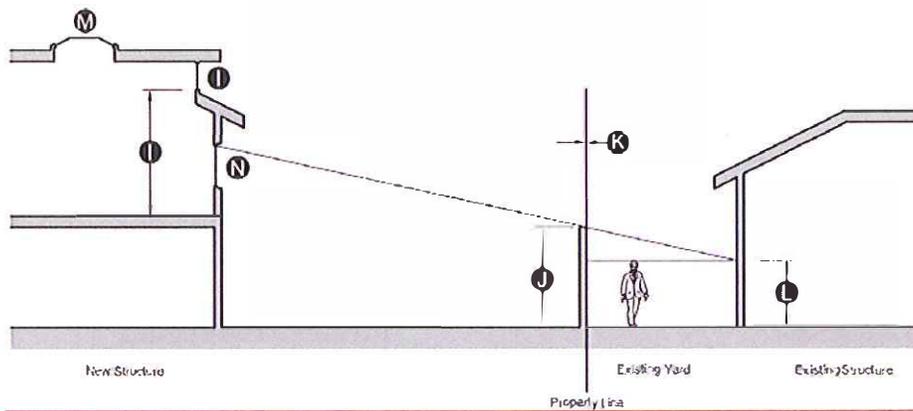
Lot coverage and lot size requirements in the IHA-RS are as shown in Table 5.12-IHA-RS-3.

| TABLE 5.12-IHA-RS-3 | | |
|--|---------------|--|
| IRON HORSE LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS | | |
| LOT COVERAGE | | SPECIFIC REQUIREMENTS |
| Maximum Lot Coverage (1) | 100% | 1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking. |
| LOT SIZE | | |
| Minimum Lot Size | 2,500 Sq. Ft. | - |

5. Privacy Standards

Required privacy standards in the IHA low density residential sub-area are as shown in Figure 5.12-IHA-RS-C and Table 5.12-IHA-RS-4.

FIGURE 5.12-IHA-RS-C

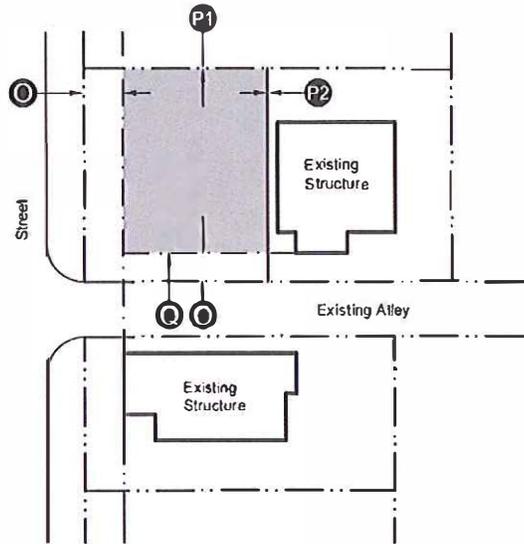


| TABLE 5.12-IHA-RS-4 | | | |
|--|----------------------------|--|--|
| IRON HORSE LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS | | | |
| PRIVACY STANDARDS | | SPECIFIC REQUIREMENTS | |
| Clerestory Height | 9 Ft. Min. above 2nd Floor | 1. Brick or stuccoed concrete masonry site walls may extend above Land Use Code requirements to 9 Ft. but may require structural engineering and building permits. | |
| Site Wall Height | 9 Ft. Max. (1) | | |
| Site Wall Setback | 0 Ft. Min. (1) | | |
| Privacy Zone | 6 Ft. (2) | 2. Privacy shall be afforded to existing developed adjacent rear or side yards by limiting second story fenestration. The lower 6' of adjacent yards shall not be visible from new second floor windows. | |
| ALTERNATIVE MEANS OF DAYLIGHT | | | |
| Clerestory above 9 Ft. | - | | |
| Skylights | - | | |
| Translucent Fixed Glass | - | - | |

6. Parking Standards

Parking standards in the IHA-RS are as shown in Figure 5.12-IHA-RS-D and Table 5.12-IHA-RS-5.

FIGURE 5.12-IHA-RS-D



Key

| | |
|----------------------------|--------------------------|
| — — — — Property Line | ■ Allowable Parking Area |
| - - - - Prevailing Setback | □ Existing Structures |

| TABLE 5.12-IHA-MS-4 | | |
|---|-------------------------------------|--|
| IRON HORSE LOW DENSITY RESIDENTIAL INFILL SUB-AREA STANDARDS | | |
| PARKING | | SPECIFIC REQUIREMENTS |
| Location (Distance from Property Line) | - | <u>1. Access to parking spaces may be by way of existing alleys.</u> |
| Street Setback (1) | <u>10 Ft. or Prevailing Setback</u> | <u>Q</u> |
| Alley Setback | <u>10 Ft. or Prevailing Setback</u> | <u>Q</u> |
| Side Setback | <u>0 Ft.</u> | <u>P1</u> |
| Rear Setback | <u>0 Ft.</u> | <u>P2</u> |
| Required Spaces | - | - |
| Off-street (2,3) | <u>Residential = 1/DU</u> | - |
| Parking Area Access | | - |
| Parking Access (1) | - | <u>Q</u> |

5.12.16 STONE/SIXTH AREA

Stone Sub-Area

The intent of the Stone Area is to promote higher density mixed use development along the Stone corridors. Benefits of this development include reduction in parking, zero lot lines and increases in allowable building heights.

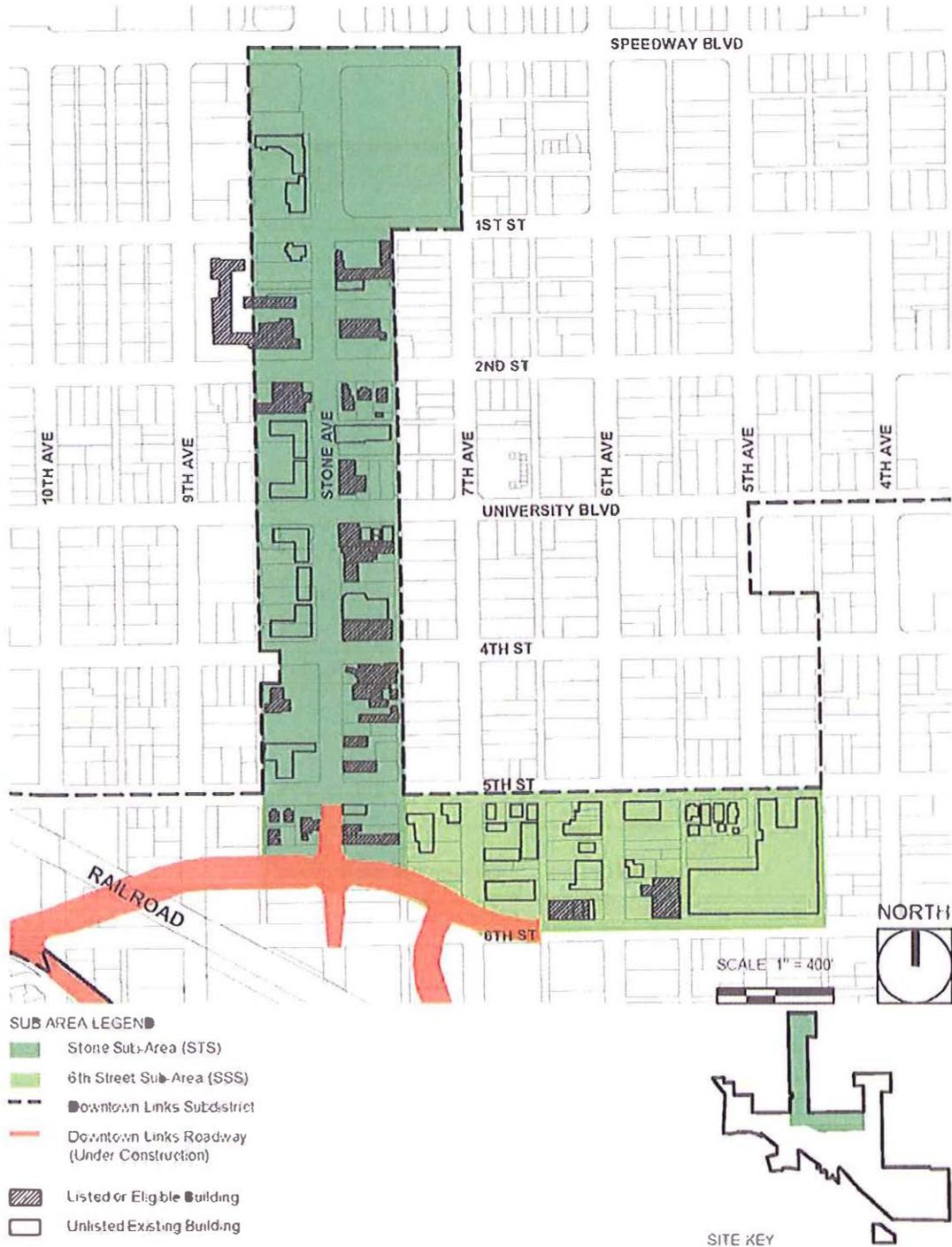


6th Street Sub-Area

The intent of the Sixth Street Sub-Area is to promote higher density mixed use development along the 6th Avenue and 6th Street corridors. Benefits of the district allow for greater building heights, zero lot lines and reduction in parking.



FIGURE 5.12-SSA-A
MAP OF STONE/SIXTH AREA



A. Stone Sub-Area (STS)

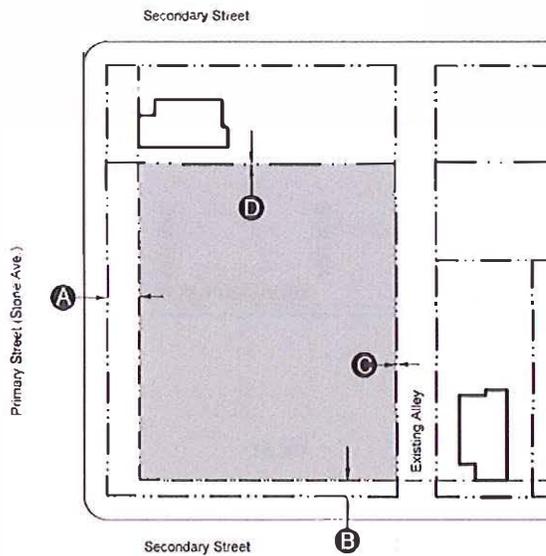
1. Zoning

Figure 5.12-SSA-A captures the boundaries of the SSA and the boundaries of the Stone Avenue sub-area. Stone Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the STS are as shown in Figure 5.12-STS-A and Table 5.12-STS-1.

FIGURE 5.12-STS-A



Plan

Key

- - - Property Line
- - - Build-to Line
- █ Allowable Building Area

TABLE 5.12-STS-1

STONE AVENUE SUB-AREA STANDARDS

BUILDING PLACEMENT STANDARDS

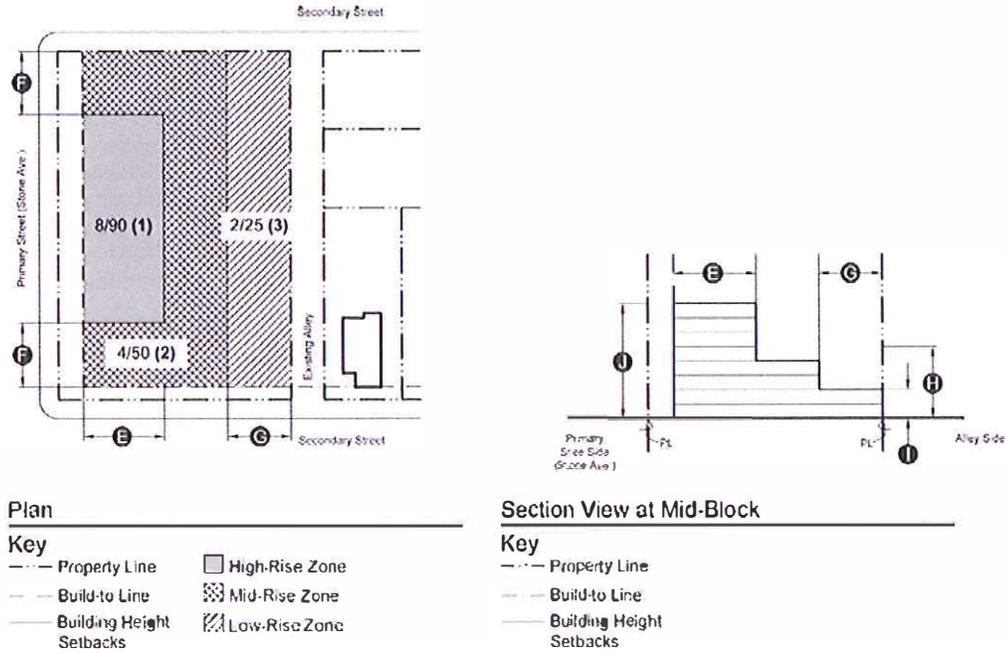
SPECIFIC REQUIREMENTS

| | | | |
|--|-----------------------------------|----------|---|
| Build to Line (Distance from Property Line) (1) | - | - | 1. Build-to requirements apply to: 1) Stone Ave. frontage when building footprint exceeds 25% of lot area |
| Primary Street (Stone Ave.) (2) | 0-20 Ft. | A | |
| Setback (Distance from Property Line) | - | - | 2. Street side facades must be built to Build to Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply. Build to Line can range from 0-20' to be consistent with prevailing. |
| Secondary Street | Consistent with Prevailing | B | |
| Alley Side | 0 Ft. | C | |
| Side Yard | 0 Ft. | D | |

3. Building Heights, Floor Uses

Building height and floor use requirements in the STS are as shown in Figure 5.12-ST5-B and Table 5.12-ST5-2.

