

**SUSTAINABLE CODE PROJECT:  
PROPOSED URBAN AGRICULTURE AMENDMENTS**

**November 2015**



**City of Tucson  
Planning & Development Services Department**

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## **PREFACE**

The redline version of the November 2015 draft shows proposed changes to the currently adopted Unified Development Code (i.e. the City's zoning regulations). The context and background text is provided to the degree to provide a reasonable context to the proposed amendment. The draft has been highlighted to note where the changes occurred from September to November 2015.

## **BACKGROUND**

On November 5, 2013, voters ratified Plan Tucson, the City's General and Sustainability Plan. Included in Plan Tucson are Urban Agriculture policies, one of which is to "adopt zoning and land use regulations that promote and facilitate the safe, equitable growth and distribution of locally produced food." The proposed amendment to the City's zoning code, the Unified Development Code, provided in this document is an implementation of this policy.

Using a grant awarded to the City of Tucson by the Department of Energy for implementing and promoting energy efficiency and conservation, the City of Tucson initiated numerous projects and programs, including the Sustainable Code Project.

The purpose of the Sustainable Code Project is to revise the City's zoning regulations to facilitate identified sustainability goals and policies related to urban agriculture, energy and water conservation, and other associated standards. The Plan Tucson serves as the foundation for the proposed revisions.

The proposed revisions to the Unified Development Code (i.e. the City's zoning regulations) and the Tucson Code address the following urban agriculture-related uses and activities:

- Community gardens;
- Farmers' markets;
- Urban farms;
- Composting;
- Gardens;
- Greenhouses;
- Keeping of food producing animals; and,
- On-site sale of agriculture products grown on-site.

Many of the proposed uses and activities have been taking place in the City for years with little, to no, incident. However, the City's current zoning standards are either silent on urban agriculture-related uses and activities, or, when specific standards are provided, they are either very permissive or frequently overly restrictive.

The proposed regulations are intended to be compatible with surrounding land uses.

**LEGEND**

<b>Type of text</b>	<b>Description</b>
Black plain text	Currently adopted standard in the Unified Development Code (UDC)
<u>Underlined text</u>	Proposed new or amended language
<del>Strikethrough text</del>	Currently adopted standard proposed for deletion. In several instances, the language shown as deleted has merely been relocated to another section of the UDC with or without revisions.
***	Where currently adopted standards are still in effect, but were not included in the draft proposal because revisions are not being proposed to these sections. To review these excluded sections, go to the UDC and Tucson Code online here: <a href="http://www.amlegal.com/library/az/tucson.shtml">http://www.amlegal.com/library/az/tucson.shtml</a>

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## **SECTION 1: PROPOSED REVISIONS TO THE 50' NOTICE PROCEDURE**

*Summary: Revise the existing 50' Notice Procedure to consider requests for the keeping of more food producing animals at community gardens, urban farms, and residential property than those required by proposed Section 6.6.5.E.*

The Tucson Code, Chapter 23B, Unified Development Code, Article 3, is amended to read as follows:

### **ARTICLE 3. GENERAL PROCEDURES SECTION 3.3. ZONING COMPLIANCE REVIEW PROCEDURES**

#### **3.3.4. 50' NOTICE PROCEDURE**

**A. Purpose**

Proposed development that involves minor modifications including increases to food producing animals, small deviations to design criteria, or minor construction subject to design review shall comply with the following general procedures. This procedure is intended to provide notice to parties who may be affected by the development.

**B. Applicability**

The 50' Notice Procedure applies to the following applications:

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6. Requests for demolition of contributing, non-historic structures in Historic Preservation Zones; ~~and,~~

7. Requests to increase the permitted number of food producing animals or decrease the setback for a food producing animal shelter at a community garden, an urban farm, or a residential property; and,

~~7~~8. Other types of applications if the PDS Director makes one of the following findings:

\*\*\*

**C. Pre-Application Conference Recommended**

**D. Neighborhood Meeting Recommended**

**E. Application and Notice of Application Required**

**F. Public Comment Period**

**G. Review**

**H. Decision and Notice of Decision**

**I. Appeals**

**J. Waiver of Comment, Notice of the Decision and Right to Appeal**

The required time period for public comment, for notice of the decision, and for the filing of an appeal may be waived, if the applicant provides written documentation that all parties of record have waived one or more of these provisions.

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## **SECTION 2: THE DESIGN DEVELOPMENT OPTION**

*Summary: No change is recommended to the Design Development Option existing procedure for a property owner request to reduce the setback requirements for animal shelters.*

### **ARTICLE 3. GENERAL PROCEDURES SECTION 3.11. ADMINISTRATIVE MODIFICATIONS**

#### **3.11.1 DESIGN DEVELOPMENT OPTION**

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##### **A. Purpose**

This section is established to provide an administrative process by which specific development and dimensional standards of the UDC may be modified under certain criteria applicable to a land use within a zone. A Design Development Option (DDO) is intended to encourage the following:

1. Flexible design solutions that are within the intent of the regulation, encourage efficient use of land, do not create a nuisance on adjacent property, and address situations where strict application of a requirement may not be practical;
2. Energy conservation through site and building design;
3. Innovation in site planning and architectural design; and,
4. Enhancement of community aesthetics.

##### **B. Applicability**

The following dimensional, screening, and landscaping standards may be considered for modification under this Section:

1. Setbacks;
2. Height of accessory walls and fences when the wall and fence heights do not exceed two feet above the maximum height permitted;
3. Landscaping and screening standards when the modification does not decrease the required area in square footage of landscaping or height of a screening feature; and,
4. Structural setback and parking space length requirements for carports only in single-family and duplex development.

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## **SECTION 3: PROPOSED REVISIONS TO THE PURPOSE STATEMENTS**

*Summary: To revise the purpose statements for certain zones to accommodate urban agriculture uses and activities.*

The Tucson Code, Chapter 23B, Unified Development Code, Article 4, is amended to read as follows:

### **ARTICLE 4. ZONES SECTION 4.7. ZONES – PURPOSE**

#### **4.7.2. INSTITUTIONAL RESERVE (IR)**

The purpose of this zone is to identify lands in federal, state, City, county, and other public ownership that are natural reserves or wildlife refuge reserves. It is expected that these lands will remain reserves. However, should these lands be proposed for development with other land uses, ~~the following standards apply~~ the permitted uses in the use table and the use-specific standards apply. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

#### **4.7.3. RURAL HOMESTEAD ZONE (RH)**

This zone is intended to preserve the character and encourage the orderly growth of rural areas. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for agriculture, commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

#### **4.7.4. SUBURBAN RANCH ZONE (SR)**

This zone provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

#### **4.7.5. SUBURBAN HOMESTEAD ZONE (SH)**

This zone provides for low density, large lot, single-family, residential development and suburban ranch uses, including agriculture uses. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

#### **4.7.6. RESIDENCE ZONE (RX-1)**

This zone provides for suburban, low density, single-family, residential development, agriculture and other compatible neighborhood uses.

#### **4.7.7. RESIDENCE ZONE (RX-2)**

This zone provides for suburban, low density, single-family, residential development, agriculture and other compatible neighborhood uses.

