

This ordinance becomes
effective on June 20, 2014

ADOPTED BY THE
MAYOR AND COUNCIL ON

May 20, 2014

ORDINANCE NO. 11171

RELATED TO PLANNING AND ZONING: AMENDING CERTAIN PORTIONS OF THE CITY OF TUCSON, CHAPTER 23B, UNIFIED DEVELOPMENT CODE (UDC), SUBSECTION 3.2.3, APPLICATION REQUIREMENTS; SUBSECTION 4.8.6, PERMITTED USES: COMMERCIAL AND MIXED USE ZONES, TABLE 4.8-4, PERMITTED USES – COMMERCIAL AND MIXED USE ZONES; SUBSECTION 4.8.7, PERMITTED USES: INDUSTRIAL ZONES, TABLE 4.8-5, PERMITTED USES – INDUSTRIAL ZONES; SUBSECTION 4.8.8, PERMITTED USES: SPECIAL USE ZONES (1) – OS,IR,P & RV TABLE 4.8-6, PERMITTED USES – SPECIAL USE ZONES (1) – OS,IR,P & RV; SUBSECTION 4.9.7, RESIDENTIAL USE GROUP; ARTICLE 5, OVERLAY ZONES, SECTION 5.4, MAJOR STREETS AND ROUTES SETBACK ZONE (MS&R), SUBSECTION 5.4.6, MS&R STREET PERIMETER YARD AND PARKING ADJUSTMENT; SECTION 5.13, URBAN OVERLAY DISTRICT, SUBSECTION 5.13.4, DEVELOPMENT STANDARDS; SECTION 6.4, RULES OF MEASUREMENT AND EXCEPTIONS TO DIMENSIONAL STANDARDS, SUBSECTION 6.4.5, PERIMETER YARDS; SUBSECTION 6.4.6, FLOOR AREA RATIO; SUBSECTION 6.4.7, RESIDENTIAL DENSITY; SECTION 6.6, ACCESSORY USES, BUILDINGS, AND STRUCTURES, SUBSECTION 6.6.2, ACCESSORY BUILDINGS AND STRUCTURES; SECTION 7.4, MOTOR VEHICLE AND BICYCLE PARKING STANDARDS, SUBSECTIONS 7.4.4, REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES, AND 7.4.5, REDUCTIONS AND EXCEPTIONS; SECTION 8.7, SUBDIVISION DESIGN STANDARDS, SUBSECTION 8.7.3, FLEXIBLE LOT DEVELOPMENT (FLD); AND SECTION 11.3, DEFINITIONS OF LAND USE GROUPS, CLASSES, AND TYPES, SUBSECTION 11.3.4, COMMERCIAL SERVICES USE GROUP; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF
TUCSON, ARIZONA AS FOLLOWS:

SECTION 1. Article 3, General Procedures, Section 3.2, General Requirements, Subsection 3.2.3, Application Requirements of the UDC is hereby amended to read as follows:

3.2.3 APPLICATION REQUIREMENTS

A. Application Required

* * *

2. If an application is determined to be incomplete, the PDSD Director shall provide notice to the applicant with an explanation of the application’s deficiencies. Incomplete submittals are generally not accepted for review. However, if an incomplete submittal is accepted for review, the applicant should be aware that, because of a lack of information, the review will take longer since comments cannot be finalized until after the re-submittal when the required information is provided.

* * *

SECTION 2. Article 4, Zones, Section 4.8, Use Tables, Subsection 4.8.6, Permitted Uses: Commercial and Mixed Use Zones, Table 4.8-4, Permitted Uses – Commercial and Mixed Use Zones is hereby amended to read as follows:

4.8.6 PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

* * *

TABLE 4.8-4: PERMITTED USES – COMMERCIAL AND MIXED USE ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i>						
<i>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</i>						
<i>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</i>						
<i>[3] PDSD Special Exception Procedure, Section 3.4.2</i>						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
* * *						
Commercial Services Land Use Group With Land Use Class/Type:						
* * *						
Entertainment						
Excluding Large Dance Hall	P	P	P	P	P	C-1: 4.9.4.C.3 and 4.9.13.O C-2: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.E and 4.9.13.P C-3: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.E