FIGURE 5.12-ST5-B

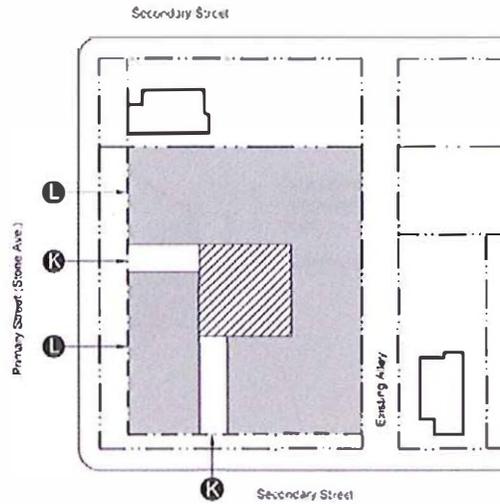


| TABLE 5.12-ST5-2 | | |
|--|---|------------------------------|
| STONE AVENUE SUB-AREA STANDARDS | | |
| BUILDING HEIGHT | | SPECIFIC REQUIREMENTS |
| High-Rise Building Height (1) | 90 Ft. Max or 8 Stories | J,E |
| Mid-Rise Building Height (2) | 50 Ft. Max or 4 Stories | H,F |
| Low-Rise Building Height (3) | 25 Ft. Max or 2 Stories | I,G |
| FLOOR USES | | |
| Ground Floor (4,5,6,7) | Commercial Services or Retail Trade Uses that encourage street level activity are preferred, but office, retail or other may be used if the use satisfies the street level activity goal. | - |
| Upper Floors | Residential or Services are preferred | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

4. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the STS are as shown in Figure 5.12-ST5-C and Table 5.12-ST5-3.

FIGURE 5.12-ST5-C



Plan

Key

- - - Property Line
- - - Build-to Line
- Building Footprint (Example Only)
- ▨ Open Space (Example Only)

TABLE 5.12-ST5-3

STONE AVENUE SUB-AREA STANDARDS

| LOT COVERAGE | | SPECIFIC REQUIREMENTS |
|--|-------------------------------------|--|
| Maximum Lot Coverage (1) | 100% | 1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking. |
| OPEN SPACE | | 2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable. |
| Open Space at Multi-Unit Dwellings (2,3,4) | 30 Sq. Ft/DU or 20% of Lot Area (7) | 3. Usable open space may be any combination of private and common space. |
| Open Space Non-Residential (2,3,4) | Min. of 20% of Lot Area | 4. Parking may not be counted as open space. |
| PEDESTRIAN ACCESS (5) | | 5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation. |
| Pedestrian Access to Open Space | Required | 6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot. |
| Main Entrance Location (6) | Primary Street (Stone Ave.) | 7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater. |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

5. Building Massing Standards

Building massing standards in the STS are as shown in Figure 5.12-STS-D and Table STS-4.

FIGURE 5.12-STS-D

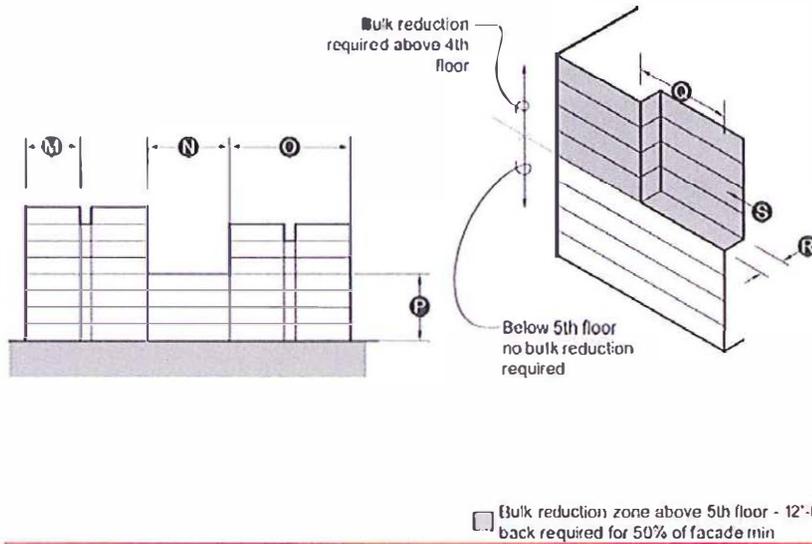


TABLE 5.12-STS-4

STONE AVENUE SUB-AREA STANDARDS

| BUILDING MASSING STANDARDS | | SPECIFIC REQUIREMENTS |
|---|------------------------------|------------------------------|
| Articulation | - | - |
| Maximum unbroken building mass (1) | 50 Ft. Max. | M |
| View Corridors | - | - |
| Mid-Rise Façade (2) | 25% of Façade Min. | N |
| High Rise Façade (3) | 150 Linear Ft. Unbroken Max. | O |
| Mid-Rise Height | 50 Ft. Max or 4 Stories | P |
| Build Reduction (High Rise) | - | - |
| Bulk Reduction Setback (4) | 12 Ft. Min. | R |
| Bulk Reduction Required Area | 50% of Façade Min. | Q |
| Bulk Reduction Zone | Required above 4th Floor | S |

6. Parking Standards

Parking standards in the STS are as shown in Figure 5.12-ST5-E and Table 5.12-ST5-5.

FIGURE 5.12-ST5-E

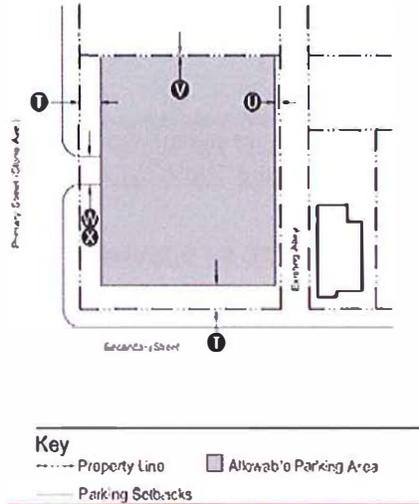


TABLE 5.12-ST5-5

STONE AVENUE SUB-AREA STANDARDS

| PARKING | | SPECIFIC REQUIREMENTS |
|---|--|--|
| Location (Distance from Property Line) | - | 1. Street setback is only required at first floor level only for parking. |
| Street Setback (1) | 20 Ft. | I |
| Alley Setback | 5 Ft. | U |
| Side Setback | 0 Ft. | V |
| Required Spaces | - | - |
| Off-street (2) | Commercial = 60% of UDC Residential = 1/DU | 2. 60% of UDC parking for commercial uses. Residential uses are required to provide 1 space per unit and parking must be unbundled from residential lease or sale. Further reduction in on-site parking can be achieved by: a one-time in lieu fee of \$5000 to Park Wise per space not provided, leased spaces from an off-site location, or an on-site car-share program. |
| Accessible (3,4) | Compliance with the accessible parking requirements in the UDC for the underlying zone. | 3. Required accessible spaces and bicycle facilities may not be reduced or eliminated and must be based on the number of motor vehicle parking spaces required as per the UDC for the users proposed. |
| Bicycle Facilities (3) | Compliance with the requirements in the UDC for the underlying zone. | - |
| Parking Area Access Lanes | - | 4. Accessible spaces may be provided 1) on-site, 2) off-site within one-quarter of a mile of the project site through a shared parking agreement, or 3) on street on the same side of the street up to five spaces. |
| Maximum Allowable Drive Width | 24 Ft. | W |
| Access Lanes | 1 Drive/Primary Parking Street (5) | X |
| | | 5. Parking access lanes are limited to one drive per primary street. |

B. Sixth Street Sub-Area (SSS)

1. Standards

Figure 5.12-SSA-A captures the boundaries of the SSA and the boundaries of the Sixth Street Sub-Area. Sixth Street Sub-Area zoning option standards apply.

2. Building Placement

Building placement and setback requirements in the SSS are as shown in Figure 5.12-SSS-A and Table 5.12-SSS-1.

FIGURE 5.12-SSS-A

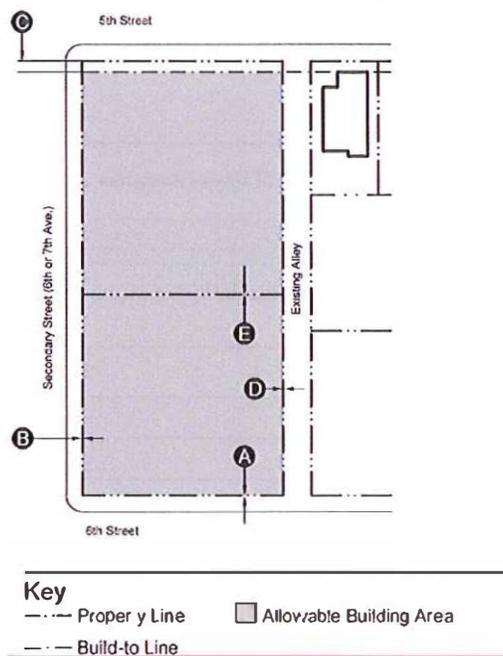


TABLE 5.12-SSS-1

6TH STREET SUB AREA STANDARDS

BUILDING PLACEMENT STANDARDS

SPECIFIC REQUIREMENTS

Build to Line (Distance from Property Line)

6th Street and 6th Ave. (1,2)

0 Ft.

A

Setback (Distance from Property Line)

Secondary Street (6th or 7th Ave.)

0 Ft.

B

5th Street

Consistent with Prevailing

C

Alley Side

0 Ft.

D

Side Yard

0 Ft.

E

1. Build-to requirements apply to: 1) 6th street frontage when building footprint exceeds 25% of lot area

2. Street side facades must be built to Build to Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply.

3. Building Heights, Floor Uses

Building height and floor use requirements in the SSS are as shown in Figure 5.12-SSS-B and Table 5.12-SSS-2.

FIGURE 5.12-SSS-B

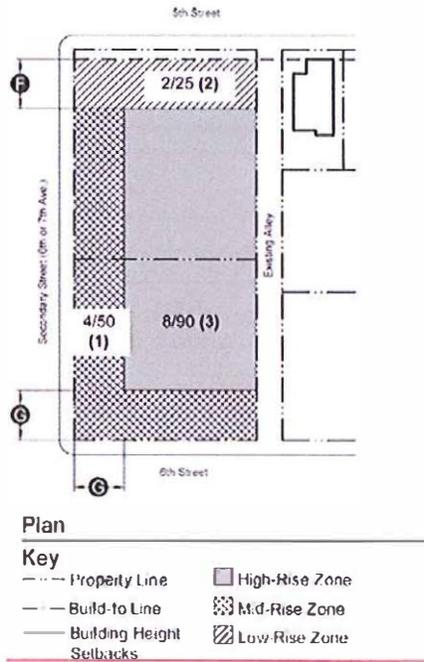


TABLE 5.12-ST5-4

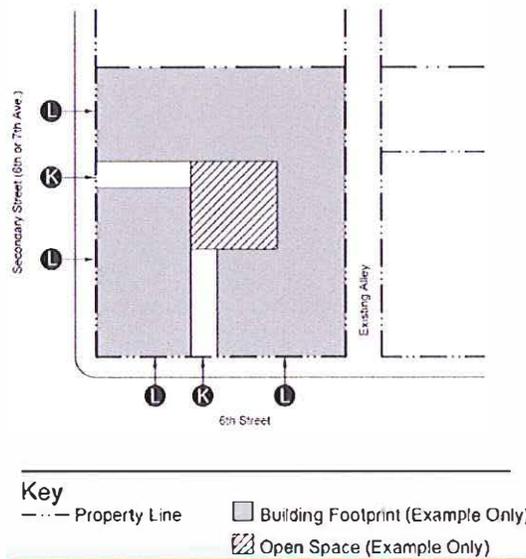
STONE AVENUE SUB-AREA STANDARDS

| BUILDING MASSING STANDARDS | | SPECIFIC REQUIREMENTS |
|---|-------------------------------------|------------------------------|
| Articulation | - | - |
| Maximum unbroken building mass (1) | <u>50 Ft. Max.</u> | M |
| View Corridors | - | - |
| Mid-Rise Façade (2) | <u>25% of Façade Min.</u> | N |
| High Rise Façade (3) | <u>150 Linear Ft. Unbroken Max.</u> | O |
| Mid-Rise Height | <u>50 Ft. Max or 4 Stories</u> | P |
| Build Reduction (High Rise) | - | - |
| Bulk Reduction Setback (4) | <u>12 Ft. Min.</u> | R |
| Bulk Reduction Required Area | <u>50% of Façade Min.</u> | Q |
| Bulk Reduction Zone | <u>Required above 4th Floor</u> | S |

4. Lot Coverage, Open Space, Pedestrian Access

Lot coverage, open space and pedestrian access requirements in the SSS are as shown in Figure 5.12-SSS-C and Table 5.12-SSS-3.

FIGURE 5.12-SSS-C



| TABLE 5.12-SSS-3 | | |
|---|---|----------|
| 6TH STREET SUB-AREA STANDARDS | | |
| LOT COVERAGE | SPECIFIC REQUIREMENTS | |
| <u>Maximum Lot Coverage (1)</u> | <u>100%</u> | - |
| OPEN SPACE | | |
| <u>Open Space at Multi-Unit Dwellings (2,3,4)</u> | <u>30 Sq. Ft./DU or 20% of Lot Area (7)</u> | - |
| - | - | - |
| <u>Open Space Non-Residential (2,3,4)</u> | <u>Min. of 20% of Lot Area</u> | - |
| PEDESTRIAN ACCESS (5) | | |
| <u>Pedestrian Access to Open Space</u> | <u>Required</u> | <u>K</u> |
| <u>Main Entrance Location (6)</u> | <u>Primary Street (Stone Ave.)</u> | <u>L</u> |
| - | - | - |
| - | - | - |
| - | - | - |

1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable
3. Usable open space may be any combination of private and common space.
4. Parking may not be counted as open space.
5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater.

