

Matrix of July 2015 draft revisions from the Planning Commission meeting held on May 6, 2015

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Comment	Redline Page	Section	Initials	Comment	A/R/M	Remarks/How Resolved
1.	5	3.3.4.A	jm	Clarify the 50' Notice Procedure purpose statement.	A	Add "...that involves minor modifications <u>including increases to food producing animals</u> , small deviations to design criteria..."
2.	5	3.3.4.A	jm	Refer to 'small farm animal' as 'food producing animal.' Change picked-up throughout the document.	A	Modify "number of <del>small farm</del> <u>food producing</u> animals or decrease the setback for a <del>small farm</del> <u>food producing</u> animal shelter..."
3.	7-10	4.7.3, .5-.16, .20-.23, .26-.30	jm	Use proper form of the word. Change picked-up throughout the document.	A	Modify to "... <del>agricultural</del> <u>agriculture</u> ..."
4.	7-9	4.7.8, .9, .10, .11, .12, .13, .14, .16, .17, .18, .19, .20, .21, .22, & .23	rw	In this section and other sections it states "[o]ther uses...are permitted provided residential compatibility standards apply." The sentence is awkward at best. And even if revised to read "...are permitted in conformance with residential compatibility standards," where are these standards located?	A	Modify "...are permitted <del>provided residential compatibility standards apply</del> <u>that provide reasonable compatibility with adjoining residential uses</u> ."
5.	9	4.7.26-30	jm	Slight modification to wording.	A	Modify to "High-density residential and <del>including</del> <u>select other</u> agricultural...and wholesaling <u>uses</u> may..."
6.	13-14	4.8.8	ca	Shouldn't IR zoned land be rezoned if development is proposed, since development eliminates the natural state? Why are we proposing to put community gardens in these zones?	A	Remove Community Garden and Food and Beverage Sales (Farmers' Markets only) from the IR Zone in the use table.
7.	16	4.9.2.B.1.b	jm	Refer to 'small farm animal' as 'food producing animal.'	A	Modify "The keeping of <del>small farm</del> <u>food producing</u> animals...Section 6.6.5.F, <i>Keeping of <del>small farm</del><u>Food Producing</u> Animals.</i> "
8.	16	4.9.2.B.1.b	ca	Permission from the property owner is related to community gardens not the accessory use of food producing animals.	A	Add " <u>Permission from the property owner is required and a sign must be posted identifying the person responsible for caring for the animals and his or her contact information.</u> "

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9.	16	4.9.2.B.1.c	ca	Are we permitting the greenhouse to be a primary structure so that we can construct a greenhouse that is an accessory structure?	A	Revise to “Greenhouses are permitted as an <del>accessory or</del> principal <del>or accessory</del> structure in accordance with <del>Section 6.6.5.E</del> <u>mechanical heating or cooling as defined in Section 11.4.8, Definitions – G, Heating plants or cooling fans associated with greenhouses shall be located a minimum distance of 200 feet from every property line or as a second option may provide a mitigation plan that may include screening or other treatment to comply with Section 16-31, Excessive Noise, of the Tucson Code. Compliance with this second option may require the heating or cooling systems and/or greenhouse to have a greater perimeter yard than that required by the zone. Applicants using the second option must demonstrate compliance with this standard prior to issuance of a building permit. Passive greenhouses, including those that are cooled solely by an evaporative cooler, are not required to provide a wider perimeter yard than that required by the zone.</u> ”
10.	16	4.9.2.B.1.d	jm	Combine the accessory uses into one line and reference together.	A	Revise “Composting <del>and On-site sale of agricultural products grown on-site are</del> permitted as an accessory uses <del>only</del> in accordance with Section 6.6.5.B <del>and 6.6.5.G, respectively</del> ; e. <del>On-site sale of agricultural products grown on-site is permitted as an accessory use only in accordance with Section 6.6.5.G;</del> ”
11.	17	4.9.2.B.1.e	jm	Clarify the set up for an on-site sales event.	A	Revise “ <del>During an Accessory structures, including those associated with the sale of agricultural products grown on-site sales event, a temporary (such as booths and or canopies), are may be located within the front yard setback of the property provided site visibility is maintained and is</del> exempt from Section 6.6.1.C. In residential zones, <del>accessory structures area temporary booth or canopy is</del> also exempt from Section 6.6.3.B <del>and may be located in the area between the principal community garden use and the front street lot line provided site visibility is maintained</del> ; and,”
12.	17	4.9.2.C	ca	Are we permitting the greenhouse to be a primary structure so that we can construct a greenhouse that is an accessory structure?	A	Revise to “Greenhouses are permitted <del>as an accessory or principal structure</del> in accordance with Section <del>6.6.5.E</del> <u>4.9.2.B.1.c and all dimensional standards required by the zone.</u> ”
13.	17	4.9.2.E.1.b	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “The keeping of <del>small farm</del> <u>food producing</u> animals...Section 6.6.5.F, <del>Keeping of small farm</del> <u>Food Producing Animals.</u> ”