TABLE 4.8-4: PERMITTED USES – COMMERCIAL AND MIXED USE ZONES

P = Permitted Use *S = Permitted as Special Exception Use*
 [1] Mayor and Council Special Exception Procedure, Section 3.4.4
 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3
 [3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Large Dance Hall		S[1]	S [1]	S [1]	S [1]	OCR-1, OCR-2: 4.9.4.K.1, .2, .3, .4; 4.9.4.C.3 C-2: 4.9.4.C.2 and 4.9.13.P C-3: 4.9.4.C.2 OCR-1, OCR-2: 4.9.4.C.2

SECTION 3. Article 4, Zones, Section 4.8, Use Tables, Subsection 4.8.7, Permitted Uses: Industrial Zones, Table 4.8-5, Permitted Uses – Industrial Zones is hereby amended to read as follows:

4.8.7 PERMITTED USES: INDUSTRIAL ZONES

* * *

TABLE 4.8-5: PERMITTED USES – INDUSTRIAL ZONES*

P = Permitted Use *S = Permitted as Special Exception Use*
 [1] Mayor and Council Special Exception Procedure, Section 3.4.4
 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3
 [3] PDSD Special Exception Procedure, Section 3.4.2

*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS

Civic Land Use Group with Land Use Class/Type:				

Educational Use:				
Elementary and Secondary, Limited to Grades 9 -12	S [2]	S [2]		
Instructional or Postsecondary Institution		P		
With Salvaging and Recycling as an accessory use to an Educational Use		P		P-I: 4.9.5.G.1 & .3 I-1: 4.9.5.G.1 & .3

Religious Use		P		I-1: 4.9.13.Q
With Salvaging and Recycling as an accessory use		P		I-1: 4.9.5.G.1 & .3
Commercial Services Land Use Group With Land Use Class/Type:			*	

TABLE 4.8-5: PERMITTED USES – INDUSTRIAL ZONES*

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] PDSD Special Exception Procedure, Section 3.4.2

*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Storage Land Use Group With Land Use Class/Type:			*	
Commercial Storage	P	P	P	P-1: 4.9.10.A, 4.9.5.C.8, and 4.9.13.Q I-1, I-2: 4.9.10.A and 4.9.13.Q
Hazardous Material Storage			S [1]	I-2: 4.9.13.Q
Personal Storage		P	P	I-1, I-2: 4.9.10.C.3 & .6 and 4.9.13.Q
Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Storage Use Group: <ul style="list-style-type: none"> ▪ Construction Material Sales; ▪ Food and Beverage Sales; ▪ Heavy Equipment Sales; or, ▪ General Merchandise Sales 	P			P-1: 4.9.5.C.8 & .10

Wholesaling Land Use Group With Land Use Class/Type:			*	

Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Storage Use Group: <ul style="list-style-type: none"> ▪ Construction Material Sales; ▪ Food and Beverage Sales; ▪ Heavy Equipment Sales; or, ▪ General Merchandise Sales 	P			P-1: 4.9.5.C.8 & .10

SECTION 4. Article 4, Zones, Section 4.8, Use Tables, Subsection 4.8.8, Permitted Uses: Special Use Zones (1) OS, IR, P & RV, Table 4.8-6, Permitted Uses – Special Uses Zones (1) – OS, IR, P & RV is hereby amended to read as follows:

4.8.8 PERMITTED USES: SPECIAL USE ZONES (1) – OS, IR, P, & RV

TABLE 4.8-6: PERMITTED USES – SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSO Special Exception Procedure, Section 3.4.2					
LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:					

Travelers' Accommodation: Campsite Campsite of over 200 spaces with the following uses as an accessory use: <ul style="list-style-type: none"> ▪ Adult Care Services; ▪ Day Care; ▪ Family Dwelling; ▪ Food and Beverage Sales (limited to a delicatessen, snack bar, or food store only); ▪ General Merchandise Sales; ▪ Mobile Home Dwelling; ▪ Park and Recreation; or, ▪ Personal Services (limited to a coin-operated laundry or pick-up station for dry cleaning only) 				P P	RV: 4.9.13.L RV: 4.9.7.1.3 and 4.9.13.L
Lodging The following as accessory uses to a Travelers' Accommodation, Lodging use: <ul style="list-style-type: none"> ▪ Alcoholic Beverage Service; ▪ Civic Assembly; ▪ Commercial Recreation; or ▪ Food Service. 		S [1] S [1]			IR: 4.9.4.AA.1-.5, .6.b, & .7 and the following: <ul style="list-style-type: none"> ▪ For Alcoholic Beverage Service, 4.9.4.C.3; ▪ For Food Service, 4.9.4.M.3.
* * *					