#### **4.7.8. RESIDENCE ZONE (R-1)**

This zone provides for urban, low density, single-family, residential development, together with schools, parks, other public services necessary for a satisfactory urban residential environment. Certain other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

#### **4.7.9. RESIDENCE ZONE (R-2)**

This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an

urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

**4.7.10. MOBILE HOME ZONE (MH-1)**

This zone provides for low to medium density, residential development primarily in mobile home buildings on individual lots and within mobile home parks. Civic, educational, recreational, ~~and~~ religious uses, and select other uses, such as day care and urban agriculture, are also permitted that provide reasonable compatibility with adjoining residential uses~~shall also be permitted to provide for an urban residential environment.~~

**4.7.11. MOBILE HOME ZONE (MH-2)**

This zone provides for medium density, residential development in mobile home buildings on individual lots and within mobile home parks. Civic, educational, recreation, ~~and~~ religious uses, and select other uses, such as day care and urban agriculture, are also permitted that provide reasonable compatibility with adjoining residential uses~~shall also be permitted to provide for an urban residential environment.~~

**4.7.12. RESIDENCE ZONE (R-3)**

This zone provides for high density, residential development and compatible uses. Civic, educational, recreation, religious uses, and select other uses, such as day care and urban agriculture, are also permitted that provide reasonable compatibility with adjoining residential uses.

**4.7.13. OFFICE ZONE (O-1)**

This zone provides for administrative, medical outpatient, and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development standards of this zone. Civic, educational, religious uses, and select other uses, such as day care and urban agriculture, may also be permitted that provide reasonable compatibility with adjoining residential uses.

**4.7.14. OFFICE ZONE (O-2)**

This zone provides for office, medical, civic, and other land uses that provide reasonable compatibility with adjoining residential uses. Typical development within this zone is two-story office or medical projects. Civic, educational, recreation, religious uses, and select other uses, such as day care and urban agriculture, may also be permitted that provide reasonable compatibility with adjoining residential uses.

**4.7.15. OFFICE ZONE (O-3)**

This zone provides for mid-rise, office, medical, civic, and select other uses, such as urban agriculture and renewable energy generation, ~~other development uses~~ that provide reasonable compatibility with adjoining residential uses.

**4.7.16. PARKING ZONE (P)**

This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone. Select other uses, such as renewable energy generation and urban agriculture, may also be permitted that provide reasonable compatibility with adjoining residential uses.

**4.7.17. RECREATIONAL VEHICLE ZONE (RV)**

The purpose of this zone is to provide for development of short-term occupancy recreational vehicle parks and campsites while ensuring reasonable compatibility with

adjoining properties by establishing special requirements. Select other uses, such as urban agriculture, may also be permitted that provide reasonable compatibility with adjoining residential uses.

**4.7.18. NEIGHBORHOOD COMMERCIAL ZONE (NC)**

This zone provides for low-intensity, small-scale, commercial and office uses that are compatible in size and design with adjacent residential uses. Residential and select other uses, such as urban agriculture, may also be permitted that provide reasonable compatibility with adjoining residential uses~~other related uses shall be permitted.~~

**4.7.19. RURAL VILLAGE CENTER ZONE (RVC)**

The purpose of this zone is to provide retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood. Rural village centers shall be developed according to an approved site plan and located in accordance with adopted neighborhood, community, or area plans. The standards are designed to maintain the suburban character of duly designated commercial areas located along designated Scenic Routes and to provide safe ingress and egress to and from the village center. Select other uses, such as urban agriculture, may also be permitted that provide reasonable compatibility with adjoining residential uses. This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

**4.7.20. COMMERCIAL ZONE (C-1)**

This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses ~~other related uses shall be permitted.~~

**4.7.21. COMMERCIAL ZONE (C-2)**

This zone provides for general commercial uses that serve the community and region. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses~~Residential and other related uses shall also be permitted.~~

**4.7.22. COMMERCIAL ZONE (C-3)**

This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses~~Residential and other related uses shall also be permitted.~~

**4.7.23. MIXED USE ZONE (MU)**

This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning. Residential and select other agriculture, civic, commercial, industrial, recreational, retail, storage, utility, and wholesaling uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

**4.7.24. PLANNED AREA DEVELOPMENT (PAD)**

The purpose, regulations, establishment and amendment procedures, and other applicable requirements pertaining to the PAD are provided in Section 3.5.5.

**4.7.25. PLANNED COMMUNITY DEVELOPMENT (PCD)**

The purpose, general provisions, development standards, establishment and amendment procedures, and other applicable requirements pertaining to the PCD are provided in Section 3.5.6.

**4.7.26. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-1)**

The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers or at transit centers. High-density residential and including agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted provided design and development standards apply. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

**4.7.27. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-2)**

The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers. High-density residential and select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted provided design and development standards apply. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

**4.7.28. PARK INDUSTRIAL ZONE (P-1)**

This zone provides for corporate business centers, ~~and for~~ wholesaling and manufacturing activities, and select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted provided design and development standards apply that can be carried on in an unobtrusive, controlled manner.

**4.7.29. LIGHT INDUSTRIAL ZONE (I-1)**

This zone provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones. Select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted.

**4.7.30. HEAVY INDUSTRIAL ZONE (I-2)**

This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance. Select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted.

**SECTION 4: PROPOSED REVISIONS TO THE PERMITTED USE TABLES**

Summary: Identifies which zones community gardens, urban farms, and farmers' markets are permitted when operated as principal uses.

The Tucson Code, Chapter 23B, Unified Development Code, Article 4, is amended to read as follows:

**ARTICLE 4. ZONES  
SECTION 4.8. USE TABLES**

**4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES**

<b>TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES</b>						
<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	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>						
Animal Production:						
General		P	P	P		SR: 4.9.2.A.1.a, 2.b,3.a SH: 4.9.2.A.1.b, 2.b, 2.c, 3.b RX-1: 4.9.2.A.1.a, 2.a, 2.b, 3.a
Excluding Stockyard	P					RH: 4.9.2.A.1.a, 2.b,3.b and 4.9.13.l
Commercial Stables Only		P	P			SR: 4.9.2.A.1.b & 2.b SH: 4.9.2.A.1.b & 2.c
Hog Ranch Only	S [1]					RH: 4.9.2.A.3.d and 4.9.13.l
Commercial Feedlot Only	S [1]					RH: 4.9.2.ED.1 and 4.9.13.l
Stable or Riding School Only	P					RH: 4.9.2.A.1.b, 2.b, & 4.b- <del>4c</del> and 4.9.13.l
<u>Community Garden</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>RH: 4.9.2.B and 4.9.13.l</u> <u>SR, SH, RX-1, RX-2: 4.9.2.B</u>
Crop Production:						
With Food & Beverage Sales as an accessory use	P	P	P	P	P	RH: 4.9.2.BC- <del>1</del> and 4.9.13.l SR, SH, RX-1, RX-2: 4.9.2.BC- <del>1</del> RH: 4.9.9.A.2.a, 3-8 and 4.9.13.l SR, SH: 4.9.9.A.1, 2.c, 3, 4, 7
General Farming	P	P	P	P		<b>4.9.2.BC-<del>1</del> and:</b> RH: 4.9.2.A.1.a, 2.b, 3.b and 4.9.13.l SR: 4.9.2.A.1.a, 2.b, 3.a SH: 4.9.2.A.1.b, 2.b, 2.c, 3.b RX-1: 4.9.2.A.1.b, 2.a, 2.b, 3.a
<u>Farmers' Market as an accessory use to any permitted Agricultural Land Use Group</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>All: 4.9.9.A.12</u>
***						
<b>Civic Land Use Group With Land Use Class/Type:</b>						
***						
<u>Farmers' Market as an accessory use to any permitted Civic Land Use Group</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>All: 4.9.9.A.12</u>
***						