5. Building Massing Standards

Building massing standards in the SSS are as shown in Figure 5.12-SSS-D and Table SSS-4.

FIGURE 5.12-SSS-D

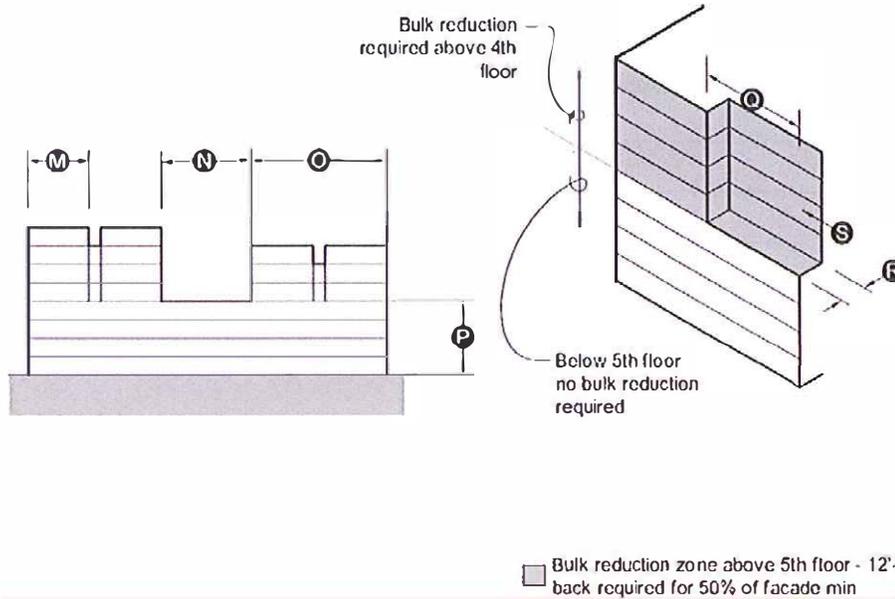


TABLE 5.12-SSS-4

6TH STREET SUB-AREA STANDARDS

| BUILDING MASSING STANDARDS | | SPECIFIC REQUIREMENTS |
|---|------------------------------|------------------------------|
| Articulation | - | - |
| Maximum unbroken building mass (1) | 50 Ft. Max. | M |
| View Corridors | - | - |
| Mid-Rise Façade (2) | 25% of Façade Min. | N |
| High Rise Façade (3) | 150 Linear Ft. Unbroken Max. | O |
| Mid-Rise Height | 50 Ft. Max or 4 Stories | P |
| Build Reduction (High Rise) | - | - |
| Bulk Reduction Setback (4) | 12 Ft. Min. | R |
| Bulk Reduction Required Area | 50% of Façade Min. | Q |
| Bulk Reduction Zone | Required above 4th Floor | S |

1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. (M) and should include a variety of façades.

2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise (N), and the mid-rise façade may not exceed 4 stories or 50 Ft. (P) in height. On corner lots this requirement applies to one street only.

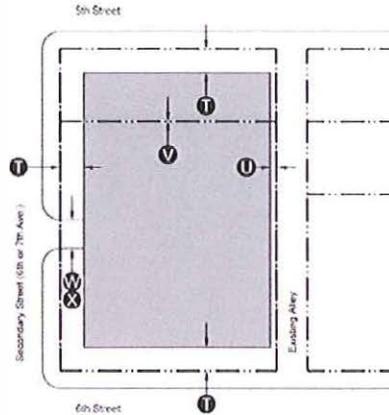
3. High-rise façades of more than 150 continuous linear feet (O) must be broken by a mid-rise façade (N) not to exceed 4 stories or 50 Ft. (P) in height as shown in Figure above.

4. A step-back bulk reduction area a minimum of 12 ft. in depth (R) is required for at least 50% of the façade (Q). Bulk reduction is required above the fourth floor (S).

6. Parking Standards

Parking standards in the SSS are as shown in Figure 5.12-SSS-E and Table 5.12-SSS-5.

FIGURE 5.12-SSS-E



Key
 - - - Property Line □ Allowable Parking Area
 ——— Parking Setbacks

TABLE 5.12-SSS-5

6TH STREET SUB-AREA STANDARDS

| PARKING | | SPECIFIC REQUIREMENTS |
|---|---|------------------------------|
| Location (Distance from Property Line) | - | - |
| Street Setback | 20 Ft. | T |
| Alley Setback | 5 Ft. | U |
| Side Setback | 0 Ft. | V |
| Required Spaces | - | - |
| Off-street (1,4) | Commercial = 0 Residential = 1/DU | - |
| Accessible (2,3) | Compliance with the accessible parking requirements in the UDC for the underlying zone. | - |
| Bicycle Facilities (2) | Compliance with the requirements in the UDC for the underlying zone. | - |
| Parking Area Access Lanes | - | - |
| Maximum Allowable Drive Width | 24 Ft. | W |
| Parking Access Lanes | 1 Drive/Street (5) | X |

5.12.179. IID DISTRICT TERMINATION

The provisions of Section 5.12, Downtown Area Infill Incentive District, shall end on January 31, 2015, unless Mayor and Council extend the date by separate ordinance.

5.12.180. ILLUSTRATIVE MAPS OF THE IID

[INSERT MAP SHOWING THE VARIOUS SUBDISTRICTS AND AREA]

THE FOLLOWING AMENDMENTS WILL BE MADE TO SECTION 4.2 DEFINITIONS:

11.4. OTHER TERMS DEFINED

11.4.1. PURPOSE

This section provides definitions for terms that are not land uses and are not contained in Section 11.3 above.

11.4.2. DEFINITIONS – A

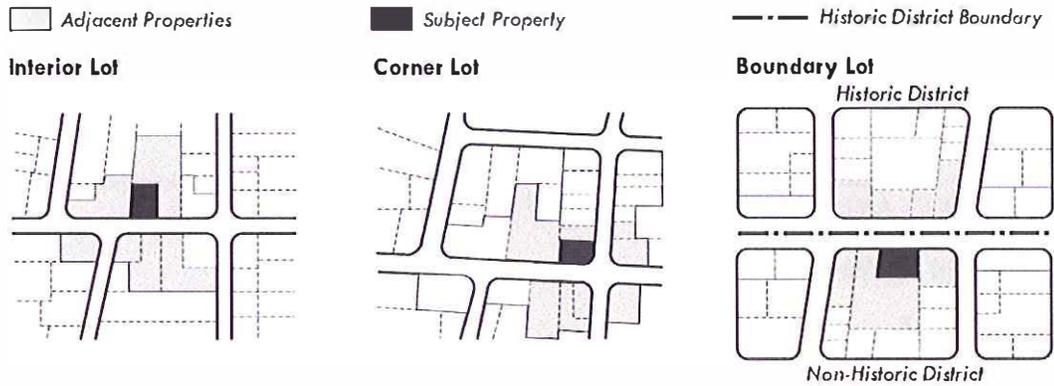
...

Adjacent

Two or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way 20 feet or less in width. Parcels or lots having only a common corner are considered adjacent. Within the Infill Incentive District, Optional Zoning Sub districts, Areas and Sub-areas, the term "adjacent" or "adjacency means:

1. Two or more parcels or lots sharing a common boundary or separated by an ally or a local or arterial street 30 feet or less in width. Parcels or lots having only a common corner are also considered adjacent.
2. Where the development parcel is an interior parcel, adjacent lots includes all residential lots or development on either side of the development parcel, those lots fronting on the same street in the same block as the development parcel, and all those lots on the opposite side of that street See Figure XXX, "Adjacent Properties);
3. Where the development parcel is a corner lot, the term "adjacent" includes all the residential corner lots or developments diagonally opposite the development parcel, fronting on the same two streets in the same block, and on the opposite sides of those streets as shown in the diagram below; (See Figure XXX "Corner Lot")

4. Where the development parcel is adjacent to an HPZ, the term "adjacent" includes all lots across the street and diagonally across from the development parcel.



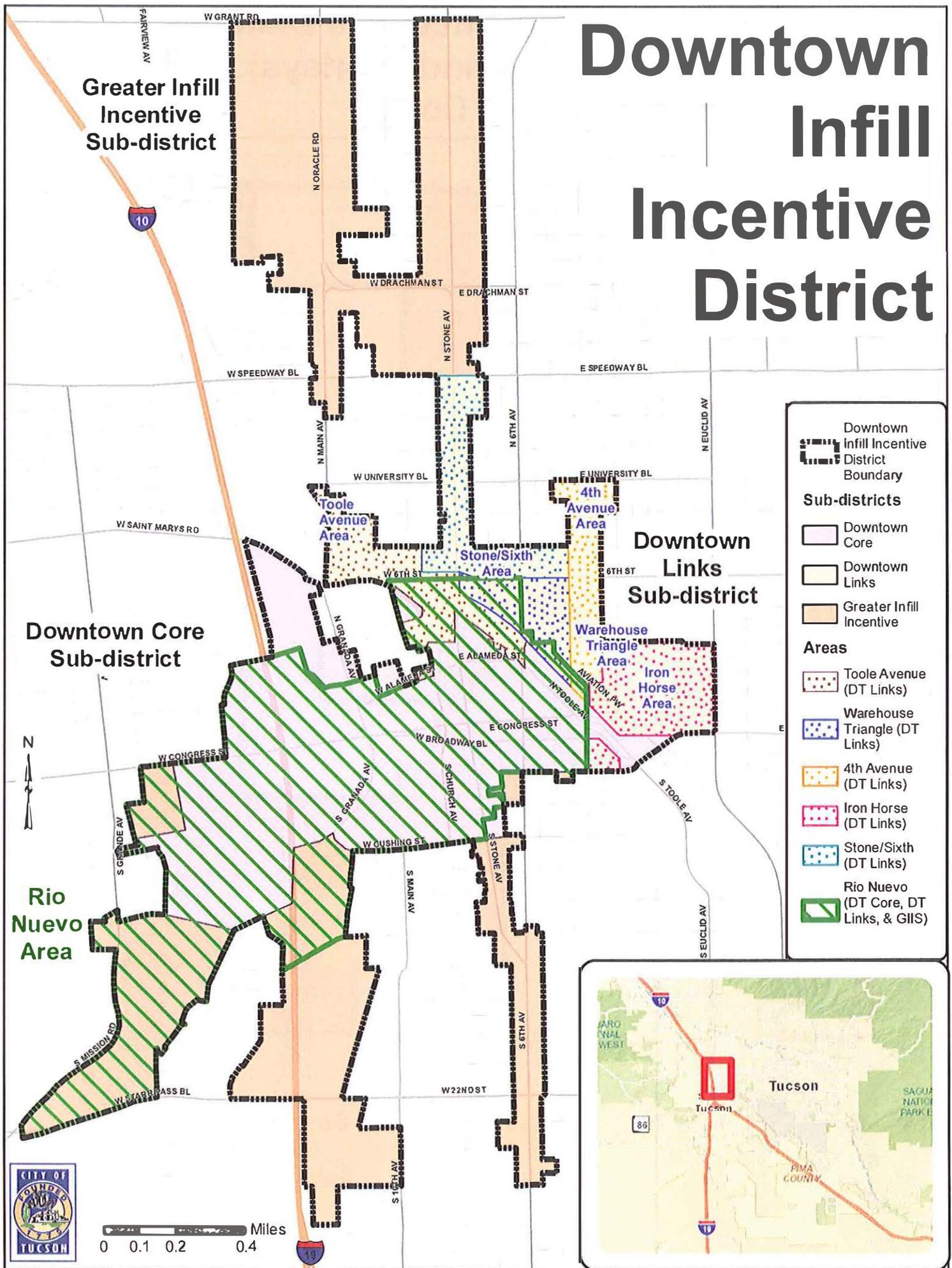
11.4.8. DEFINITIONS – G

Group Dwelling.

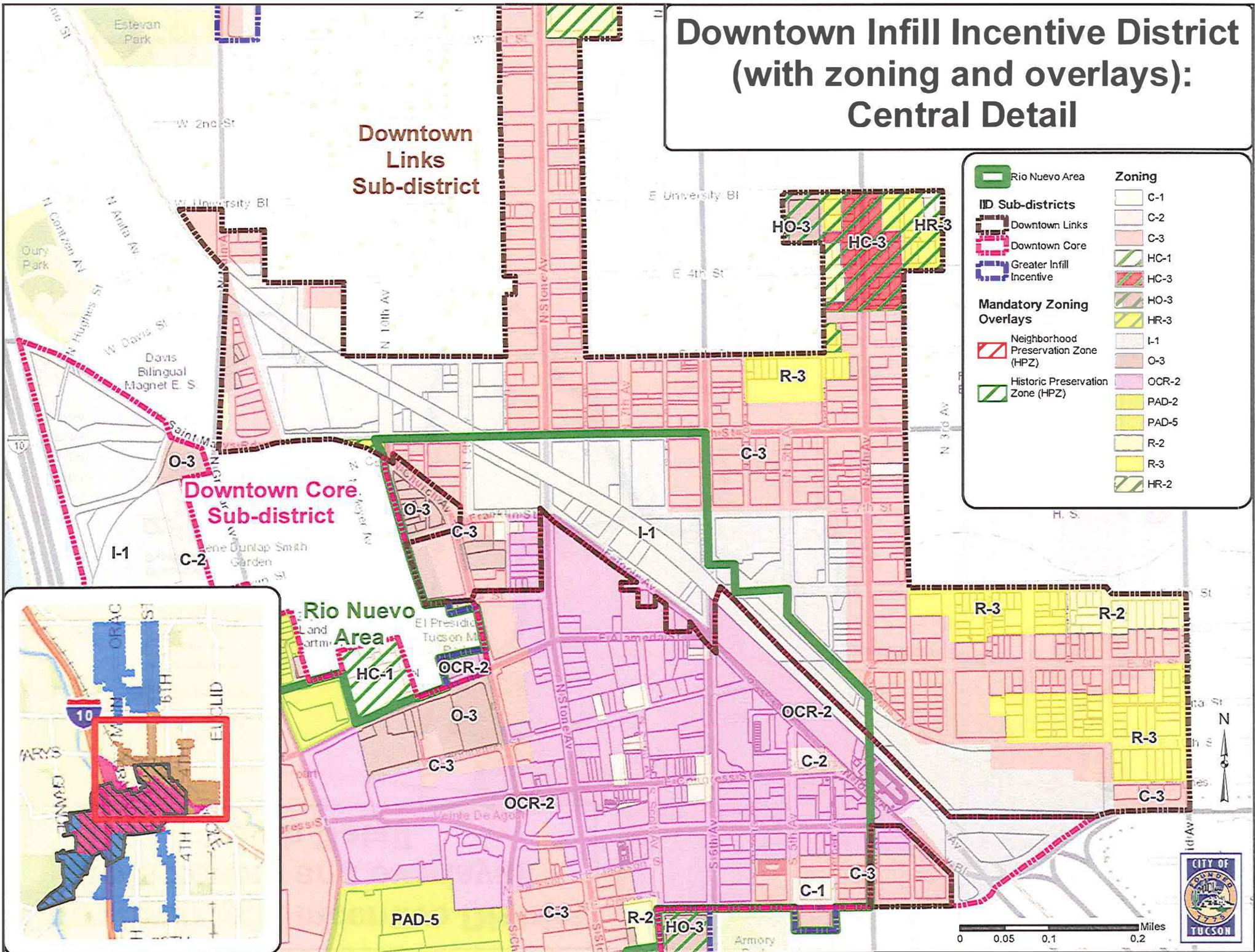
Within the Downtown Area Infill Incentive District (IID) the term "group dwelling" means a structure that:

1. meets the definition of "group dwelling" contained in UDC Section 11.3.7.B; and
2. is greater than two stories or 25 in height.