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14.	17	4.9.2.E.1.b	ca	Provision is related to community gardens not food producing animals.	A	Add “ <u>Permission from the property owner is required and a sign must be posted identifying the person responsible for caring for the animals and his or her contact information.</u> ”
15.	17	4.9.2.E.1.c	ca	Are we permitting the greenhouse to be a primary structure so that we can construct a greenhouse that is an accessory structure?	A	Revise to “Greenhouses are permitted <del>as an accessory or principal structure</del> in accordance with Section <del>6.6.5.E.4.9.2.B.1.c.</del> ”
16.	17	4.9.2.E.1.d	jm	Combine the accessory uses into one line and reference together.	A	Revise “Composting <u>and On-site sale of agricultural products grown on-site</u> <del>are</del> permitted as <del>an</del> accessory uses <del>only</del> in accordance with Section 6.6.5.B <u>and 6.6.5.G, respectively</u> ; e. <del>On-site sale of agricultural products grown on-site is permitted as an accessory use only in accordance with Section 6.6.5.G.</del> ”
17.	17	4.9.2.E.1.e	jm	Clarify the set up for an on-site sales event. And Urban farms are not permitted in residential zones, so why is this provision in here?	A	Revise “ <del>During an</del> Accessory structures, including those associated with the sale of agricultural products grown on-site <del>sales event, a temporary (such as booths and or canopies), are may be located within the front yard setback of the property provided site visibility is maintained and is</del> exempt from Section 6.6.1.C. <del>In residential zones, accessory structures are also exempt from Section 6.6.3.B and may be located in the area between the principal community garden use and the front street lot line provided site visibility is maintained; and,</del> ”
18.	18	4.9.2.E.2.f, & .g	rw	Plowing/tilling of the crop area will take longer than 3 minutes. How does one avoid a violation? Delete reference to time.	-	-
19.	19	4.9.7.D.2	jm	Remove repetitive language in home occupation.	A	Remove “ <del>Home Occupation: Crop Production or General Farming is permitted in IR, RH, SR, SH, RX 1, RX 2 subject to: 4.9.2.A.1.a &amp; 3.a and 4.9.2.C. Home Occupation: Crop Production is permitted in R-1, R-2, R-3, MH 1, MH 2 subject to: 4.9.2.C and 4.9.7.E.1, .3, .6, .9, .11, .13, and .15. Home Occupation: Stockyard Operation is permitted as follows: (i) IR (Commercial Feedlot only) subject to 4.9.2.D.1 and 4.9.13.H; or, (ii) IR (Livestock Auction Yard only) subject to 4.9.2.D.2 and 4.9.13.H.</del> ”
20.	19	4.9.7.E.4, .5	jm	Clarify application and exemption of home occupation: crop production.	A	Revise “ <del>For This provision applies to a</del> Home Occupation: Crop Production <del>uses, this subsection only applies to those gardens grown in</del> greenhouses. <u>Outdoor G</u> gardens <del>not in an enclosed structure or building</del> are exempt from this subsection.”
21.	19-22	4.9.7.E.15, 4.9.9.J.2.d, K.2.d, M.2.d, M.5, O.2.a	jm	Remove home occupation: urban farm from list of permitted uses. Change picked-up throughout the document.	A	Remove “For Home Occupation: Crop Production, <del>and</del> General Farming, <del>and Urban Farm</del> uses...agricultural <u>goods</u> products...”