SECTION 5. Article 4, Zones, Section 4.9, Use Specific Standards, Subsection 4.9.7, Residential Use Group is hereby amended to read as follows:

4.9.7 RESIDENTIAL USE GROUP

* * *

Accessory Uses in Mobile Home Parks

1. Day Care, Child uses are subject to Sections 4.9.4.H.1, .2, .3, .4, and .5;
2. Travelers' Accommodation, Campsite uses are subject to Section 4.9.4.Z;
3. The listed secondary uses, except for mobile home unit sales and Travelers' Accommodation, Campsite, are permitted only if all of the following apply:

* * *

- f. Food and Beverage Sales is limited to a delicatessen, snack bar, or food store only. Personal Services is limited to a coin-operated laundry or pick-up station for dry cleaning only.

* * *

SECTION 6. Article 5, Overlay Zones, Section 5.4, Major Streets and Routes Setback Zone (MS&R), Subsection 5.4.6, MS&R Street Perimeter Yard and Parking Adjustment is hereby amended to read as follows:

5.4.6 MS&R STREET PERIMETER YARD AND PARKING ADJUSTMENT

* * *

D. Calculation of Adjustment Factor

1. The adjustment on each project is based on the amount (by percentage) of site area that is within the MS&R right-of-way area (A). This adjustment factor is calculated by dividing that area (A) by the gross site area that includes area A. The adjustment factor is calculated to the nearest thousandth as shown below. (See Figure 5.4-C.)

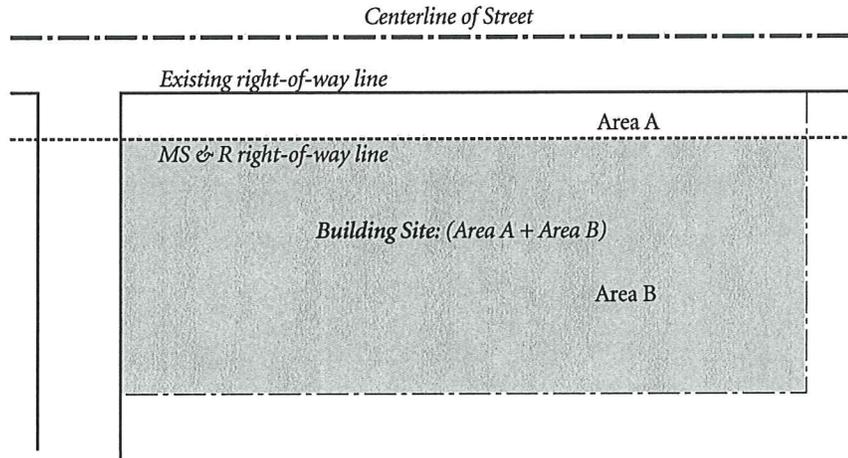


Figure 5.4-C: Adjustment of Off-street Parking Requirements

Formula: $A \div (A + B) = \text{Adjustment factor}$

Where:

A = Site area within MS&R right-of-way

B = Site area outside the MS&R right-of-way

A + B = Site area or gross site area

EXAMPLE 2: Utilization of Formula

A = 15,000 square feet

B = 75,000 square feet

$A \div (A + B) = \text{Adjustment factor (percentage)}$

$15,000 \div (15,000 + 75,000) = \text{Adjustment factor}$

$15,000 \div 90,000 = \text{Adjustment factor}$

$.167 = 16.7\% = \text{Adjustment factor}$

EXAMPLE 3. Adjustment Utilizing Section 5.4.5.H.1.d.