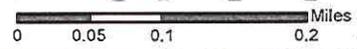
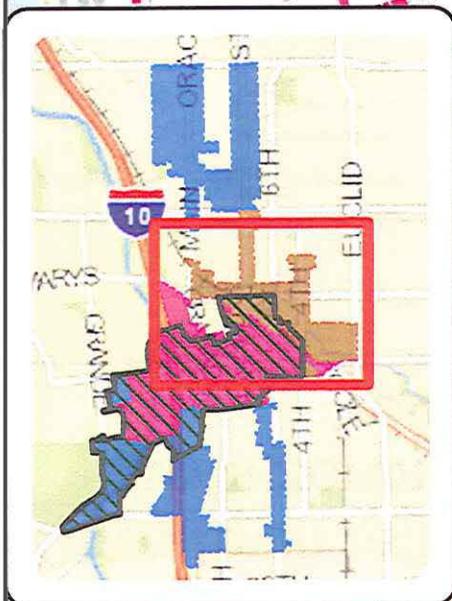
Downtown Infill Incentive District



Downtown Infill Incentive District (with zoning and overlays): Central Detail



| Legend | |
|----------------------------------|--------------------------------------|
| | Rio Nuevo Area |
| ID Sub-districts | |
| | Downtown Links |
| | Downtown Core |
| | Greater Infill Incentive |
| Mandatory Zoning Overlays | |
| | Neighborhood Preservation Zone (HPZ) |
| | Historic Preservation Zone (HPZ) |
| Zoning | |
| | C-1 |
| | C-2 |
| | C-3 |
| | HC-1 |
| | HC-3 |
| | HO-3 |
| | HR-3 |
| | I-1 |
| | O-3 |
| | OCR-2 |
| | PAD-2 |
| | PAD-5 |
| | R-2 |
| | R-3 |
| | HR-2 |



Downtown Infill Incentive District (with zoning and overlays): South Detail

Zoning

- C-1
- C-2
- C-3
- HC-1
- HC-3
- HO-3
- HR-3
- I-1
- O-3
- OCR-2
- PAD-10
- PAD-2
- PAD-4
- PAD-5
- R-1
- R-2
- R-3
- HR-2

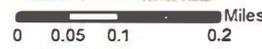
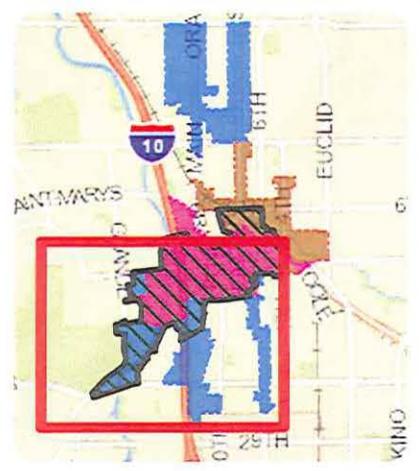
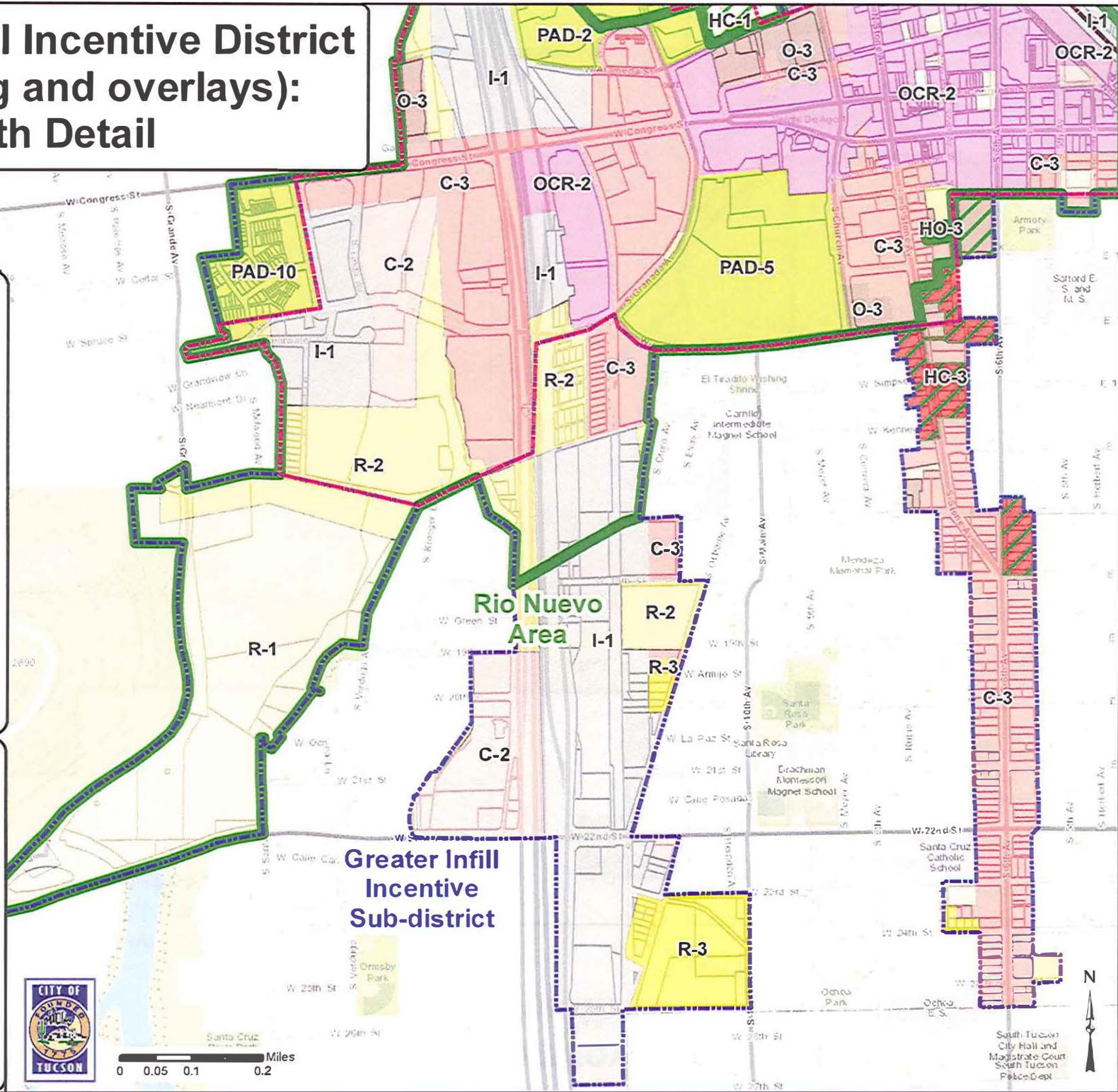
Rio Nuevo Area

IID Sub-districts

- Downtown Links
- Downtown Core
- Greater Infill Incentive

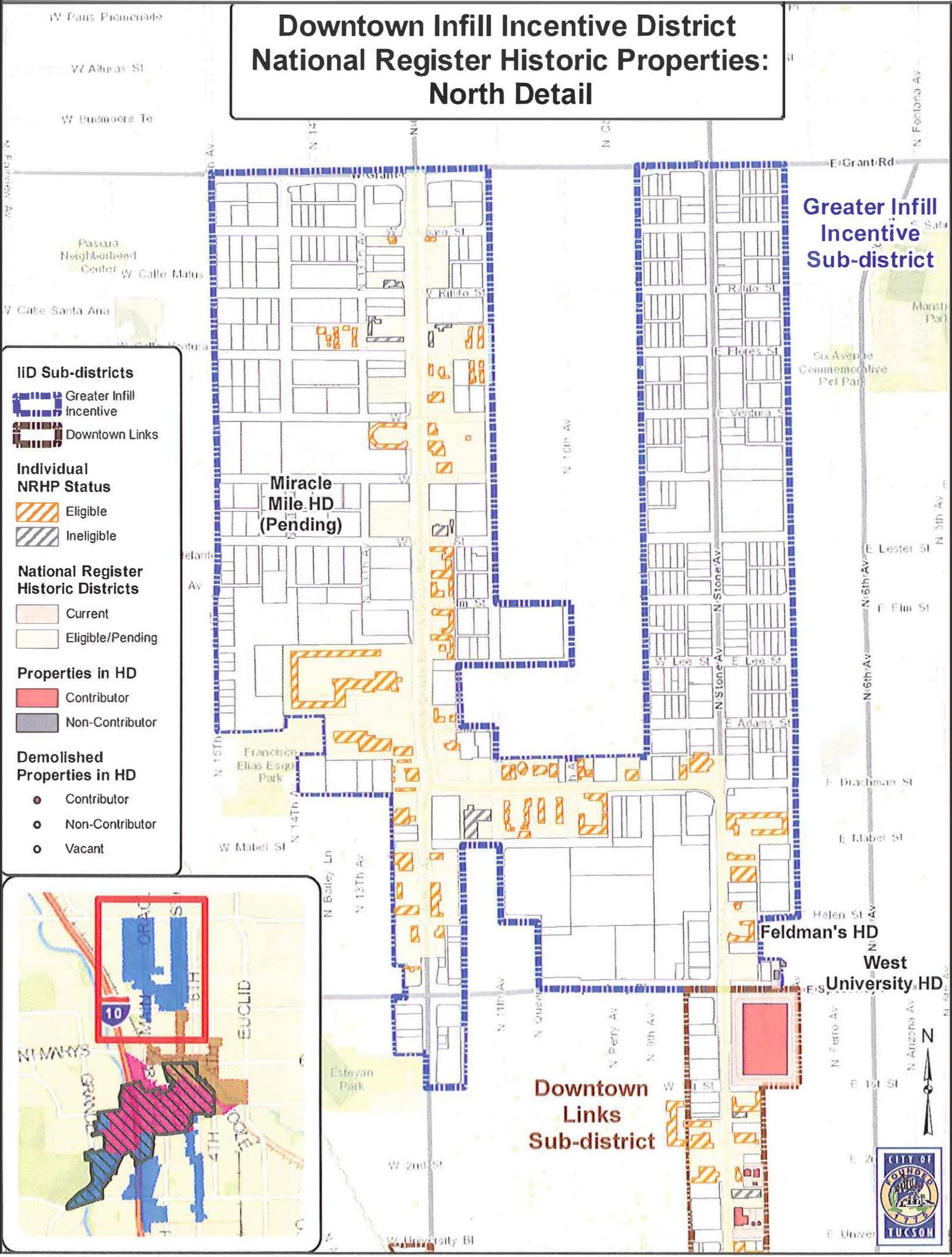
Mandatory Zoning Overlays

- Neighborhood Preservation Zone (HPZ)
- Historic Preservation Zone (HPZ)



South Tucson
City Hall and
Magistrate Court
South Tucson
Police Dept

Downtown Infill Incentive District National Register Historic Properties: North Detail