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22.	20	4.9.9.A.12.a	jm	Clarify statement for sale area.	A	Revise “ <del>Craft and non-agricultural related product sales area must be clearly accessory to the sale area of food products</del> <u>The predominant sales area must be for agricultural related products.</u> ”
23.	20	4.9.13.J.3.a	jm	Clarify statement for hours of operation.	A	Modify “Restrict hours...10:00 p.m., <del>except as unless otherwise</del> required...”
24.	23	6.6.2.A.1	jm	Change plural words to singular.	A	Modify “A structure...such as <u>a</u> doghouses, <u>a</u> refuse container enclosures, or <del>to</del> play equipment.”
25.	23	6.6.2.A.2	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “A shelter for <u>small farmfood producing</u> animals...”
26.	24	6.6.2.H	jm	Specify other animals and clarify the dwelling unit.	A	Modify “All structures...animals <u>such as ratites</u> as defined...a dwelling unit <u>on adjacent property</u> shall...”
27.	24	6.6.5.A	jm	Add accessory to each accessory use.	A	Revise “ <u>Accessory</u> Community Garden”
28.	25	6.6.5.A.2.b	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “The keeping of <u>small farmfood producing</u> animals...in accordance with Section 6.6.5.F, <u>Keeping of Small FarmFood Producing Animals.</u> ”
29.	25	6.6.5.A.2.b	ca	Provision is related to community gardens not the accessory use of food producing animals.	A	Add “ <u>Permission from the property owner is required and a sign must be posted identifying the person responsible for caring for the animals and his or her contact information.</u> ”
30.	25	6.6.5.A.2.c	ca	Are we permitting the greenhouse to be a primary structure so that we can construct a greenhouse that is an accessory structure?	A	Revise to “ <del>Greenhouses are permitted in accordance with Section 6.6.5.E; d. Composting is permitted as an accessory use only in accordance with Section 6.6.5.B; e. On-site sale of agricultural products grown on-site is permitted as an accessory use only in accordance with Section 6.6.5.G; Greenhouses, Composting, and On-site sale of agricultural products grown on-site are permitted in accordance with Section 6.6.5.E, 6.6.5.B, and 6.6.5.G, respectively;</del> ”
31.	25	6.6.5.A.2.d	jm	Clarify the set up for an on-site sales event.	A	Modify “ <del>Accessory structures, including those associated with the sale of agricultural products grown on-site (such as booths and canopies) and sheds, are exempt from Sections 6.6.1.C and 6.6.3.B and may be located in the buildable area extending the full width of the lot between the growing and harvesting of agricultural products the front street lot line. During an on-site sales event, a temporary booth or canopy may be located within the front yard setback of the property and is exempt from Sections 6.6.1.C and 6.6.3.B.</del> ”
32.	25	6.6.5.B.3	ah	What about separate and controlled composting toilets? Would the sewage restriction limit composting toilets present in the city?	-	-