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL 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] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
<b>Recreation Land Use Group With Land Use Class/Type:</b>						
***						
Farmers' Market as an accessory use to any permitted Recreation Land Use Group	P	P	P	P	P	All: 4.9.9.A.12

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**4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES**

TABLE 4.8-2: PERMITTED USES– URBAN RESIDENTIAL 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] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>						
Community Garden	P	P	P	P	P	All: 4.9.2.B
Crop Production	P	P	P	P	P	All-zones: 4.9.2.BC
Farmers' Market as an accessory use to any permitted Agricultural use	P	P	P	P	P	All: 4.9.9.A.12
***						
<b>Civic Land Use Group With Land Use Class/Type:</b>						
Farmers' Market as an accessory use to any permitted Civic Land Use Group	P	P	P	P	P	All: 4.9.9.A.12
***						
<b>Recreation Land Use Group With Land Use Class/Type:</b>						
Farmers' Market as an accessory use to any permitted Recreation Land Use Group	P	P	P	P	P	All: 4.9.9.A.12

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**4.8.5. PERMITTED USES: OFFICE ZONES**

TABLE 4.8-3: PERMITTED USES – OFFICE 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] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>				
Community Garden	P	P	P	All: 4.9.2.B
Urban Farm	P	P	P	All: 4.9.2.E
***				
<b>Retail Trade Land Use Group With Land Use Class/Type:</b>				
Farmers' Market as an accessory use to any permitted principal use in every land use group	P	P	P	All: 4.9.9.A.12.a-e

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**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> [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
<b>Agricultural Land Use Group With Land Use Class/Type:</b>						
Community Garden	P	P	P	P	P	All: 4.9.2.B
Urban Farm	P	P	P	P	P	All: 4.9.2.E
***						
<b>Retail Trade Use Group With Land Use Class/Type:</b>						
***						
Food and Beverage Sales:						
Farmer's Market only	P	P	P	P	P	All: 4.9.9.A.12.a-d
Excluding Large Retail Establishment	P	P	P	P	P	C-1: 4.9.13.O
Large Retail Establishment	S[1]	S[1]	S[1]	S[1]	S[1]	C-1: 4.9.9.D and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.9.D
***						
Farmers' Market as an accessory use to any permitted principal use in every land use group	P	P	P	P	P	All: 4.9.9.A.12.a-e

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**4.8.7. PERMITTED USES: INDUSTRIAL ZONES**

TABLE 4.8-5: PERMITTED USES – INDUSTRIAL 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] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>				
Community Garden	P	P	P	All: 4.9.2.B
Stockyard Operation			S[1]	I-2: 4.9.13.Q
Urban Farm	P	P	P	All: 4.9.2.E
***				
<b>Retail Trade Land Use Group With Land Use Class/Type:</b>				
***				
Food and Beverage Sales:				
Farmer's Market only	P	P	P	All: 4.9.9.A.12.a-d
Excluding Large Retail Establishments	P	P		I-1, I-2: 4.9.13.Q

**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] PDSO 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
Large Retail Establishment	S[1]	S[1]		<b>P-I:</b> 4.9.9.D <b>I-1:</b> 4.9.9.D and 4.9.13.Q
***				
Swap Meets and Auctions	S [3]	S [3]	P	<b>P-1, I-1, I-2:</b> 4.9.9.GE and 4.9.13.Q
Auctions only		P		<b>I-1:</b> 4.9.9.GE and 4.9.13.Q
***				
Farmers' Market as an accessory use to any permitted principal use in every land use group	<b>P</b>	<b>P</b>	<b>P</b>	<b>All:</b> 4.9.9.A.12.a-e

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**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**

*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] PDSO Special Exception Procedure, Section 3.4.2

LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>					
***					
Animal Production					
Excluding a Stockyard		P			<b>IR:</b> 4.9.2.A.1.a, .2.b, .3.b, & .3.c and 4.9.13.H
Hog Ranch		S[1]			<b>IR:</b> 4.9.2.A.3.d and 4.9.13.H
Stable or Riding School		P			<b>IR:</b> 4.9.2.A.2.b, & .4 and 4.9.13.H
<b>Community Garden</b>			<b>P</b>	<b>P</b>	<b>All:</b> 4.9.2.B
Crop Production		P	<b>P</b>	<b>P</b>	<b>IR:</b> 4.9.2.BC and 4.9.13.H <b>P, RV:</b> 4.9.2.C
With Food and Beverage Sales as an accessory use		P			<b>IR:</b> 4.9.9.A.2.a & 3-9 and 4.9.13.H
General Farming		P	<b>P</b>	<b>P</b>	<b>IR:</b> 4.9.2.A.1.a, 2.b, 3.b, & .3.c, 4.9.2.BC, and 4.9.13.H <b>P, RV:</b> 4.9.2.C
Stockyard Operation:					
Commercial Feedlot		S [1]			<b>IR:</b> 4.9.2.CD.1 and 4.9.13.H
Livestock Auction Yard		S [1]			<b>IR:</b> 4.9.2.CD.2 and 4.9.13.H
<b>Urban Farm</b>			<b>P</b>	<b>P</b>	<b>P, RV:</b> 4.9.2.E
***					
<b>Retail Trade Land Use Group With Land Use Class/Type:</b>					
<b>Food and Beverage Sales (Farmer's Markets only)</b>			<b>P</b>	<b>P</b>	<b>All:</b> 4.9.9.A.12.a-d
***					

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] PDSD Special Exception Procedure, Section 3.4.2					
LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS
Farmers' Market as an accessory use to any permitted principal use in every land use group			P	P	All: 4.9.9.A.12.a-e

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4.8.9. PERMITTED USES: SPECIAL USE ZONES (2) – NC, RVC, & MU

TABLE 4.8-7: PERMITTED USES – SPECIAL USE ZONES (2): NC, RVC, AND MU 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] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>				
Animal Production				
Excluding Commercial Stables			P	MU: 4.9.2.A.1.a, 1.c, 2.a, 2.b, & 3.a
Commercial Stables Only			S[2]	MU: 4.9.2.A.1.b, 2.b, and 4.9.5.C.6
Community Garden	P	P	P	All: 4.9.2.B
Urban Farm	P	P	P	All: 4.9.2.E
***				
<b>Retail Trade Land Use Group With Land Use Class/Type:</b>				
***				
Food and Beverage Sales:				
Farmers' Market only			P	MU: 4.9.9.A.12.a-d
Excluding Large Retail Establishments	P	P	S[2]	NC: 4.9.13.M and excluding alcoholic beverage sales RVC: 4.9.13.N MU: 4.9.5.C.6
Large Retail Establishment			S[1]	RVC: 4.9.9.D and 4.9.13.N
***				
Farmers' Market as an accessory use to any permitted principal use in every land use group	P	P	P	All: 4.9.9.A.12.a-e

## **SECTION 5: PROPOSED REVISIONS TO THE USE-SPECIFIC STANDARDS**

*Summary: Provides the use specific standards community gardens, urban farms, and farmers' markets must comply with when operated as principal and accessory uses.*

The Tucson Code, Chapter 23B, Unified Development Code, Article 4, is amended to read as follows:

### **ARTICLE 4. ZONES SECTION 4.9. USE SPECIFIC STANDARDS**

#### **4.9.2. AGRICULTURAL USE GROUP**

##### **A. Animal Production**

##### **1. Provisions Relating to Animals in General**

- a. All buildings for animals shall be setback at least 50 feet from all property lines, except corrals, which must be setback ten feet from all property lines.
- b. All stables, barns, and animal sheds or shelters shall be setback at least 100 feet from any property line.