**Greater Infill
Incentive
Sub-district**

IID Sub-districts

- Greater Infill Incentive
- Downtown Links

Individual NRHP Status

- Eligible
- Ineligible

National Register Historic Districts

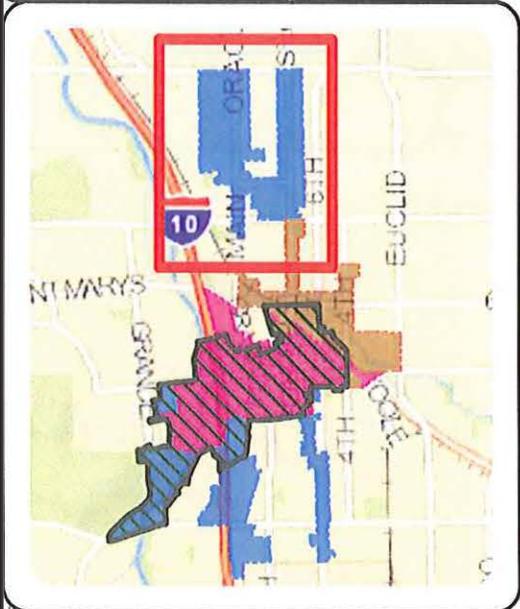
- Current
- Eligible/Pending

Properties in HD

- Contributor
- Non-Contributor

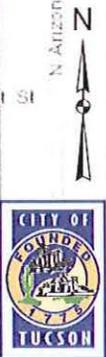
Demolished Properties in HD

- Contributor
- Non-Contributor
- Vacant

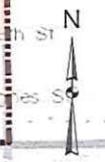
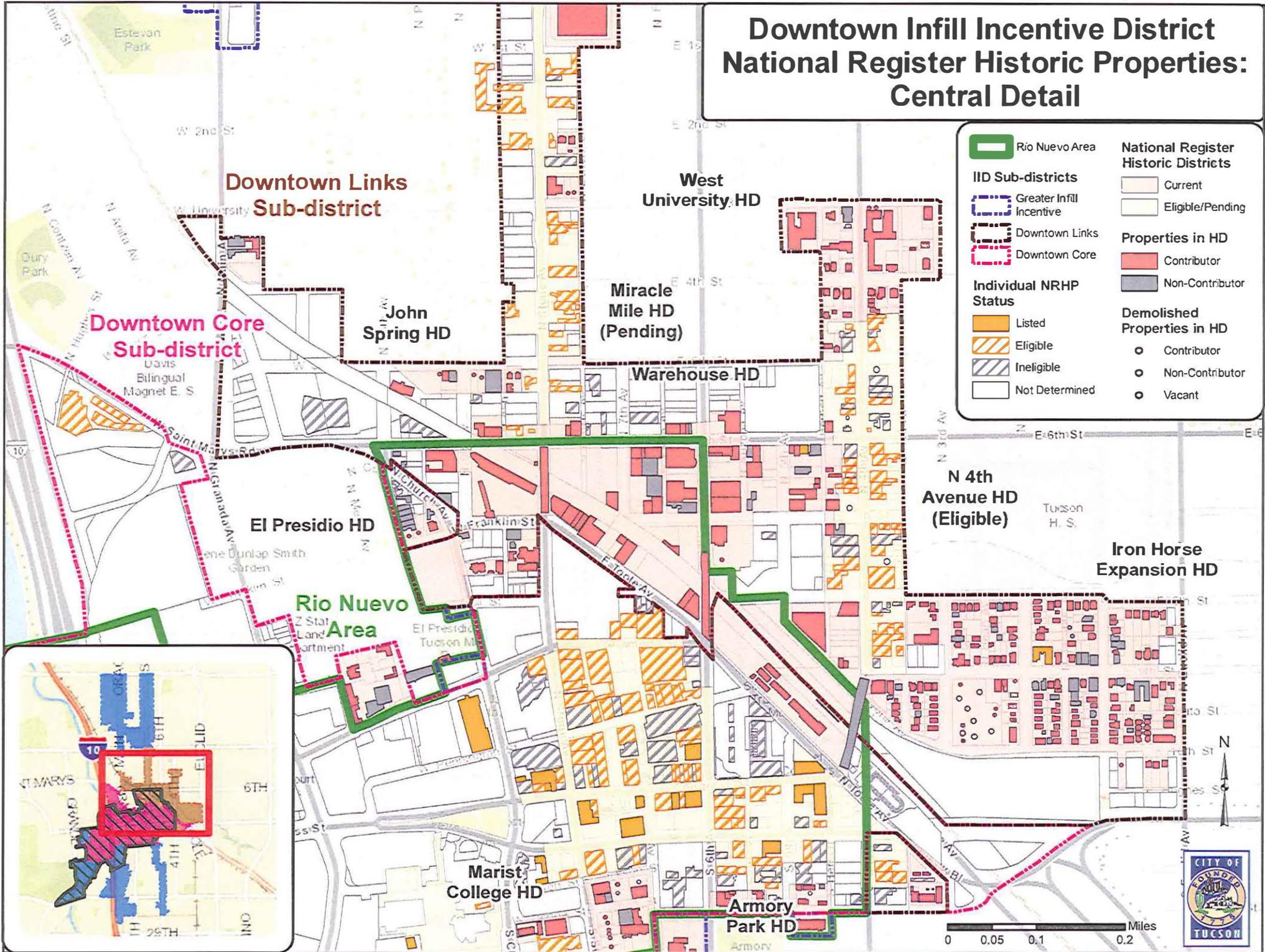


**Downtown
Links
Sub-district**

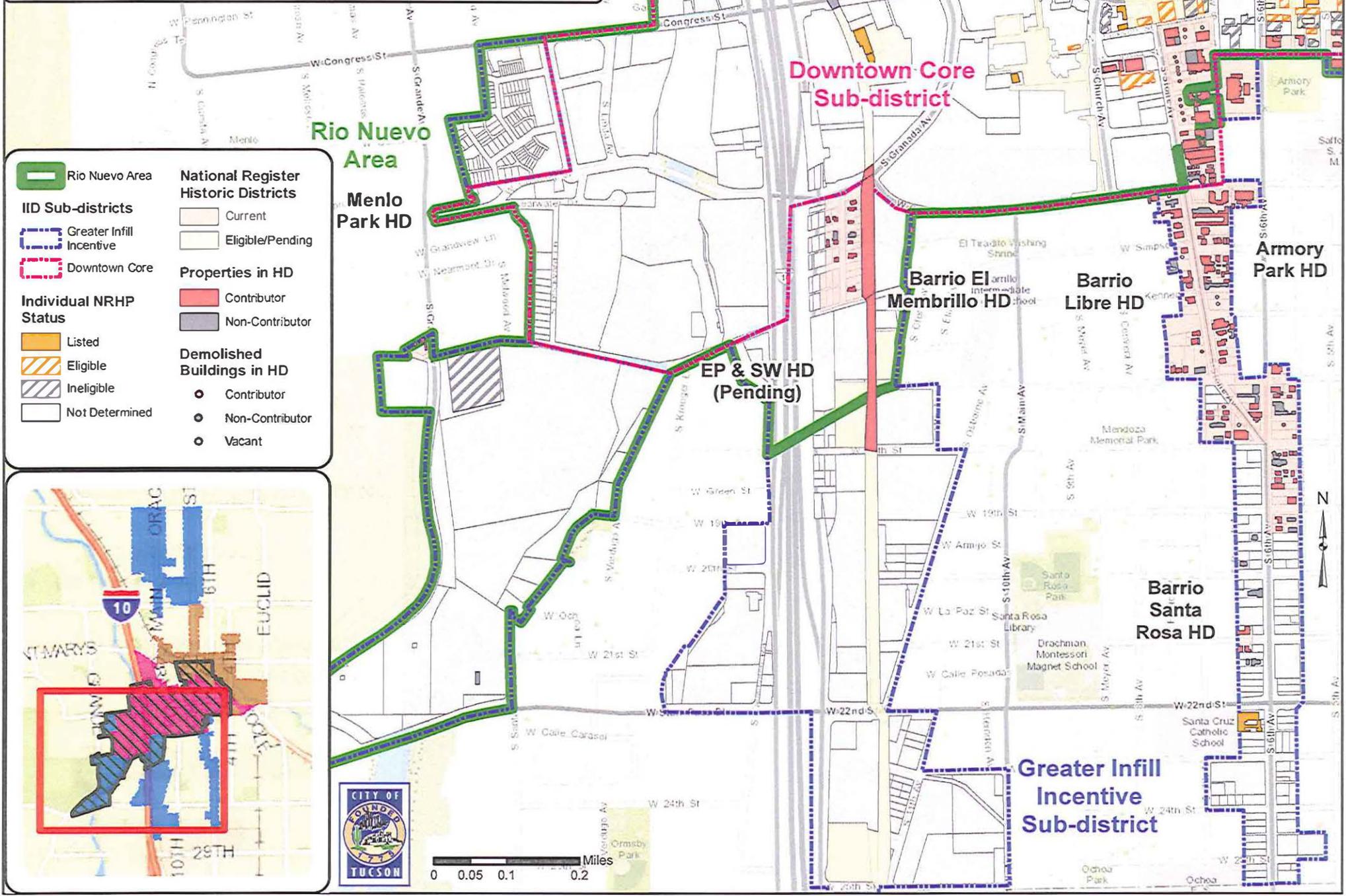
**Feldman's HD
West
University HD**



Downtown Infill Incentive District National Register Historic Properties: Central Detail



Downtown Infill Incentive District National Register Historic Properties: South Detail



Rio Nuevo Area

National Register Historic Districts

- Current
- Eligible/Pending

Properties in HD

- Contributor
- Non-Contributor

Demolished Buildings in HD

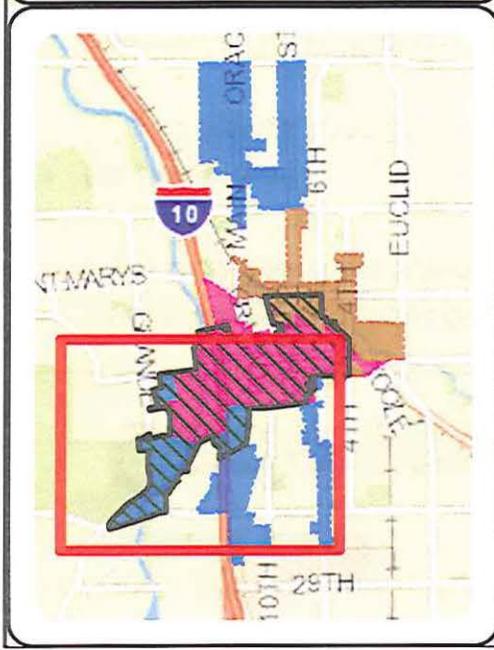
- Contributor
- Non-Contributor
- Vacant

IID Sub-districts

- Greater Infill Incentive
- Downtown Core

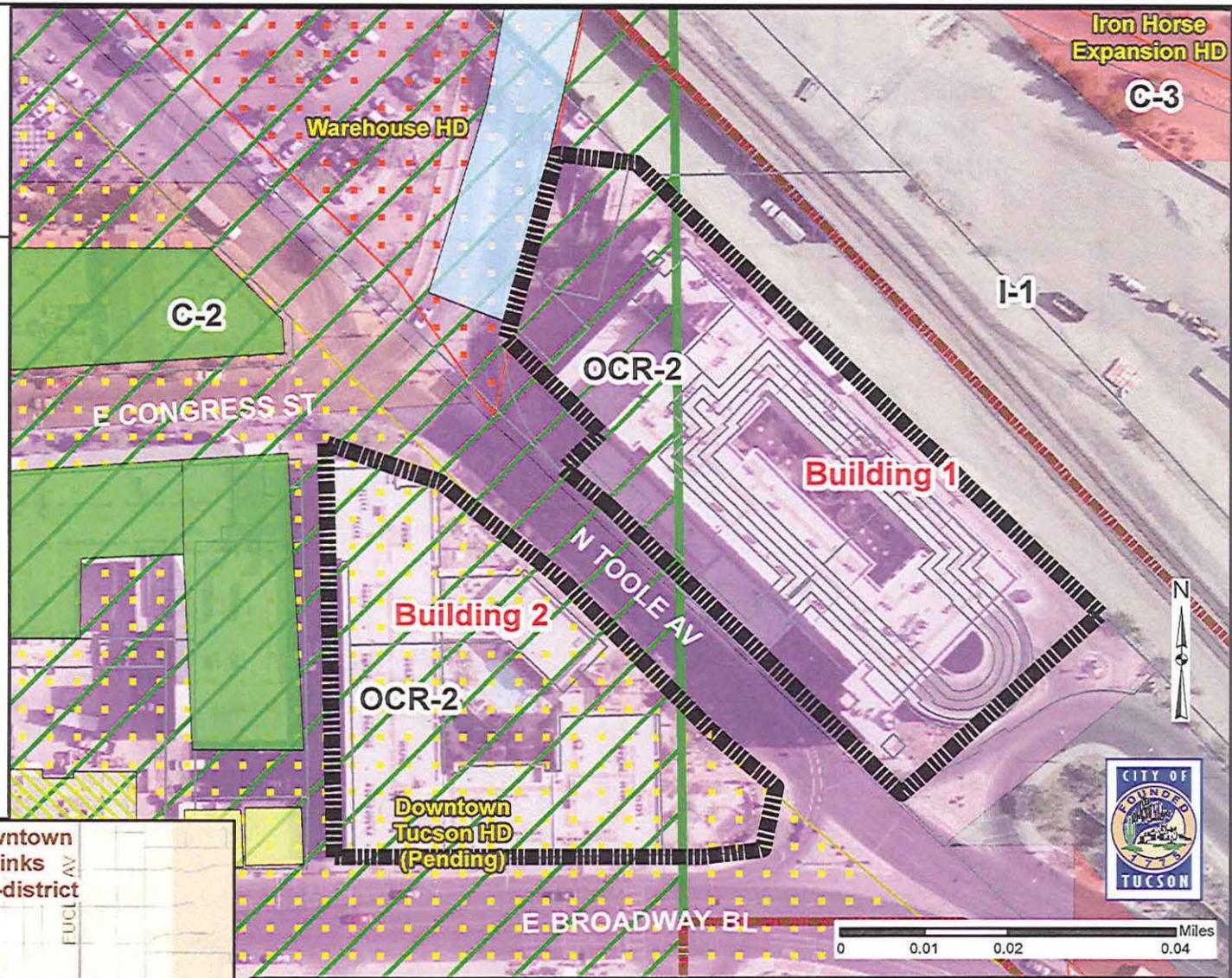
Individual NRHP Status

- Listed
- Eligible
- Ineligible
- Not Determined



The Cadence

- **Downtown Infill Incentive District**
 - Downtown Core Sub-district
- **Rio Nuevo Area**
 - Buildings 1 and 2
- **Downtown Tucson National Register Historic District (Pending)**
 - Building 2 in Pending District
 - No individually listed NRHP buildings
- **OCR-2 Zoning**