If area A were dedicated to the City, then area A would be allowed to count at one and one-fourth its size in the adjustment calculation as provided in Section 5.4.5.D.1.d. For example, utilizing the site conditions in Example 1, where A is equal to 15,000 square feet utilizing the provision of Section 5.4.5.D.1.d, area A would now be equal to 18,750 square feet (15,000 multiplied by 1.25). The calculation would be as follows with B = 75,000 square feet:

$A \div (A + B) = \text{Adjustment factor}$

$18,750 \div (18,750 + 75,000) = \text{Adjustment factor}$

$18,750 \div 93,750 = \text{Adjustment factor}$

$0.20 = 20\% = \text{Adjustment factor}$

* * *

SECTION 7. Article 5, Overlay Zones, Section 5.13, Urban Overlay District, Subsection 5.13.4, Development Standards, is hereby amended to read as follows:

* * *

- A. The UOD may have land use standards and procedures different from the zoning standards applicable in another UOD or in the Unified Development Code (UDC).

* * *

SECTION 8. Article 6, Dimensional Standards and Measurements, Section 6.4, Rules of Measurement and Exceptions to Dimensional Standards, Subsection 6.4.5, Perimeter Yards, is hereby amended to read as follows:

6.4.5 PERIMETER YARDS

* * *

B. Measurement

* * *

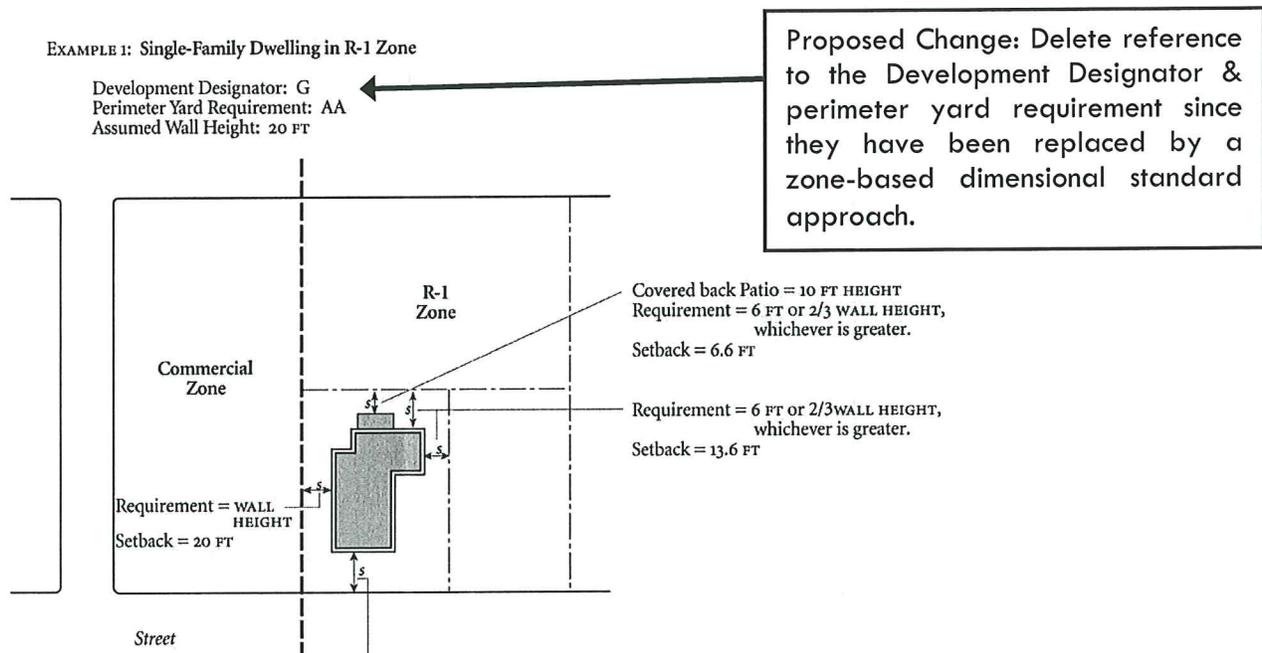


Figure 6.4.5-B: Example of Perimeter Yard (Wall Height = 20')

EXAMPLE 2: Multiple-Family Dwelling in R-3 Zone

Development Designator: P
 Perimeter Yard Requirement: CC
 Assumed Wall Height: 32 FT

Proposed Change: Delete reference to the Development Designator & perimeter yard requirement since they have been replaced by a zone-based dimensional standard approach.