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33.	25	6.6.5.B	jm	Clarify the composting site.	A	Revise “ <u>A</u> composting <u>site</u> is permitted...” “Nuisance. In...composting <del>activities</del> <u>site</u> be...” “Surface water. The composting <del>operations</del> <u>site</u> ...” “Setback. The composting <del>area</del> <u>site</u> ...”
34.	25	6.6.5.B.4	ca	Since we haven’t used lot line as our measurement, can I argue that my front yard is only a foot wide, allowing me to put my compost pile near the street?	A	Revise to “Setback. The composting area must be setback a minimum of six feet from the side and <del>perimeter yard rear property line</del> <u>line</u> and a minimum of twenty feet from the front <del>perimeter yard property line</del> <u>line</u> .”
35.	26	6.6.5.C	jm	Add accessory to each accessory use.	A	Revise “ <u>Accessory</u> Farmers’ Market”
36.	24	6.6.5.C.1.a	jm	Revise wording.	A	Revise “In...accessory <u>use</u> ...Groups <del>only</del> in accordance...”
37.	25	6.6.5.C.1.a, .b, .c	ah	Refrain from declaring permitted zones Farmers’ Market in Section 4.9, <i>Use-Specific Standards</i> due to possible future inconsistencies with Section 4.8, <i>Use Tables</i> .	-	-
38.	26	6.6.5.C.2.c	jm	Clarify statement for sale area.	A	Revise “ <del>Craft and non-agricultural related product sales area must be clearly accessory to the sale area of food products</del> The <u>predominant sales area must be for agricultural related products</u> .”
39.	26	6.6.5.C.2.d	jm	Clarify time for events.	A	Revise “All litter...end of <del>each market event</del> <u>the permitted operation time</u> .”
40.	27	6.6.5.E	jm	Add accessory to each accessory use.	A	Revise “ <u>Accessory</u> Greenhouses”
41.	27	6.6.5.E.1	jm	Clarify setback.	A	Revise “Greenhouses... <u>Structures unless otherwise regulated in this section</u> .”
42.	27	6.6.5.E.4	jm	Clarify greenhouse.	A	Revise to “Mechanical Greenhouses. <del>Heating plants or cooling fans associated with greenhouses shall be located a minimum setback from every property line or mitigated by screening or other treatment in order to comply with Section 16-31, Excessive Noise, of the Tucson Code. Compliance with this standard may require the heating or cooling systems and/or greenhouse to have a greater perimeter yard than that required by the principal land use as required by Section 6.6.2.D. Applicants must demonstrate compliance with this standard prior to issuance of a building permit by providing acoustical information demonstrating compliance with Section 16-31. Accessory greenhouses are permitted in accordance with Section 4.9.2.B.1.c.</del> ”
43.	27	6.6.5.F	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “Keeping of <del>Small Farm</del> <u>Food Producing</u> Animals”
44.	27	6.6.5.F.1	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “The keeping of <del>small farm</del> <u>food producing</u> animals as defined in Section 11.4.7, <i>Animals</i> , <del>Small Farm</del> <u>Food Producing</u> .”
45.	27	6.6.5.F.1.a	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “The keeping of <del>small farm</del> <u>food producing</u> animals...”

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46.	27	6.6.5.F.1.b	jm	Remove repetitive statement to Section 6.6.5.F.3.e.1	A	Remove “ <del>The keeping of small farm animals as an accessory use or part of a permitted use in the Agriculture Use Group such as Animal Production or General Farming are exempt from this Section 6.6.5.F.</del> ”
47.	27	6.6.5.F.1.b	jm	Break up sentence into list. Note parrots in list of animals not defined as food producing animals. Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “This Section 6.6.5.F does not apply to: the keeping of livestock; or, <del>other</del> <del>Animals</del> <u>not defined as food producing animals or fowl</u> such as pigeons, <u>parrots</u> , dogs, cats, and fish <del>not defined as small farm animals.</del> ”
48.	27	6.6.5.F.1.c	jm	Restate from Chapter 4 that male fowl are not permitted.	A	Add “Uncastrated...goats... <u>and male fowl</u> are prohibited.”
49.	28	6.6.5.F.2	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “The keeping of <u>small farm food producing</u> animals...”
50.	28	6.6.5.F.2	ah	The proposal of food producing animals contradicts the existing Section 6.6.1.D provision, “Animals may be kept for personal use in all zones subject to Tucson Code.”	-	-
51.	28	6.6.5.F.2.b, .c	jm	Add accessory to each accessory use.	A	Revise “ <u>Accessory</u> Community Garden” and “ <u>Accessory</u> Urban Farm”
52.	28	6.6.5.F.3	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “Maximum Number of <u>Small Farm Food Producing</u> Animals Permitted.”
53.	28	6.6.5.F.3.a	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “...the maximum number of <u>small farm food producing</u> animals permitted.”
54.	28	6.6.5.F.3.b	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “ <u>Small Farm Food Producing</u> Animal”
55.	28	6.6.5.F.3.e	jm	Clarify language.	A	Modify “Animal Production...Uses <del>when</del> or when...zones. These uses must <del>still</del> comply...agriculture <u>al</u> -related...America. These organizations must <del>still</del> comply...Code; or,
56.	29	6.6.5.F.3.e.3	jm	Reference Tucson Code for rabbits and rodents.	A	Modify “Rabbits...worms. <u>These must comply with Chapter 4 of the Tucson Code.</u> ”
57.	29	6.6.5.F.3.g	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “...the number of permitted <u>small farm food producing</u> animals are...”
58.	29	6.6.5.F.4.a	jm	Place reason of action before the provision.	A	Modify “ <u>To protect the animals from predators</u> , <del>s</del> Shelters must be a secure, sturdy enclosure with a roof <del>to protect the animals from predators.</del> ”
59.	29	6.6.5.F.4.b	ca	Provision is related to community gardens not food producing animals.	A	Remove “ <del>Permission from the property owner is required and a sign must be posted identifying the person responsible for caring for the animals and his or her contact information.</del> ”
60.	29	6.6.5.F.5.a	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “ <u>Small farm Food producing</u> animals and shelters...lot line. <u>Small farm Food producing</u> animals and their shelter...”