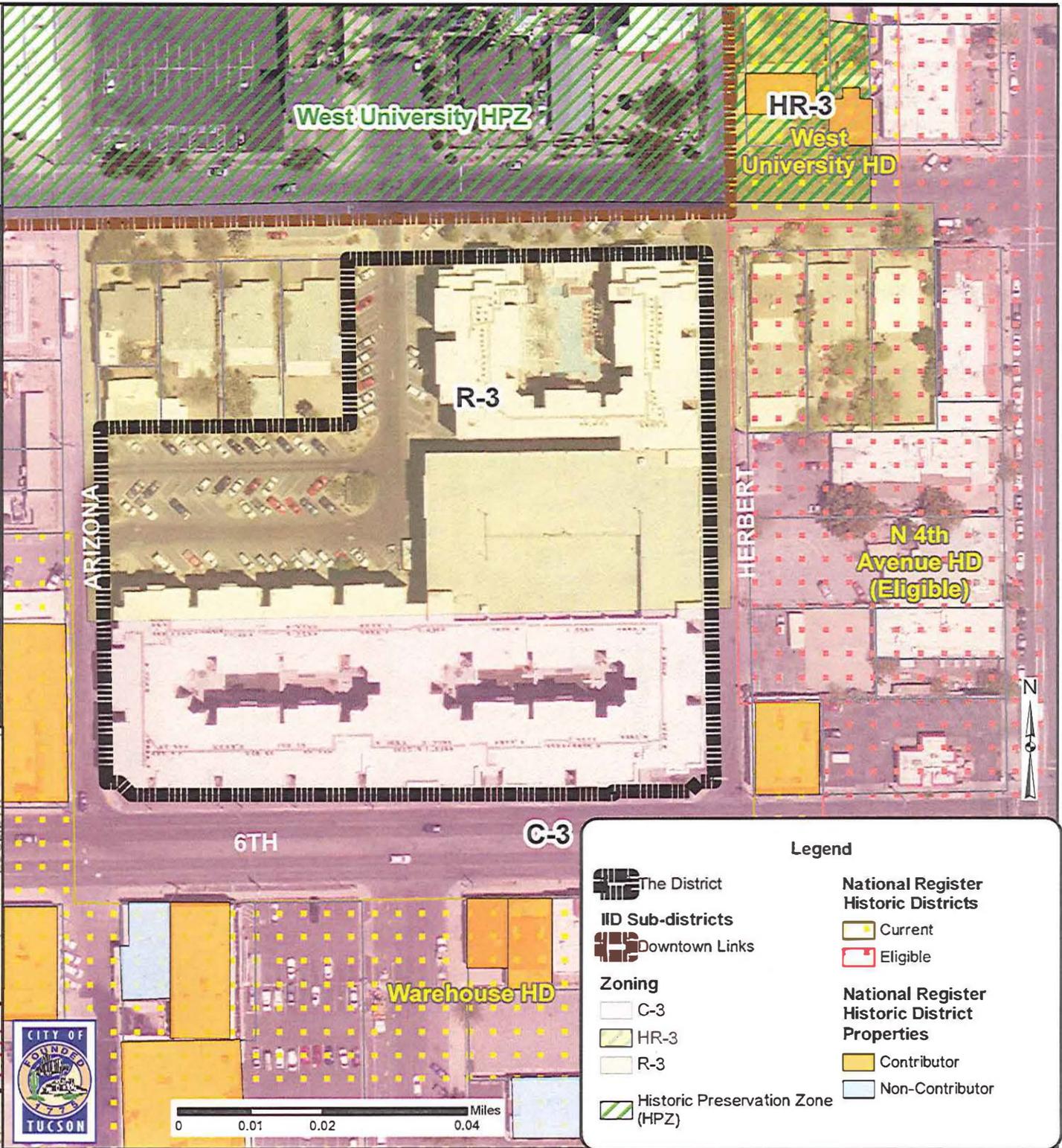
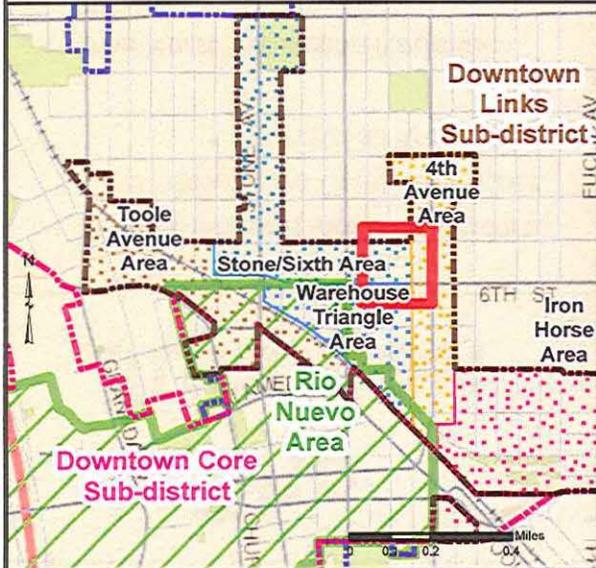
Legend

| | | | | | | | | | | |
|--------------------------|----------------|---------------|-------|----------------------|--|--|-------------|-------------------------------|------------|--------|
| | The Cadence | Zoning | | C-2 | National Register Historic District | | CURRENT | Individual NRHP Status | | Listed |
| | Rio Nuevo Area | | C-3 | | ELIGIBLE | | Eligible | | Ineligible | |
| IID Sub-districts | | | I-1 | HD Properties | | | Contributor | | | |
| | Downtown Links | | OCR-2 | | Non-Contributor | | | | | |
| | Downtown Core | | | | | | | | | |



The District

- Downtown Infill Incentive District
 - Downtown Links Sub-district
 - Stone-Sixth Area
- Not in National Register Historic District
 - Adjacent to Warehouse HD (current) and N 4th Avenue HD (eligible)
 - No individually listed NRHP buildings
- Adjacent to West University HPZ
- C-3 and R-3 Zoning



Legend

| | | | |
|---------------|----------------------------------|---|-----------------|
| | The District | National Register Historic Districts | |
| | IID Sub-districts | | Current |
| | Downtown Links | | Eligible |
| Zoning | | National Register Historic District Properties | |
| | C-3 | | Contributor |
| | HR-3 | | Non-Contributor |
| | R-3 | | |
| | Historic Preservation Zone (HPZ) | | |

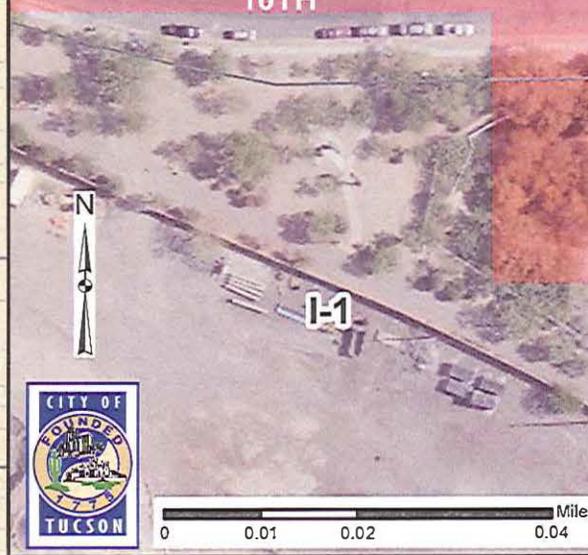
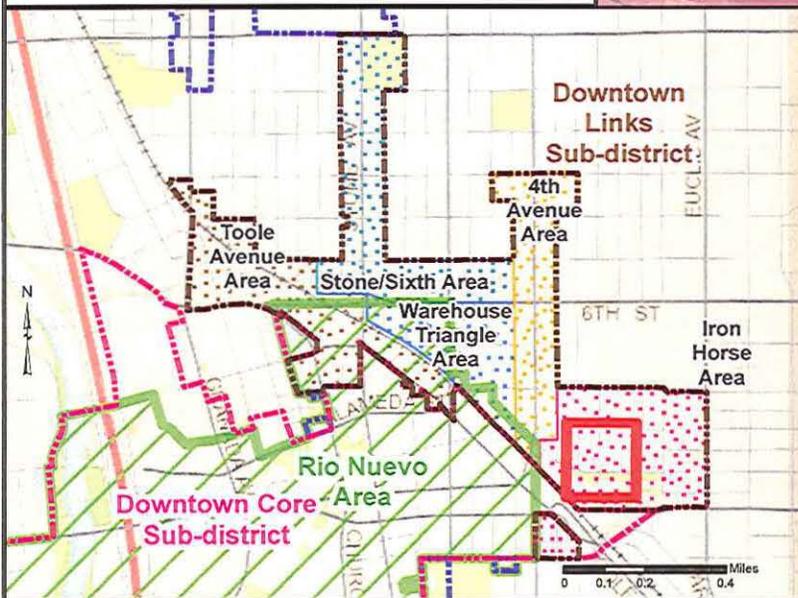
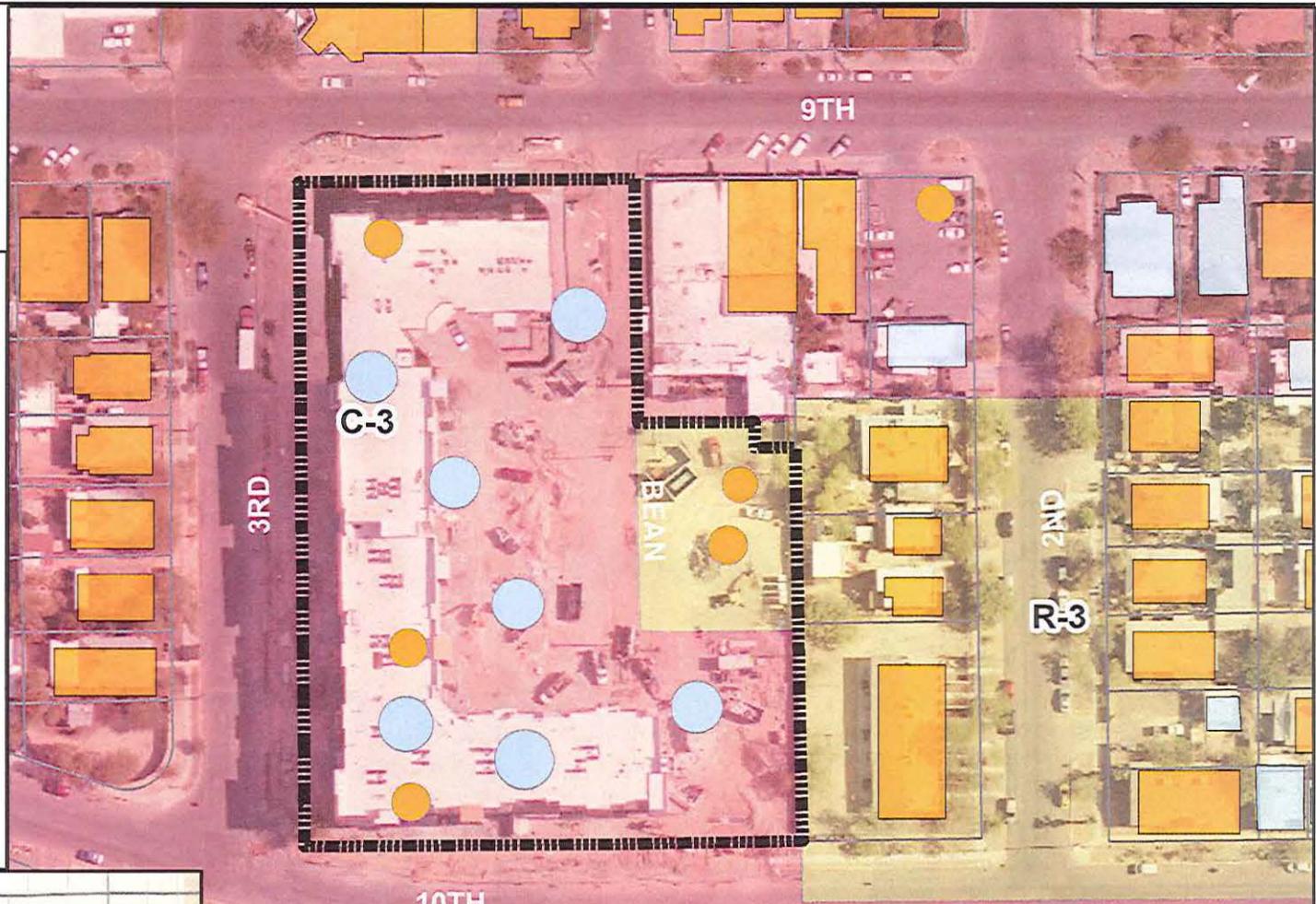


The Junction

- **Downtown Infill Incentive District**
 - Downtown Links Sub-district
 - Iron Horse Area

- **Iron Horse Expansion National Register Historic District**
 - Demolished Contributing Properties
 - Demolished Non-contributing Properties