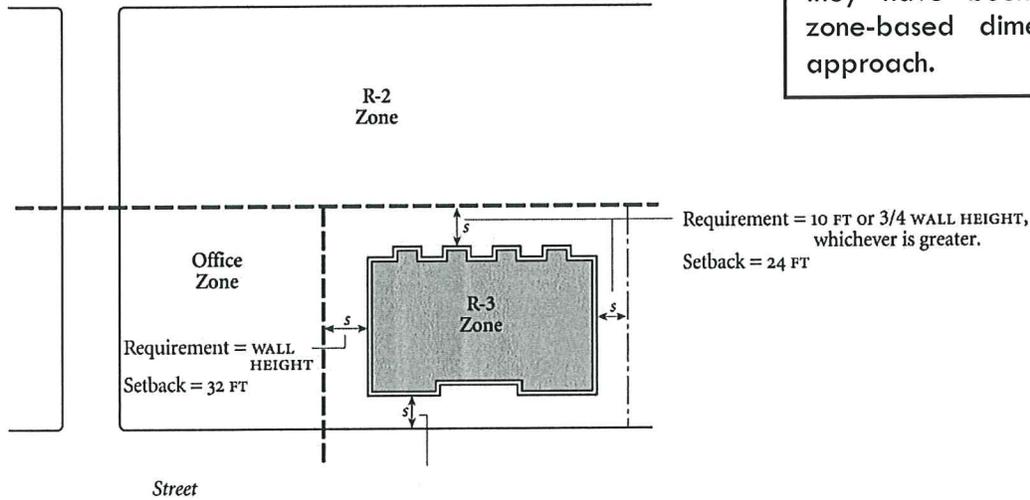


Figure 6.4.5-C: Example of Perimeter Yard (Wall Height = 32')

SECTION 9. Article 6, Dimensional Standards and Measurements, Section 6.4, Rules of Measurement and Exceptions to Dimensional Standards, Subsection 6.4.6, Floor Area Ratio, is hereby amended to read as follows:

* * *

6.4.6 FLOOR AREA RATIO

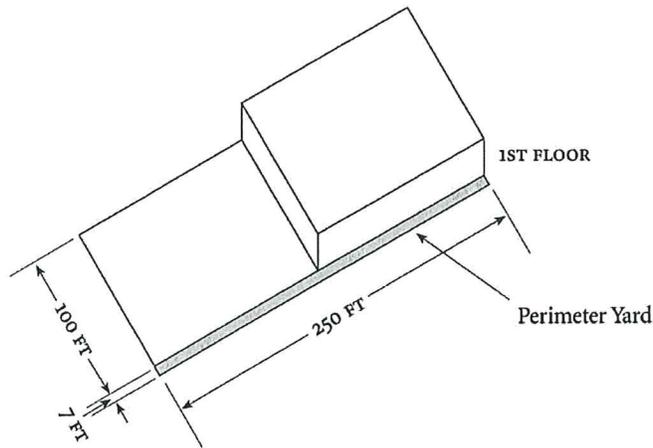
* * *

C. Measurement

* * *

2. Calculation

* * *



EXAMPLE 2: Nonresidential Project

Development Designator: 18
 FAR: 0.50
 Site Area: 25,000 SQ FT

CALCULATION:

Site area x FAR = FA
 25,000 SQ FT x 0.50 = FA
 12,500 SQ FT = FA

Proposed Change: Delete reference to the Development Designator since it has been replaced by a zone-based dimensional standard approach.

Example: Nonresidential Project
 FAR: 0.50
 Site Area: 25,000 sq ft

Calculation
 Site Area x FAR = Floor Area
 25,000 sq ft x 0.50 = Floor Area
 12,500 sq ft = Floor Area

Figure 6.4.6-B Floor Area Ratio (FAR) Calculation

SECTION 10. Article 6, Dimensional Standards and Measurements, Section 6.4, Rules of Measurement and Exceptions to Dimensional Standards, Subsection 6.4.7, Residential Density, is hereby amended to add the following language as follows:

* * *

6.4.7 RESIDENTIAL DENSITY

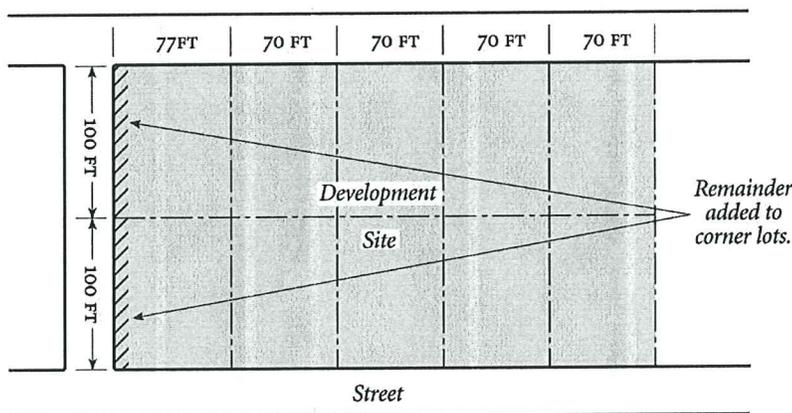
- A. Purpose**
 This Section provides uniform methods for determining residential densities on individual sites.
- B. Applicability**
 Residential density for all residential projects is calculated as follows.

1. Residential density in residential projects is based on one (1) dwelling unit per minimum size parcel by area, exclusive of any street and drainageway dedications or exclusive use easements. Because the acreage of a parcel used for street and drainageway purposes differs for each development project, it is difficult to provide a simple calculation that would give an exact density figure.

The following provide two (2) methods of calculating approximate density for a project. The number of units obtained through these calculations is an estimate and can only be verified by the actual design of the project. Should there be a need to express a density ratio per acre, for comparison purposes only, such ratio will be calculated using the second method assuming thirty (30) percent of the site would be used for streets, drainageways, or other uses whose acreage is not included to calculate allowable density.

- a. The first method of calculation gives the highest possible density that can be achieved on a parcel. However, to achieve this density, the following two (2) design criteria must be present. (See Figure 6.4.7-A Residential Density, Method 1)
 - i. The property can be developed without additional dedications for streets, drainageways, or exclusive use easements.
 - ii. Each lot is the minimum size permitted by the underlying zone.

The site area, expressed in square feet, is divided by the minimum lot size permitted by the underlying zone.



Site Area: 71,400 square feet (sf) or 1.64 acres
 Minimum lot size: 7,000 sf

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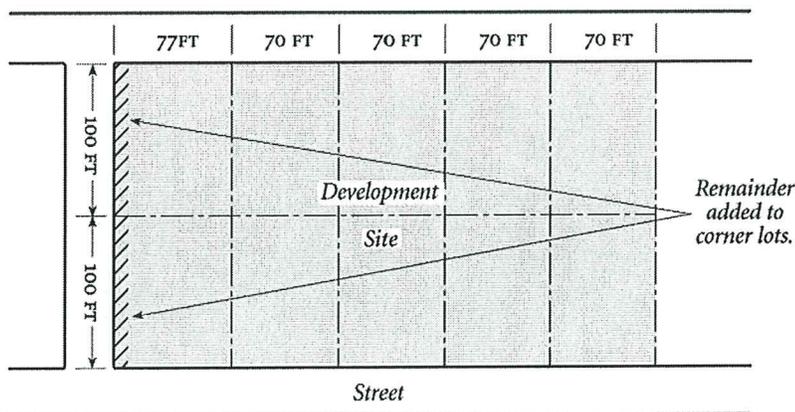
Approximate No. of Units = Site Area ÷ Minimum Lot Size
 = 71,400 sf ÷ 7,000 sf
 = 10.2 units
 = 10 units + .2 remainder

1. Residential density in residential projects is based on one (1) dwelling unit per minimum size parcel by area, exclusive of any street and drainageway dedications or exclusive use easements. Because the acreage of a parcel used for street and drainageway purposes differs for each development project, it is difficult to provide a simple calculation that would give an exact density figure.

The following provide two (2) methods of calculating approximate density for a project. The number of units obtained through these calculations is an estimate and can only be verified by the actual design of the project. Should there be a need to express a density ratio per acre, for comparison purposes only, such ratio will be calculated using the second method assuming thirty (30) percent of the site would be used for streets, drainageways, or other uses whose acreage is not included to calculate allowable density.