##### **2. Provisions Relating to Livestock**

- a. No more than two horses or two head of cattle are permitted per each 36,000 square feet of lot area.
- b. A stock-tight fence and necessary cattle guards shall be erected and maintained along the boundaries of any area where livestock is kept or grazed. This provision does not apply to interior lot lines where the adjacent property is zoned IR or to open range as determined under Arizona Revised Statutes (A.R.S.).
- c. All horses, cattle, sheep, goats, or similar animals shall be confined within a stock-tight fence in an area of no less than 400 square feet per animal. Such fenced-in area shall be setback ten feet from the rear property line where it abuts an IR, RH, SR, SH, RX-1, or RX-2 zone; 40 feet from the rear where it abuts any other zone; and 40 feet from a side property line. A setback of ten feet is permitted on the side yard where the adjacent property owners have a written recorded agreement to this effect, but in no event shall a corral be closer than 50 feet to any residence or living quarters on an abutting property.

##### **3. Provisions Relating Specifically to Hogs**

- a. Hogs are prohibited.
- b. No more than one hog weighing more than 50 pounds is permitted per each 36,000 square feet of lot area.

- c. Hog-raising projects that exceed the permitted number of hogs in Section 4.9.2.A.3.b is permitted if sponsored by the 4-H Club, Future Farmers of America, or other similar nonprofit organization, provided that a letter of authorization from the sponsoring organization is submitted confirming that the project is sponsored by the organization, describing the project and stating its length of time.
- d. Hogs shall be penned at least 500 feet from any property line.

4. **Riding Stables or Riding Schools**

- a. All stables, barns, and animal sheds or shelters shall be setback at least 200 feet from any interior property line with residential zoning, except that the distance may be measured to the boundary of the site or subdivision to be served as a common use facility.
- b. Outside audio amplification is prohibited.

**B. Community Garden**

1. Permitted Activities and Uses. The following activities and uses are permitted on a Community Garden use:

- a. Growing and harvesting of agricultural products;
- b. The keeping of food producing animals is permitted as an accessory use to the growing and harvesting of agricultural products in accordance with Section 6.6.5.E, Keeping of Food Producing Animals. 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;
- c. Mechanical greenhouses are permitted as a principal or accessory structure in accordance with 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 the second option may require the heating or cooling systems and/or greenhouse to have a greater perimeter yard than that required of a principal building 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;
- d. On-site sale of agricultural products grown on-site is permitted as accessory uses in accordance with Section 6.6.5.F.;

e. During an on-site sales event, a temporary booth or canopy may be located within the front yard setback of the property provided site visibility is maintained and is exempt from Section 6.6.1.C. In residential zones, a temporary booth or canopy is also exempt from Section 6.6.3.B; and,

f. Outdoor activity, including the outdoor display of products grown on-site, is permitted.

g. An area intended for keeping tools and equipment shall be screened from the street.

**BC. Crop Production**

~~Any greenhouse heating plant or cooling fan shall be located a minimum of 200 feet distant from every lot line.~~

Greenhouses are permitted in accordance with Section 4.9.2.B.1.c.

**CD. Stockyard Operation**

1. A commercial feedlot use shall be setback at least 500 feet from any property line.

2. Livestock auction yard.

a. All buildings, holding pens and areas, and show areas shall be setback at least 300 feet from any property line.

b. Generation of dust shall be minimized.

c. Outdoor audio amplification that would create a nuisance to adjacent properties is prohibited.

**E. Urban Farm**

1. Permitted Activities and Uses. The following activities and uses are permitted on an Urban Farm use:

a. Growing and harvesting of agricultural products;

b. The keeping of food producing animals as an accessory use in accordance with Section 4.9.2.B.1.b;

c. Greenhouses are permitted in accordance with Section 4.9.2.B.1.c;

d. On-site sale of agricultural products grown on-site is permitted as accessory uses in accordance with Section 6.6.5.F.;

e. During an on-site sales event, a temporary booth or canopy may be located within the front yard setback of the property provided site visibility is maintained and is exempt from Section 6.6.1.C; and,

f. Outdoor activity, including the outdoor display of products grown on-site, is permitted.

2. Nuisance Mitigation. Urban Farms are required to comply with the following standards:

a. Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollution: No emission shall be permitted that can cause damage to health, animals, vegetation, or other forms of property or that can cause any excessive soiling of the air.

b. Illumination. Illumination of buildings and open areas shall be located and directed so as to eliminate glare toward streets and adjoining properties and shall comply with the requirements of the Tucson Code, Chapter 6, (Outdoor Lighting Code).

c. Liquids and Solid Waste. No waste shall be discharged into the streets, drainage-ways, or on property possibly creating a danger to the public health and safety, and no waste shall be discharged in the public sewage system that might endanger the normal operation of the public sewage system.

d. Noise. The sound level of any individual operation shall not exceed the levels permitted in Section 16-31, Excessive Noise, of the Tucson Code.

e. Odor. Emission of odorous gases or other odorous matter shall not be permitted in such quantities as to be offensive to owners or occupant of adjoining property or in such a manner as to create a nuisance or hazard beyond the property lines.

f. Vibration. No vibration shall be permitted that is discernible beyond the property lines to the human sense of feeling for a duration of three minutes or more in any one hour of the day between the hours of 7:00 a.m. and 7:00 p.m. or of a duration of 30 seconds or more in any one hour between the hours of 7:00 p.m. and 7:00 a.m.

g. Heavy Machinery. The use of heavy machinery (e.g. tractors, plows, etc.) is permitted, is restricted to use between 7 a.m. and 7 p.m., and must be in compliance with the other nuisance mitigation requirements as applicable.

\*\*\*

#### 4.9.7 RESIDENTIAL USE GROUP

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D. **Home Occupations are permitted as Accessory Land Uses to Mobile Home Dwelling or Family Dwelling as follows:**

\*\*\*

2. The following uses within the specified zones are required to comply as follows:

\*\*\*

f. Home Occupation: Where Animal Production, Crop Production, General Farming, and/or Stockyard Operation is permitted as a principal use, the same standards and procedure required to establish the applicable principal use is required when establishing the home occupation.

fg. Home Occupation: ~~General Farming~~Urban Farm is permitted in O-1, O-2, O-3, NC, C-1, C-2, and C-3, MU, OCR-1, OCR-2 subject to: ~~4.9.2.A.1.a & 3.a~~ and ~~4.9.2.B.14.9.2.E~~ and 4.9.7.E.5.

**E. Home Occupation: General Standards**

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4. Except for multifamily development, no more than 25% of all buildings on the lot may be devoted to the home occupation. For multifamily development, no more than 25% of the dwelling unit may be devoted to the home occupation. A detached accessory building of not more than 200 square feet in area may be used for such home occupation. This provision applies to a Home Occupation: Crop Production greenhouses. Outdoor gardens are exempt.

5. Persons other than those residing in the dwelling shall not be employed in the home occupation, except that one nonresident of the premises may be employed in the IR, RH, SR, SH, O-2, O-3, NC, C-1, C-2, C-3, OCR-1, and OCR-2 zones.

6. Goods related to the home occupation shall not be visible from the street. This provision applies to a Home Occupation: Crop Production greenhouses. Outdoor gardens are exempt.

\*\*\*

9. Except for permitted signage and gardens not in an enclosed structure or building, the home occupation use shall not substantially alter the exterior appearance or character of the residence in which it is conducted, either by exterior construction, lighting, graphics, or other means.