- **C-3 and R-3 Zoning**

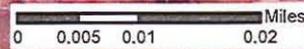
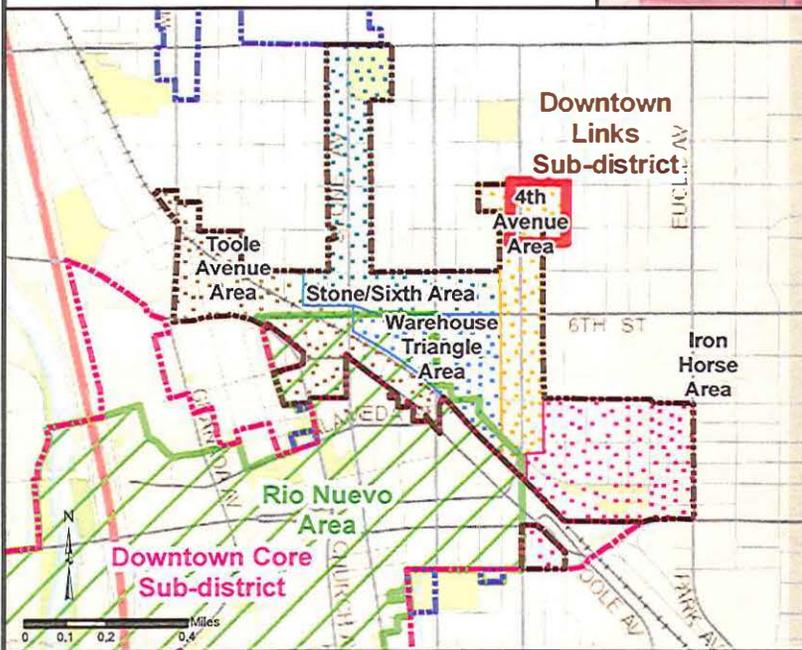
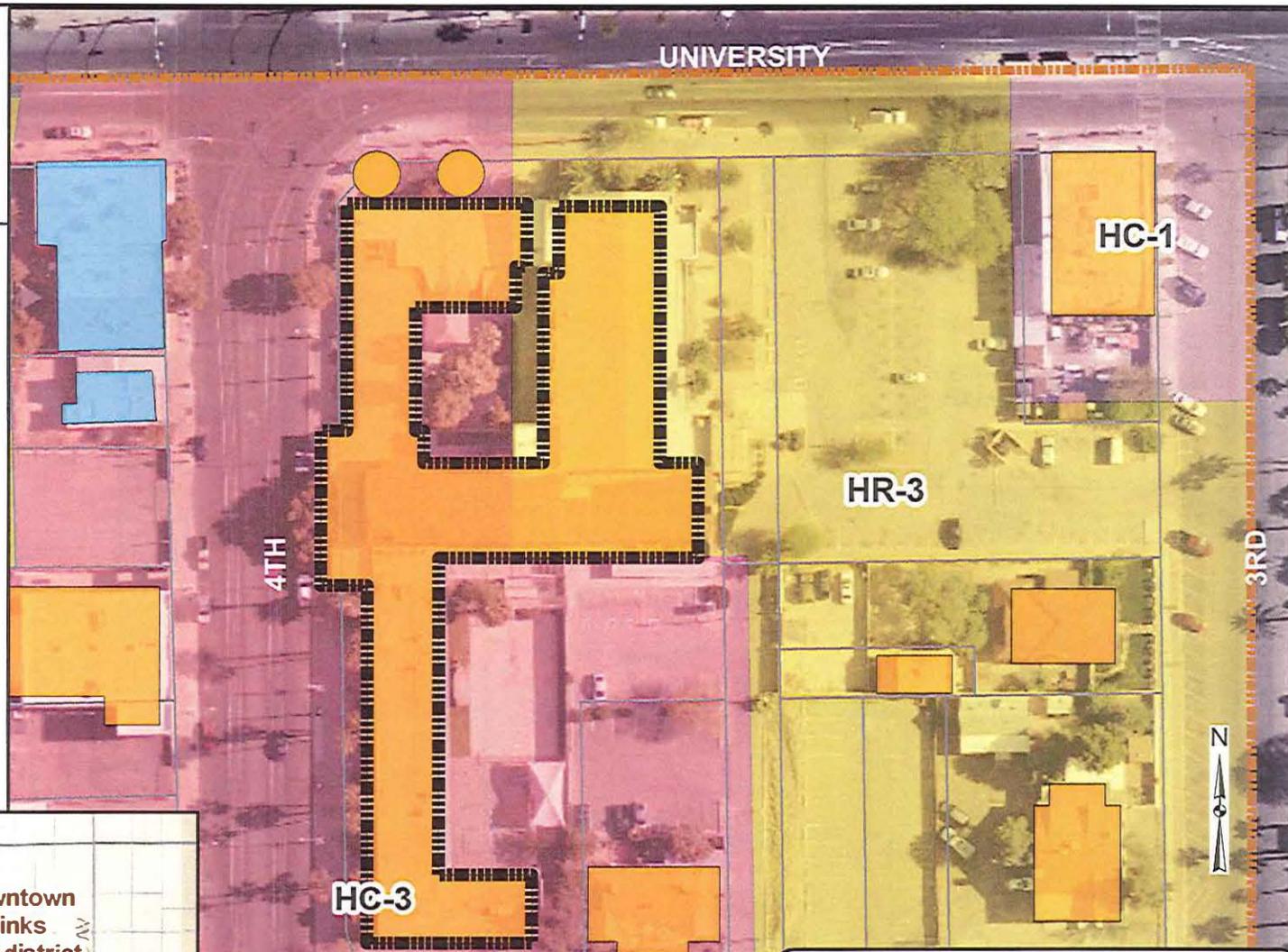


Legend

| | | | |
|---|--------------|---|-----------------|
|  | The Junction | National Register Historic District Properties | |
| Zoning | |  | Contributor |
|  | C-3 |  | Non-Contributor |
|  | I-1 | Demolished Buildings in HD | |
|  | R-3 |  | Contributor |
| | |  | Non-Contributor |

Trinity Church

- **Downtown Infill Incentive District**
 - Downtown Links Sub-district
 - 4TH Avenue Area
- **West University National Register Historic District**
 - Contributing Property
- **Historic Preservation Zone Overlay**
 - West University
- **HC-3 and HR-3 Zoning**

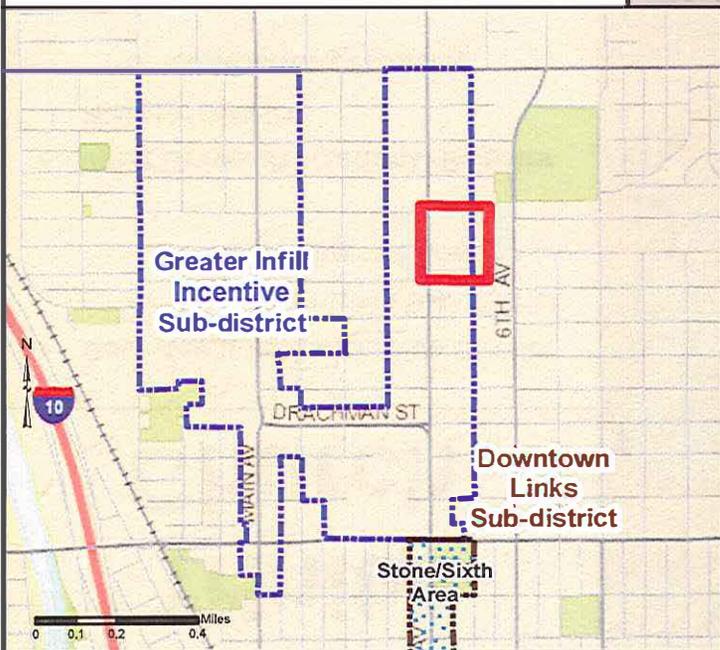


Legend

| | |
|-------------------|--|
| Trinity Church | National Register Historic District Properties |
| IID Sub-districts | Contributor |
| Downtown Links | Non-Contributor |
| Zoning | Demolished Buildings in HD |
| HC-1 | Contributor |
| HC-3 | |
| HR-2 | |
| HR-3 | |

The Bum Steer

- Downtown Infill Incentive District
 - Greater Infill Incentive Sub-district
- Not in National Register Historic District
- No individually listed NRHP buildings
- I-1 Zoning