- a. The first method of calculation gives the highest possible density that can be achieved on a parcel. However, to achieve this density, the following two (2) design criteria must be present. (See Figure 6.4.7-A Residential Density, Method 1)
 - i. The property can be developed without additional dedications for streets, drainageways, or exclusive use easements.
 - ii. Each lot is the minimum size permitted by the underlying zone.

The site area, expressed in square feet, is divided by the minimum lot size permitted by the underlying zone.



Site Area: 71,400 square feet (sf) or 1.64 acres
 Minimum lot size: 7,000 sf

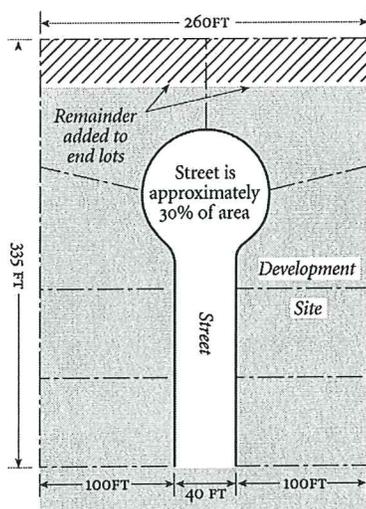
Approximate No. of Units = Site Area ÷ Minimum Lot Size
 = 71,400 sf ÷ 7,000 sf
 = 10.2 units
 = 10 units + .2 remainder

Approximate Density = Units ÷ Site Area
 = 10.2 units ÷ 1.64 acres
 = 6.22 dwelling units/acres

Figure 6.4.7-A Residential Density, Method 1

- b. The second method assumes that the project design requires dedication of either streets, drainageways, or exclusive use easements or will have other site conditions that do not allow every square foot of the property to be included in an individual lot. Also, due to varying widths of street and drainageway rights-of-way and lot configurations, it is impossible to project an exact number of units or lots that can be achieved. Since the amount of site area used for streets, drainageways, etc., varies from project to project, it is necessary to approximate the amount of site area by percentage that will be needed for those purposes. It will be assumed, to illustrate the calculations, that thirty (30) percent of the site area will be utilized for such purposes. (See Figure 6.4.7-B Residential Density, Method 2)

The calculation is the site area, expressed in square feet, minus thirty (30) percent of the site area, divided by the minimum lot size permitted by the underlying zone.



Site Area: 87,120 square feet (sf) or 2 acres
 Minimum lot size: 7,000 sf
 Site area for streets, etc.: 26,136 sf (approximately 30%)

Approx. No. of Units = (Site Area - 30% of Site Area) ÷ Minimum Lot Size
 = (87,120 sf - 26,136 sf) ÷ 7,000 sf
 = 8.71 units
 = 8 units + .71 remainder

Approx. Density = Units ÷ Site Area
 = 8 units ÷ 2 acres
 = 4 dwelling units/acres

Figure 6.4.7-B Residential Density, Method 2

2. Residential density in multifamily projects developed is calculated in the following manner.

- a. Multiply the area of the site, in acreage, by the density (units per acre ratio) permitted by the underlying zoning.

Example:

Units Per Acre Ratio: 15.0

Project Site Area: 6 acres

Calculation:

Units per acre x site area = no. of units

15 x 6 = 90 units

- b. Exception. Any site area dedicated or sold at nominal cost to the City for public purposes is included as part of the site area for calculation of density, provided:
- i. The additional density is less than ten (10) percent of the density permissible for the rest of the site area;
 - ii. Such dedication was not a condition of approval for applications, such as, but not limited to, rezonings or variance requests;
 - iii. Such dedication does not include right-of-way dedicated as part of a subdivision plat; and
 - iv. A legally binding agreement to dedicate or sell at nominal cost to the City is submitted as part of the application.

3. Residential density in Flexible Lot Development projects is based on the developable area (as defined in Section 11.4.5 Definitions – D) of the site.

SECTION 11. Article 6, Dimensional Standards and Measurements, Section 6.6, Accessory Uses, Buildings, and Structures, Subsection 6.6.2, Accessory Buildings and Structures, is hereby amended to read as follows:

* * *

6.6.2 ACCESSORY BUILDINGS AND STRUCTURES

* * *

J. In nonresidential zones, walls or fences, as permitted in Section 6.6.2.1 above, may exceed the heights standards, provided the wall or fence complies with the perimeter yard standards applicable to buildings on the site.