\*\*\*

15. For Home Occupation: Crop Production and General Farming uses, the on-site accessory sale of agricultural products grown on-site is permitted in accordance with Section 6.6.5.F.

\*\*\*

**4.9.9**

**RETAIL TRADE USE GROUP**

**A. Food and Beverage Sales**

\*\*\*

**12. Farmers' Market**

- a. The predominant sales area must be for agriculture-related products.
- b. Outdoor activity, including the outdoor display of products for sale, is permitted.
- c. Compliance with the Tucson Code, Section 16-31, Excessive Noise, and (Neighborhood Preservation Ordinance) is required. Additionally, loudspeakers and amplified music are prohibited outdoors when within 300 feet of a residential use or zone. Any high noise activity, such as amplified entertainment, shall occur within an enclosed building when within 300 feet of a residential use or zone.
- d. The retail area shall be dust proofed.
- e. All litter, tents, stalls, food, merchandise, signs (on-site and off-site), and other evidence of the Farmers' Market shall be removed from the premises at the end of the permitted operation time.
- f. A Farmers' Market shall be operated not more than two days each week.
- g. A Farmers' Market shall not be operated more than six hours per day between sunrise and sunset.

\*\*\*

**4.9.13 GENERAL STANDARDS, RESTRICTIONS, AND EXCEPTIONS**

\*\*\*

**I. Rural Homestead Zone (RH) - Exception**

Parcels of less than 180,000 square feet, recorded prior to December 1, 1985, conforming to the minimum parcel size requirements at the date of recording, are deemed non-conforming.

\*\*\*

**J. O-1 and O-2 Office Zones - General Restrictions**

The following restrictions apply to all uses and development in these zones:

\*\*\*

- 2. All land use activities shall be conducted entirely within an enclosed building with the following exceptions:

\*\*\*

- d. When associated with one of the following uses: Community Garden; Day Care; Educational Use; Food and Beverage Sales (Farmers' Markets only); Medical Service; Extended Healthcare; ~~or~~, Parks and Recreation; Urban Farm; or, urban agriculture-related uses; and,

- 3. All nonresidential land use activities shall:

- a. Restrict hours of operation from 7:00 a.m. to 10:00 p.m., unless otherwise required by use-specific standard.

\*\*\*

**K. O-3 Office Zone - General Restrictions**

The following restrictions apply to all uses and development in this zone:

\*\*\*

- 2. All land use activities shall be conducted entirely within an enclosed building with the following exceptions:

\*\*\*

- d. When associated with one of the following uses: Community Garden; Day Care; Educational Use; Food and Beverage Sales (Farmers' Markets only); Medical Service, Extended Healthcare; ~~or~~, Parks and Recreation; Urban Farm; or, urban agriculture-related uses.

**L. Recreational Vehicle Zone (RV) - General Restrictions**

Storage buildings are not permitted in this zone as accessory to each individual unit space; however, they are permitted as part of the common use facility. The Community Garden, Farmers' Market, Urban Farms, or urban agriculture-related uses are exempt from this restriction.

**M. Neighborhood Commercial Zone (NC) – General Restrictions and Exception**

The following standards apply to all uses and development in this zone:

\*\*\*

- 2. All land use activities shall be conducted entirely within an enclosed building with the following exceptions:

\*\*\*

- d. When associated with one of the following uses: Community Garden; Day Care; Educational Use, Elementary and Secondary; Food and Beverage Sales (Farmers' Markets only); Parks and Recreation; ~~or~~ all uses in the Residential Use Group; Urban Farm; or, any urban agriculture-related uses.

3. All land use activities, except the Residential Use Group or required differently by a use-specific standard, are restricted to hours of operation of 7:00 a.m. to 10:00 p.m;

\*\*\*

5. All land uses are limited to 2,000 square feet of GFA, except Family Dwelling, Educational Uses, and the following exception. Mixed use or multi-tenant developments are limited to 10,000 square feet of GFA. A tenant within a mixed use development is limited to 2,000 square feet of GFA. Outdoor activity areas permitted in this zone shall be included in the GFA limitations. Exception: On authorization of rezoning of property to the NC zone, Mayor and Council may approve land uses that will be located in existing buildings or portions thereof that exceed the limitation of 2,000 square feet of gross floor area per use or the limitations restricting mixed use or multi-tenant development to 10,000 square feet of gross floor area. The gross floor area for any such exception shall neither be increased nor enlarged following initial authorization, and the right to exceed the gross floor area restrictions shall be terminated if discontinued or abandoned. Community Garden, Food and Beverage Sales (Farmers' Markets only), or any urban agriculture-related uses are exempt from this restriction.

**N. Rural Village Center Zone (RVC) – General Restrictions**

The following restrictions apply to all uses and development in this zone:

\*\*\*

2. All land use activities shall be conducted entirely within an enclosed building with the following exceptions:

\*\*\*

- d. When associated with one of the following uses: Community Garden; ~~a~~ Day Care use; Food and Beverage Sales (Farmers' Market only); or, any urban agriculture-related use and,

\*\*\*

**O. C-1 Commercial Zone – General Restrictions**

The following restrictions apply to all uses and development in this zone:

\*\*\*

2. All land use activities shall be conducted entirely within an enclosed building, except as follows:

- a. Agricultural Use Group: Community Garden, Urban Farm, or any urban agriculture-related use;

- ~~a~~b. Civic Use Group: Cemetery, Education Elementary & Secondary Schools;

bc. Commercial Use Group: Commercial Recreation (except shooting ranges which must be located in an enclosed building), Medical Services, Extended Health Care;

ed. Recreation Use Group: Golf Course, Parks and Recreation; ~~and,~~

~~e. Retail Trade Use Group: Food and Beverage Sales (Farmers' Market only); and,~~

df. Vehicular use areas.

DRAFT

## **SECTION 6: PROPOSED REVISIONS TO THE ACCESSORY USE STANDARDS**

*Summary: Provides the standards community gardens, composting, gardens, greenhouses, keeping of food producing animals, and on-site sales must meet when operated as accessory uses.*

The Tucson Code, Chapter 23B, Unified Development Code, Article 6, is amended to read as follows:

### **ARTICLE 6. DIMENSIONAL STANDARDS AND MEASUREMENTS SECTION 6.6. ACCESSORY USES, BUILDINGS, AND STRUCTURES**

#### **6.6.1. ACCESSORY USES**

In all zones, an accessory use shall comply with the following:

- A.** The use shall be incidental to the principal use and is located on the same parcel as the principal use;
- B.** The use shall be intended for the occupants, residents, customers, employees, or guests of the principal use;
- C.** The use shall not substantially alter the exterior appearance or character of the principal use or building to which it is incidental; and,
- D.** Animals may be kept for personal use in all zones subject to Tucson Code, Chapter 4, and any applicable health regulations.