Legend

 The Bum Steer

IID Sub-districts

 Greater Infill Incentive

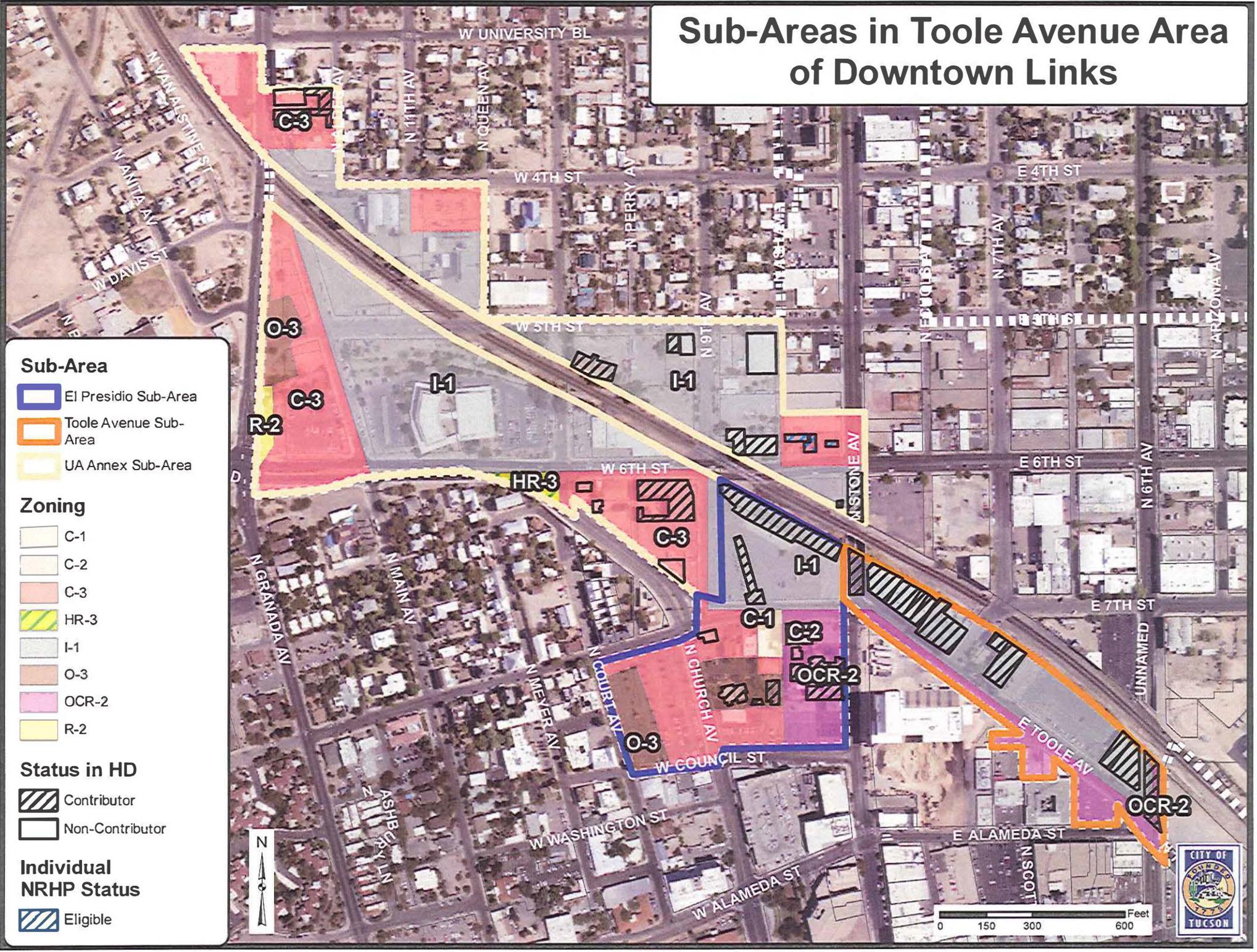
Zoning

 C-2

 I-1

 R-2

Sub-Areas in Toole Avenue Area of Downtown Links



Sub-Area

- El Presidio Sub-Area
- Toole Avenue Sub-Area
- UA Annex Sub-Area

Zoning

- C-1
- C-2
- C-3
- HR-3
- I-1
- O-3
- OCR-2
- R-2

Status in HD

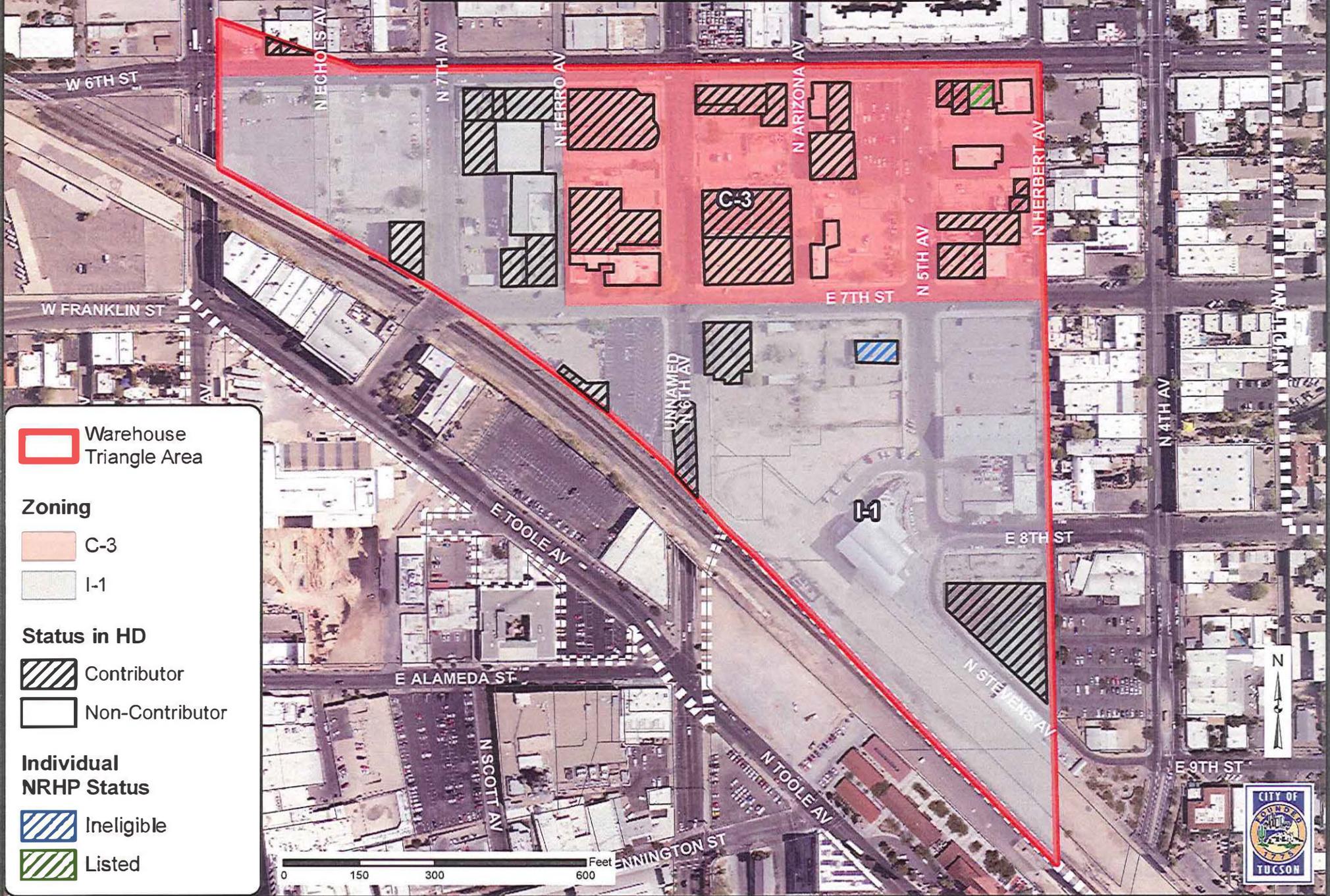
- Contributor
- Non-Contributor

Individual NRHP Status

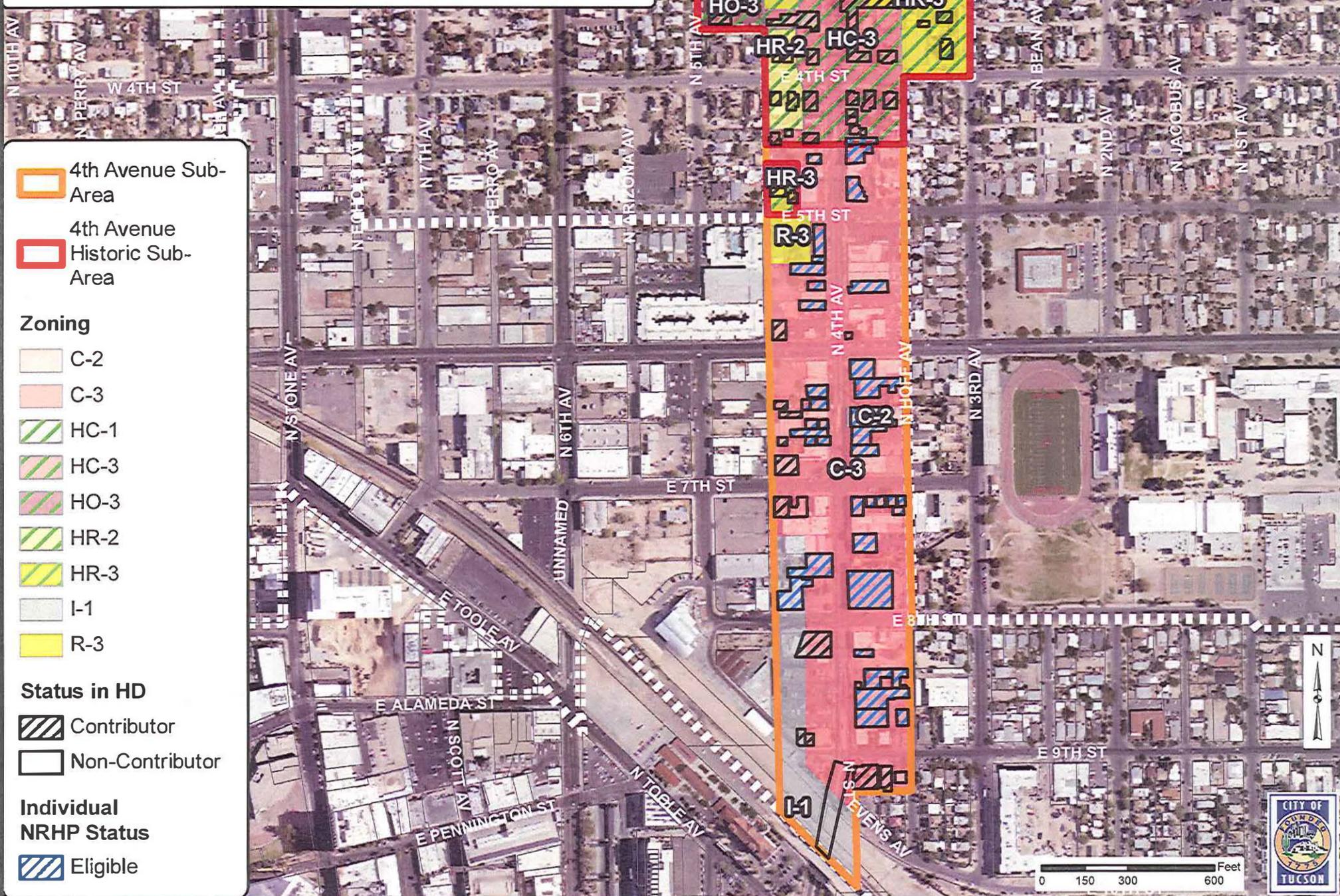
- Eligible



Warehouse Triangle Area of Downtown Links



Sub-Areas in Fourth Avenue Area of Downtown Links



4th Avenue Sub-Area

4th Avenue Historic Sub-Area

Zoning

- C-2
- C-3
- HC-1
- HC-3
- HO-3
- HR-2
- HR-3
- I-1
- R-3

Status in HD

- Contributor
- Non-Contributor

Individual NRHP Status

- Eligible



Sub-Areas in Iron Horse Area of Downtown Links

Sub-Area

-  Iron Horse / Armory Low Density Residential Infill Sub-Area
-  Iron Horse / Armory Park Mixed Use Sub-Area

Zoning

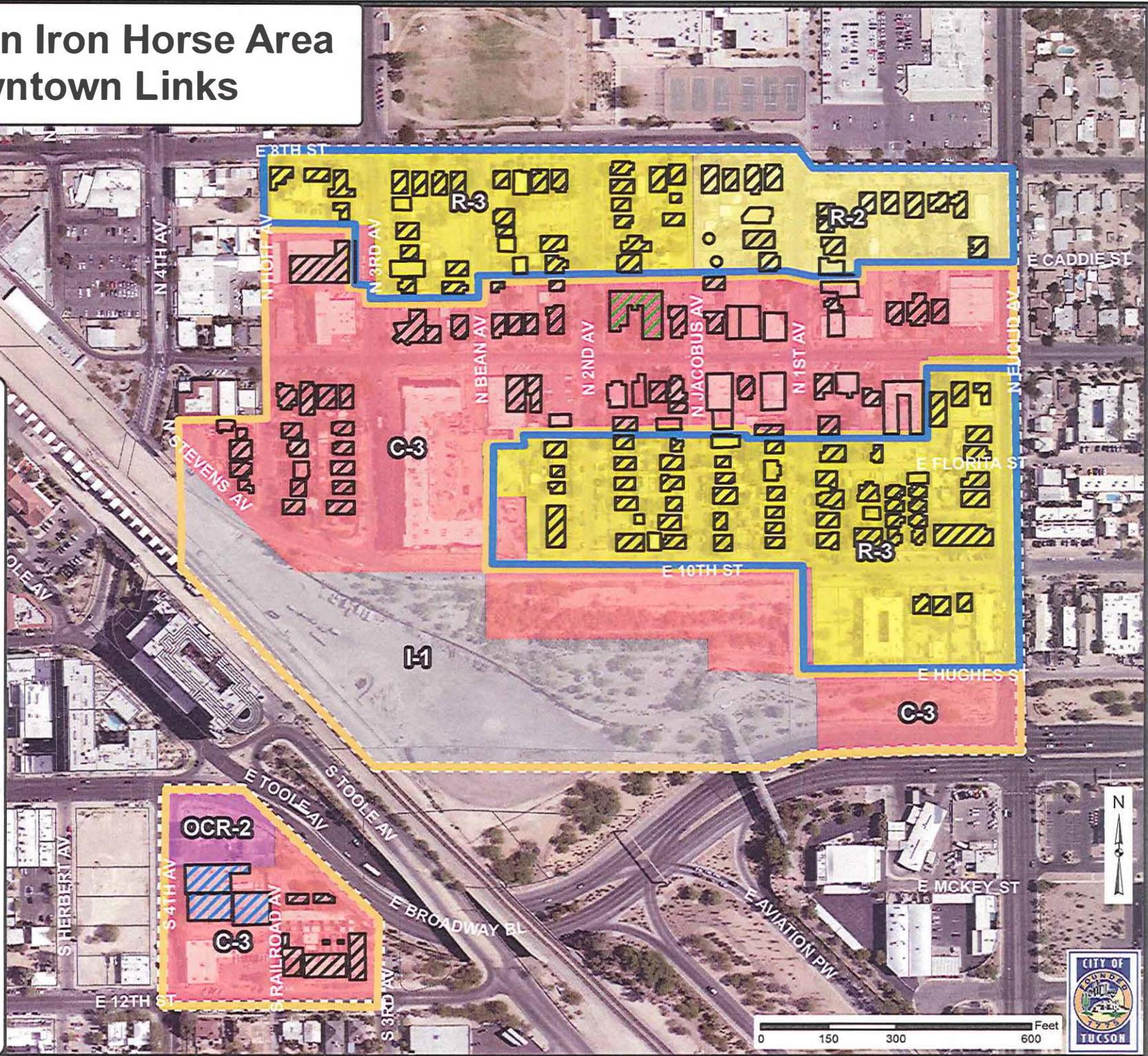
-  C-3
-  I-1
-  OCR-2
-  R-2
-  R-3

Status in HD

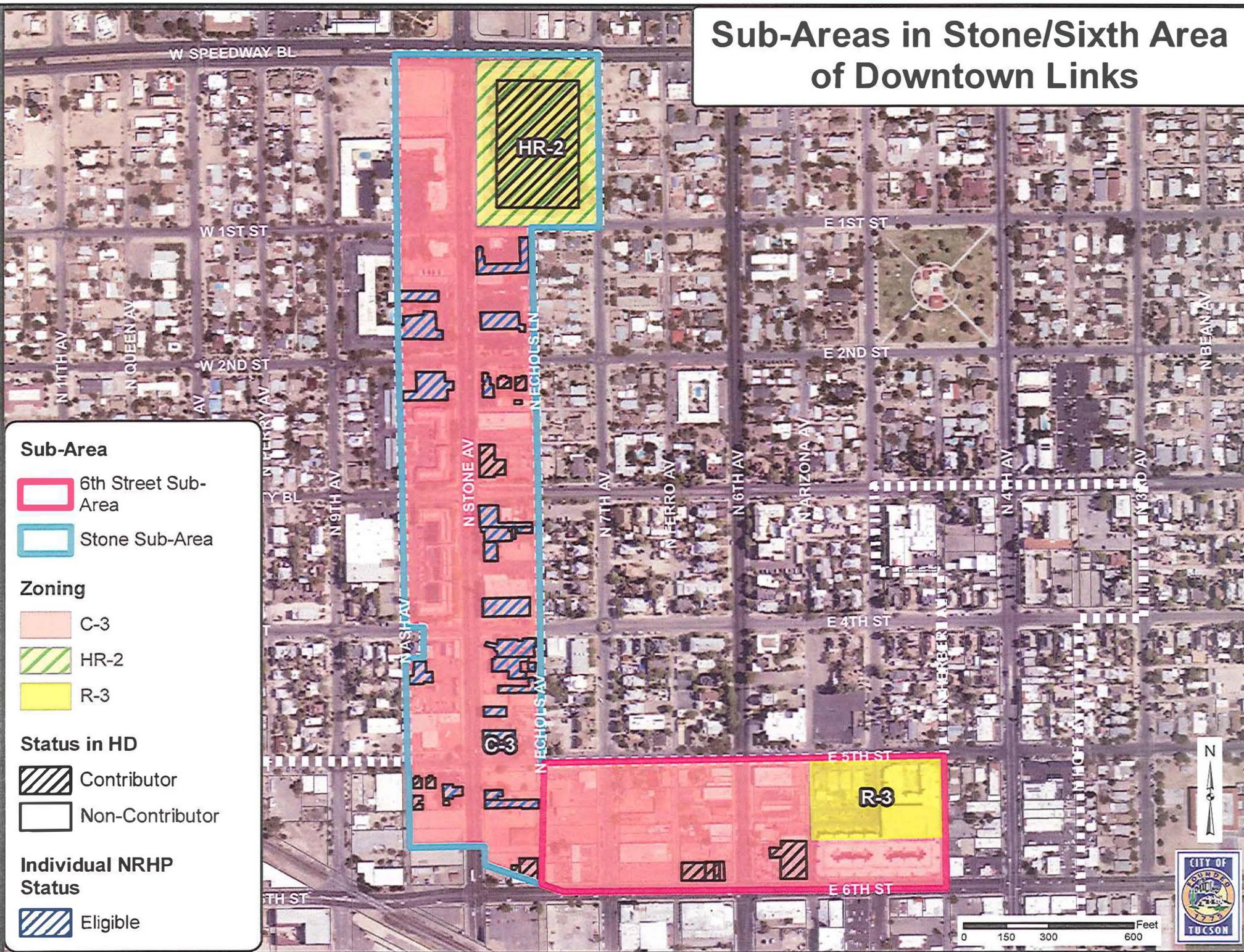
-  Contributor
-  Non-Contributor

Individual NRHP Status

-  Eligible
-  Listed



Sub-Areas in Stone/Sixth Area of Downtown Links



Sub-Area

- 6th Street Sub-Area
- Stone Sub-Area

Zoning

- C-3
- HR-2
- R-3

Status in HD

- Contributor
- Non-Contributor

Individual NRHP Status

- Eligible