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61.	29	6.6.5.F.5.b	rb	Specify dwelling type and ensure consistency with all reference to abutting dwellings.	A	Remove principal in “...required to be at least 20 feet from the <del>principal</del> dwelling unit on an abutting property.”
62.	29	6.6.5.F.5.c	rb	Specify dwelling type and ensure consistency with all reference to abutting dwellings.	A	Remove principal in “...Shelters shall be at least <del>twenty</del> <u>20</u> feet from the <del>principal</del> dwelling unit on an abutting property...”
63.	29	6.6.5.F.5.d	jm	Include other processes to reduce the setback requirements.	A	Revise “ <u>Requests to</u> reduce...with <u>Section 3.3.4, 50’ Notice Procedure,...</u> Option, <u>or Section 6.6.5.F.8, Existing Pen or Shelter Exemption.</u> ”
64.	29	6.6.5.F.7	ah	Reference animal cruelty section. Remove first and third sentence for refinement.	M	Remove “ <del>Animals shall be adequately fed and watered.</del> Food, water, and other items that may attract coyotes, bobcats, javelinas and other predators must be kept in a secure location. <del>It is recommended that small farm animals be tended to at least two times per day.</del> ”
65.	29-30	6.6.5.F.8	jm	Clarify existing pen or shelter exemption. Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “A shelter or pen for <u>small farmfood producing</u> animals that has existed <del>existed</del> prior...comply with the <u>small farmfood producing</u> animal pen/shelter setback...yard setbacks <u>and dimension standards of this section</u> . To...PDS <u>approved-accepted</u> site <u>or plot</u> plan...criteria: There are no <u>Unified Development Code or Building Code Enforcement</u> violations...property. The shelter...are <u>approved accepted</u> as meeting basic <u>safety requirements construction standards</u> by PDS. PDS...cover <u>all-a single plan</u> reviews and inspections <u>required</u> . <del>After the third inspection if safety issues have not been addressed, the applicant must reapply and pay the fees again.</del> ”
66.	30	6.6.5.G.1	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “Sales...the eggs of <u>small farmfood producing</u> animals raised on-site,”
67.	-	11.3.9.I	ah	Remove “Typical uses include swap meets, flea markets, <u>and</u> auctions, <del>and farmers’ markets.</del> ”	-	-
68.	35	11.3.9.B.1	jm	Clarify statement for sale area.	A	Revise “ <del>Craft and non-agricultural related product sales area must be clearly accessory to the sale area of food products</del> The <u>predominant sales area must be for agricultural related products.</u> ”
69.	35	11.4.2 - A	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “Animal, <u>Small FarmFood Producing</u> ...Animals...are not considered <u>small farmfood producing</u> animals...applying the <u>small farmfood producing</u> animal standards in the UDC.”
70.	36	11.4.7 - F	jm	Refer to ‘small farm animal’ as ‘food producing animal.’	A	Modify “ <u>Small FarmFood Producing</u> Animal. See Animal, <u>Small FarmFood Producing</u> ”
71.	36	11.4.7 - F	jm	Include statement on similar fowl.	A	Modify “A bird...eggs, <u>including</u> chickens...turkeys <u>and similar fowl.</u> ”

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72.	36	11.4.8 - G	jm	Consider wording.	A	Revise “Miniature goats <del>shall mean</del> refer to Nigerian...”
73.	36	11.4.8 - G	jb	Consider reference to weight of animal.	-	-
74.	38	4-56, 4-59	jm	Include chapter title with the chapter number.	A	Add “Except...by chapter 23B, <u>Unified Development Code, ...</u> ”
75.	-	-	ah	General comment - Code may benefit from combining the standards and differentiate different uses by the scale/size. Maybe treat uses as types not separate classes.	-	-