\*\*\*

#### **6.6.2. ACCESSORY BUILDINGS AND STRUCTURES**

In all zones, the buildings used for accessory uses shall comply with the following:

- A.** The standards of this Section 6.6.2 apply in all zones to buildings used for accessory uses, except as noted in the following:
  - 1. A structure if five feet or less in height and ten square feet or less in area, such as a doghouse, a refuse container enclosure, or play equipment.
  - 2. A shelter for food producing animals if six feet or less in height and 16 square feet or less in area.
- AB.** An accessory building shall be built only on a lot occupied by a principal building or use;
- BC.** An accessory building shall be developed in accordance with the dimensional standards of the principal land use, except as provided by this section and, when applicable, Sections 6.6.3, *Specifically within Residential Zones*, and 6.6.5, *Urban Agriculture Uses and Activities*;
- CD.** An accessory structure that exceeds the allowable height of a wall within a perimeter yard and is detached from a principal structure shall comply with the perimeter yard width standards of the principal structure, except that the accessory structure may be built to a parcel line with the consent of the adjoining or, when separated by an alley, adjacent property owner(s) or as permitted by Section 6.6.5, Urban Agriculture Uses and Activities;

- DE.** Accessory structures, such as light poles, flagpoles, and other tall and narrow structures that are similar, shall be exempt from the setback requirement. Amateur radio towers are exempt from the setback requirement and are allowed to a maximum height of 100 feet;
- EF.** An accessory building, except for a stable or enclosure for animals, may be attached to a principal building, provided that its construction complies with the development requirements of the principal building;
- FG.** The use of solar energy collectors for the purpose of providing energy for heating or cooling shall be permitted in all zones, whether as part of a principal building or as an accessory building. Such solar collection devices shall not be included in computing lot coverage;
- ~~**G.** This section is not intended to apply to buildings if five feet or less in height and ten square feet or less in area, such as doghouses or refuse container enclosures, or to play equipment;~~
- ~~**H.** All structures for livestock and other large farm animals such as ratiites as defined in the Tucson Code Chapter 4, Animals and Fowl, shall be set back at least 50 feet from all property lines, except corrals that shall be set back ten feet from all property lines. In addition, the proximity of corrals and barns or other structures for large farm animals from a dwelling unit on adjacent property shall be in accordance with Chapter 4, Section 4-27;~~
- I.** The maximum height of a wall or fence within a perimeter yard shall be six feet; however, the wall or fence may be higher than six feet, but no higher than ten feet, if: (See Figure 6.6.1-A, Height of Wall or Fence within a Side or Rear Perimeter Yard.)

  - 1. At least 75% of the area above six feet in height is left unobstructed and open through the use of architectural elements, such as arches, columns, or wrought iron;
  - 2. Part of, or located on top of, a retaining wall no higher than ten feet measured from design grade and no higher than six feet measured from the top of the retaining portion of the wall;
  - 3. A greater height is required through the rezoning process or the special exception land use process; or,
  - 4. A greater height is required by a specific UDC standard.
- J.** In nonresidential zones, walls or fences, as permitted in Section 6.6.2.1 above, may exceed the height standards, provided the wall or fence complies with the perimeter yard standards applicable to buildings on the site.
- ~~**K.** Accessory uses, buildings, and structures are not required to provide additional parking, landscaping and screening, or loading spaces beyond what is required of the principal use.~~

**6.6.3. SPECIFICALLY WITHIN RESIDENTIAL ZONES**

The buildings used for an accessory use within a residential zone shall comply with the following:

- A. An accessory building shall not be a dwelling unit but may be a building that is used as sleeping quarters by the residents of the dwelling unit in accordance with Sections 6.6.1.A and B. The sleeping quarters may include bedrooms, bathrooms, and a sitting room, provided the building complies with Section 6.6.1.C and is not the dominant use of the property;
- B. Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line, except for terraces and steps not over three feet high above the natural grade, paved areas, and fences or walls;
- C. Accessory structures shall not exceed 12 feet in height, unless attached to a principal structure. If attached to the principal structure, maximum height permitted shall be the same as for the principal structure; and,
- D. The total gross floor area (gfa) of all accessory structures shall not exceed 50% of the gfa of the principal structure. Accessory structures less than 200 square feet gfa are exempt from this requirement.

**6.6.4.**

**SPECIFICALLY WITHIN NONRESIDENTIAL ZONES**

The building used for an accessory use within a nonresidential zone shall comply with the following:

- A. An accessory building shall not be occupied as a dwelling, except as a caretaker's facility;
- B. The area of a site occupied by an accessory use or building shall be included as part of the lot coverage calculation; and,
- C. The structure used for an accessory use within a nonresidential zone shall comply with dimensional standards of the principal structure.

**6.6.5.**

**URBAN AGRICULTURE USES AND ACTIVITIES**

**A. Accessory Community Garden**

- 1. Community gardens are permitted as an accessory use in any zone in accordance with the standards provided below.
- 2. Permitted Activities and Uses. The following activities and uses are permitted in a Community Garden:
  - a. Growing and harvesting of agricultural products;
  - b. The keeping of food producing animals is permitted as an accessory use to the growing and harvesting of agricultural products in accordance with Section 6.6.5.E, Keeping of Food Producing Animals. 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;

c. Greenhouses and On-site sale of agricultural products grown on-site are permitted in accordance with Section 6.6.5.D and 6.6.5.E, respectively;

d. 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.

e. Outdoor activity, including the outdoor display of products for sale grown on-site, is permitted.

3. The growing and harvesting of agricultural products that are not in a structure are exempt from the perimeter yard requirements of the underlying zone.

**B. Composting**

Composting shall be maintained in accordance with applicable sections of the Tucson Code, Section 4-28 of *Animals and Fowl* and Section 16-13 of *Neighborhood Preservation Ordinance*.

**C. Gardens**

1. Gardens are permitted as an accessory use to any residential or nonresidential use.

2. Gardens not in greenhouses are exempt from this Section 6.6, *Accessory Uses, Buildings, and Structures*. Further, gardens may be located in the buildable area extending the full width of the lot between the principal building and the front street lot line.

3. Gardens in greenhouses are subject to Section 6.6.5.D.

4. Vertical gardens mounted on a perimeter wall or fence are permitted provided they do not affect the integrity of the wall or fence and the fastening devices do not project or otherwise create a safety hazard to adjacent property owners.

**D. Accessory Greenhouses**

Greenhouses are permitted as accessory buildings or structures as follows:

1. Greenhouses must comply with Section 6.6.2, *Accessory Buildings and Structures* unless otherwise regulated in this section.

2. Except when accessory to a community garden or urban farm, greenhouses are prohibited in the buildable area extending the full width of the lot between the principal building and the front street lot line.

3. *Passive Greenhouses*. Passive greenhouses shall comply with the dimensional standards of Section 6.6.2. Greenhouses cooled solely by an evaporative cooler are considered a passive greenhouse.

4. *Mechanical Greenhouses*. Accessory greenhouses are permitted in accordance with Section 4.9.2.B.1.c;

5. The maximum permitted height of a greenhouse is 12 feet in a residential zone and in accordance with Section 6.6.4.C in a nonresidential zone.

**E. Keeping of Food Producing Animals.**

1. This section applies to food producing animals as defined in Section 11.4.7, *Animals, Food Producing.*

a. The keeping of food producing animals shall be conducted in accordance with this Section 6.6.5.E and the Tucson Code, Chapter 4, *Animals and Fowl.* In the case of a conflict, the standards of this Section shall control.

b. This Section 6.6.5.E does not apply to:

(1) The keeping of livestock; or,

(2) Animals not defined as food producing animals such as pigeons, parrots, dogs, cats, and fish.

c. Uncastrated male miniature goats older than 5 months and male fowl are prohibited.

2. The keeping of food producing animals is permitted as an accessory use to:

a. Permitted residential use in residential and nonresidential zones;

b. Accessory Community Garden per Section 6.6.5.A; or,

c. Accessory Urban Farm per Section 4.9.2.E.1.b.