* * *

SECTION 12. Article 7, Development Standards. Section 7.4, Motor Vehicle and Bicycle Parking Standards, Subsections 7.4.4 Required Number of Motor Vehicle Parking Spaces, and 7.4.5, Reductions and Exceptions, are hereby amended to read as follows:

* * *

7.4. MOTOR VEHICLE AND BICYCLE PARKING

* * *

7.4.4. REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES

* * *

B. Minimum Number of Motor Vehicle Parking Spaces Required
 The minimum number of motor vehicle parking spaces required is provided in Table 7.4.4-1.

TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED	
Land Use Group/Class	Motor Vehicle Parking Required
* * *	
COMMERCIAL SERVICES USE GROUP	1 space per 300 sq. ft. GFA, except as follows:

TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED	
Land Use Group/Class	Motor Vehicle Parking Required
* * *	
Entertainment (including Large Dance Halls)	1 space per 5 fixed seats or 1 space per 50 sq. ft. GFA.
* * *	
Transportation Service	1 space per 300 sq. ft. GFA of administrative or professional office area only
* * *	

* * *

7.4.5 REDUCTIONS AND EXCEPTIONS

* * *

A. Individual Parking Plan

* * *

6. Review and Approval Procedures

- a. An IPP for projects within 300 feet of R-3 or more restrictive zones is reviewed in accordance with Section 3.3.5, *300' Notice Procedure*.
- b. An IPP for projects more than 300 feet from R-3 or more restrictive zones is reviewed in accordance with Section 3.3.3, *PDSD Director Approval Procedure*.

* * *

SECTION 13. Article 8, Land Division, Land Split, and Subdivision Standards, Section 8.7, Subdivision Design Standards, Subsection 8.7.3, Flexible Lot Development (FLD), is hereby amended to read as follows:

* * *

8.7.3 FLEXIBLE LOT DEVELOPMENT (FLD)

* * *

D. Regulations for FLD Projects

The following regulations are required of all FLD projects:

* * *

4. Residential density in Flexible Lot Development projects is based on the developable area (as defined in Section 11.4.5 Definitions – D) of the site.

* * *

SECTION 14. Article 11, Definitions and Rules of Construction, Section 11.3, Definitions of Land Use Groups, Classes, and Types, Subsection 11.3.4, Commercial Services Use Group, is hereby amended to read as follows:

* * *

11.3.4 COMMERCIAL SERVICES USE GROUP

The Commercial Services Use Group includes Land Use Classes that permit facilities for the buying or selling of commodities or services, such as consulting, technical, transportation, and repair services. The following Land Use Classes, Land Use Types, and examples comprise the Commercial Services Use Group.

* * *

H. Commercial Recreation

A commercial establishment for use by the general public or a private club for members only used for participatory recreational activities. Spectator events at a Commercial Recreation use are incidental. Typical uses include athletic clubs, gymnasiums, tennis courts, and indoor shooting ranges.

* * *

L. Entertainment

A spectator use for the presentation of the performing arts, including indoor motion picture theaters, theaters for live performances, or indoor and outdoor concert halls.

1. Large Dance Hall

A use that is 18,000 square feet or more of total area, including gross floor area and any outside areas providing service to the public, such as outdoor seating and recreation areas, that has a dance floor(s) that is over 25% of the area. Dance halls less than 18,000 square feet of total area are

governed by the standards applicable to the Entertainment Use and not those applicable to Large Dance Halls.

* * *

SECTION 15. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance.

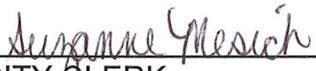
SECTION 16. This Ordinance shall become effective thirty days from the date of adoption.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, May 20, 2014.



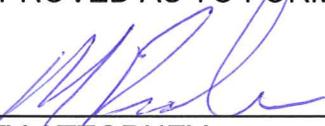
MAYOR

ATTEST:

for 

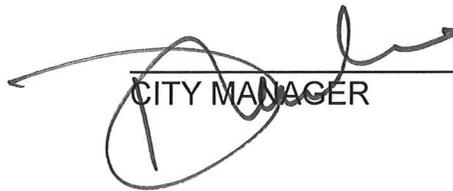
CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

PG/tl
5/8/14