3. Maximum Number of Food Producing Animals Permitted.

a. Animal Units as defined in Section 11.4.2 are used as a basis for determining the maximum number of food producing animals permitted.

b. Animal units are assigned as follows:

<b><u>Food Producing Animal</u></b>	<b><u>Units per Animal</u></b>
<u>Chicken</u>	<u>1</u>
<u>Duck</u>	<u>2</u>
<u>Turkey or Goose</u>	<u>4</u>
<u>Miniature Goat (female or neutered male only)</u>	<u>5</u>

c. The calculation for the maximum number of animals permitted is the lesser of either two (2) Animal Units per 1,000 square feet of the lot size or the maximum total Animal Units of the lot size as follows:

<b><u>Lot Size</u></b>	<b><u>Maximum Number of Total</u></b>
------------------------	---------------------------------------

	<b>Animal Units Permitted</b>
<u>Less than 16,000 sf</u>	<u>24</u>
<u>16,000 sf to 143,999 sf</u>	<u>36</u>
<u>144,000 sf or more</u>	<u>48</u>

d. It is recommended that miniature goats be raised in pairs or small groups for their well-being.

e. Exemptions: The following are exempt from this Section 6.6.5.E:

(1) Animal Production, General Farming, or Stockyard Operation Uses or when an Accessory Shelter or Structure in the RH, SR, SH, RX-1, IR, MU zones. These uses must comply with Chapter 4 of the Tucson Code;

(2) Non-profit, agriculture-related organizations, such as the 4-H Club and Future Farmers of America. These organizations must comply with Chapter 4 of the Tucson Code; or,

(3) Rabbits, rodents, and invertebrates, such as worms. These must comply with Chapter 4 of the Tucson Code.

f. Requests to increase the number of permitted food producing animals are considered in accordance with Section 3.3.4, 50' Notice Procedure.

4. Location and Setback Requirements

a. Food producing animals and shelters are prohibited in the buildable area extending the full width of the lot between the principal building and the front street lot line. Food producing animals and their shelters are permitted in other perimeter yards.

b. Animal shelter six feet or less in height and sixteen square feet or less in area is not required to setback from side or rear property line, but is required to be behind the principal building and at least 20 feet from the dwelling unit on an abutting property.

c. Animal shelter more than six feet in height and greater than 16 square feet in area must be set back in accordance with Section 6.6.2.D. Shelters shall also be at least 20 feet from the dwelling unit on an abutting property. Exceptions: A setback is not required from property lines abutting alleys or other types of rights-of-way or easements or when adjacent to a nonresidential use.

d. Requests to reduce the setback requirements for animal shelters are considered in accordance with Section 3.3.4, 50' Notice Procedure, Section 3.11.1, Design Development Option, or Section 6.6.5.E.7, Existing Shelter Exemption.

5. The maximum permitted height of an animal shelter is 12 feet.

6. Food, water, and other items that may attract coyotes, bobcats, javelinas and other predators must be kept in a secure location.

7. Existing Shelter Exemption.

a. A shelter for food producing animals that has existed prior to the effective date of the ordinance in a location that does not comply with the food producing animal shelter setback standards set in the ordinance may apply for an exemption from the affected perimeter yard setbacks and dimension standards of this section.

b. To qualify for the exemption the applicant must submit a PDSD accepted site or plot plan and the shelter must meet the following criteria:

1) There is proof from an aerial or other source of the shelter's existence within the qualifying time.

2) There are no applicable Code Enforcement violations involving the shelter for the past five years submitted by a property owner within 300 feet of the subject property.

3) The shelter is accepted as meeting basic construction standards by PDSD.

c. PDSD shall establish a single fee to cover a single plan review and inspection.

d. This exemption terminates on January 31, 2018.

**F. On-Site Sale of Agricultural Products Grown On-Site.** The accessory sale of agricultural products is permitted in accordance with the following:

1. Sales are limited to agricultural products grown on-site, including produce and the eggs of food producing animals raised on-site;

2. Outdoor sales of products grown on-site are permitted;

3. On-site sales are limited to the hours of 7 a.m. to 8 p.m.;

4. Number and Duration of Sales Events Permitted.

a. In the residential, office, IR, P, and RV zones and residential uses in nonresidential zones, the on-site sale of goods is restricted to no more than four advertised events per calendar year. An event shall not occur more than three consecutive days. An "advertised event" is one in which the organizer advertises the sales event Citywide online, in the newspaper;

b. In the commercial, mixed use, industrial NC, RVC, and MU zones, there are no restrictions on the number and duration of sales events provided the sales are accessory to the growing of agricultural products.

c. The combination of yard sales and on-site sale of agricultural products shall not exceed four (4) events per calendar year.

5. Temporary accessory structures associated with the agricultural product sales, such as booths and awnings, 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 principal building and the front street lot line. The accessory structures shall be removed at the end of the sales event.

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## SECTION 7: PROPOSED REVISIONS TO THE MOTOR VEHICLE AND BICYCLE PARKING STANDARDS

Summary: Identifies the parking requirements for farmers' markets and urban farms.

The Tucson Code, Chapter 23B, Unified Development Code, Article 7, is amended to read as follows:

### ARTICLE 7. DEVELOPMENT STANDARDS SECTION 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 required motor vehicle parking spaces is provided below 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
* * *	
<b>RETAIL TRADE USE GROUP</b>	1 space per 300 sq. ft. GFA, except as follows:
* * *	
<del>Swap Meets/Auctions</del>	<del>1 space per 100 sq. ft. of swap meet site area, excluding vehicular use areas</del>
<del>Farmers' Market (when operated outdoors only) and Swap Meets</del>	<del>1 space per 300 sq. ft. of display and sales area only, excluding vehicular use areas</del>
<del>Auctions</del>	<del>1 space per 100 sq. ft. of seating area only</del>

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#### 7.4.8. REQUIRED NUMBER OF BICYCLE PARKING SPACES

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##### B. Minimum Number of Bicycle Parking Spaces Required

The minimum number of required motor vehicle spaces is provided below in Table 7.4.4-1.

Table 7.4.8-1: Minimum Required Bicycle Parking Spaces		
Land Use Group/Class	Short-Term Bicycle Parking Required	Long-Term Bicycle Parking Required
* * *		
<b>RETAIL TRADE USE GROUP*</b>		

* * *		
<p>*The required number of bicycle parking spaces for multiple or mixed use development composed of more than one building are <del>be</del> calculated on a per building basis using the formulas provided above</p>		
<p><u>Farmers' Market or Swap Meets</u></p>	<p><u>1 space per 5,000 sq. ft. of display and sales area only. Minimum requirement is 2 spaces.</u></p>	<p><u>None</u></p>
<p><u>Auctions</u></p>	<p><u>None</u></p>	<p><u>None</u></p>
* * *		

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**SECTION 8: PROPOSED REVISIONS TO THE  
LANDSCAPING AND SCREENING STANDARDS**

Summary: Exempts community gardens and urban farms from the landscaping and screening requirements.

The Tucson Code, Chapter 23B, Unified Development Code, Article 7, is amended to read as follows:

**ARTICLE 7. DEVELOPMENT STANDARDS  
SECTION 7.6. LANDSCAPING AND SCREENING**

\*\*\*

**7.6.4 LANDSCAPING STANDARDS**

\*\*\*

**C. Landscape Borders**

\*\*\*

**4. Exceptions to the Landscape Border Standards**

\*\*\*

g. Community Garden and Urban Farm Uses are exempt from the landscape border requirements of Section 7.6.4.C, Landscape Borders.

\*\*\*

**7.6.5 SCREENING STANDARDS**

\*\*\*

**G. Exceptions to Screening Standards**

\*\*\*

6. Community Garden and Urban Farm Uses are exempt from the screening requirements of Section 7.6.5, Screening Standards.

\*\*\*

## **SECTION 9: PROPOSED REVISIONS & ADDITIONS TO THE DEFINITIONS**

*Summary: Provides the definitions of the uses, activities, and other terms associated with urban agriculture.*

The Tucson Code, Chapter 23B, Unified Development Code, Article 11, is amended to read as follows:

### **ARTICLE 11. DEFINITIONS AND RULES OF CONSTRUCTION SECTION 11.3. DEFINITIONS OF LAND USE GROUPS, CLASSES, AND TYPES**

#### **11.3.2 AGRICULTURAL USE GROUP**

The Agricultural Use Group includes Land Use Classes that involve the commercial production of crops and animals. The following Land Use Classes comprise the Agricultural Use Group.

**A. Animal Production**

The keeping, grazing, feeding, or breeding of animals by the property owner or occupant for commercial gain. Typical uses include horse ranches and dairy, poultry, and rabbit farms.

**B. Community Garden**

An area of land operated not-for-profit to grow and harvest food crops primarily for the use of its members who typically cultivate individual garden plots.

**C.B. Crop Production**

The growing and harvesting of agricultural products to provide food, fiber, or horticultural vegetation for ornamental purposes, or any combination of these uses. Typical uses include the growing of field crops, fruit and nut orchards, nurseries, and greenhouse operations.

**D.C. General Farming**

Any combination of Animal and Crop Production ~~limited to personal use.~~

**E.D. Stockyard Operation**

The temporary confinement of livestock in conjunction with their transport, fattening, or auctioning on a wholesale or retail basis. Typical uses include feedlots and cattle pens.

**F. Urban Farm**

The growing and harvesting of agricultural products to provide food, fiber, or horticultural vegetation for ornamental purposes in a non-residential area. Typical uses include aquaponic farms and hydroponic crop production, nurseries, greenhouse, and commercial gardens.

\*\*\*

#### **11.3.9. RETAIL TRADE GROUP**

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**B. Food and Beverage Sales**

The retail sale of food or beverages for consumption off the premises, such as bakeries, butcher shops, grocery stores, and liquor stores.

**1. Farmers' Market**

A public or privately operated open-air establishment that allows the selling of agricultural products such as fruits, vegetables, mushrooms, herbs, nuts, flowers, nursery stock, animal food products such as eggs, honey, meat, milk, cheese, other dairy products and fish, as well as non-edible bee products and handcrafted items. The predominant sales area must be for food products.

\*\*\*

**I. Swap Meets and Auctions**

Occasional or periodic commercial activities held in an open area or enclosed structure where: 1) groups of sellers rent space on a short-term basis to display, barter, or sell goods to the public and at least 50% of swap meet space does not occupy the same allotted area on an uninterrupted, continuous, daily basis for the purpose of display and sale, exchange, or barter of merchandise, exclusive of occasional craft fairs and benefit sales held on public property; or 2) one or more sellers bring goods for auctioning to the public. Typical uses include swap meets, flea markets, and auctions,~~and farmers' markets.~~

\*\*\*

**ARTICLE 11. DEFINITIONS AND RULES OF CONSTRUCTION  
SECTION 11.4. OTHER TERMS DEFINED**

\*\*\*

**11.4.2. DEFINITIONS – A**

\*\*\*

**Accessory Use or Structure**

A use or a structure subordinate to the principal use or building on a lot and serving a purpose customarily incidental to the use of the principal building. An accessory use or structure must be established or built together with or after the establishment or construction of the principal use or building.

\*\*\*

**Animal**

Any fowl, reptile, insect, amphibian or mammal, except human beings.

**Animal, Food Producing**

Animals such as miniature goats, fowl such as chickens, ducks, geese and turkeys, and other similar small food producing animals. Dogs, cats, pigeons, other non-food producing fowl, and fish are not considered food producing animals for the purposes of applying the food producing animal standards in the UDC.

**Animal Shelter**

A structure that covers or protects an animal from the weather and predators, such as a chicken coop. An animal run area is intended to allow an animal to move about freely. It

may be connected to a shelter and must be enclosed. The enclosed run area is not subject to location requirements.

**Animal Unit**

A unit of measurement to calculate a maximum number of animals on a property.

\*\*\*

**Aquaponics**

A system of aquaculture in which the waste produced by farmed fish or other aquatic animals supplies nutrients for plants grown hydroponically, which in turn purify the water. Aquaponics is conducted in a constructed, automatic re-circulating system.

\*\*\*

11.4.4. **DEFINITIONS – C**

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[Proposed Composting definition removed]

\*\*\*

11.4.7. **DEFINITIONS – F**

\*\*\*

**Food Producing Animal**

See Animal, Food Producing

**Fowl**

A bird that is used to produce meat or eggs, including chickens, ducks, turkeys, and similar fowl.

\*\*\*

11.4.8. **DEFINITIONS – G**

\*\*\*

**Garden**

An area used for growing flowers, fruit, or vegetables in the ground, in containers, and in greenhouses. Gardens include aquaponic and hydroponic systems.

\*\*\*

**Glean(ing)**

The act of gathering grain or the like after the reapers or regular gatherers.

\*\*\*

**Goat, Miniature**

Miniature goats refer to Nigerian Dwarf, African Pygmy or other breeds that do not exceed 70 pounds at full size.

\*\*\*

**Greenhouse, Passive**

An enclosed structure (as by glass or plastic) used for the cultivation or protection of plants and does not use motorized heating or cooling systems. For the purposes of the determining perimeter yard requirements, greenhouses cooled solely by an evaporative cooler are considered passive greenhouses.

**Greenhouse, Mechanical**

An enclosed structure (as by glass or plastic) used for the cultivation or protection of plants and uses mechanical systems to heat or cool the structure. For the purposes of the determining perimeter yard requirements, greenhouses cooled solely by an evaporative cooler are considered passive greenhouses.

\*\*\*

11.4.9. **DEFINITIONS – H**

\*\*\*

**Home Occupation**

A land use activity carried out for financial gain by a resident, on the resident's property, conducted as an accessory use to the Family Dwelling or Mobile Home Dwelling use on the property.

\*\*\*

**Hydroponics**

Cultivation of plants in nutrient solution rather than in soil.

\*\*\*

11.4.10. **DEFINITIONS – I**

\*\*\*

**Incidental**

Happening in connection with something more important; secondary or minor.

\*\*\*

11.4.14. **DEFINITIONS – M**

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**Mechanical Greenhouse**

See Greenhouse, Mechanical

**Miniature Goat**

See Goat, Miniature

\*\*\*

11.4.17. DEFINITIONS – P

\*\*\*

**Passive Greenhouse**  
See Greenhouse, Passive

\*\*\*

**Principal Use**

The primary use to which the premises is devoted and the primary purpose for which the premises exist.

\*\*\*

11.4.22. DEFINITIONS – U

\*\*\*

**Urban Agriculture**

The practice of producing food locally through the cultivating, processing, distributing, selling, or gleaning of agricultural products and other related activities in the City and may involve horticulture, aquaculture, and animal husbandry.

\*\*\*

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## **SECTION 10: PROPOSED REVISIONS TO THE CITY'S ANIMAL CODE**

*Summary: Provides the proposed revisions to the animal and fowl regulations in the Tucson Code to be consistent with the proposed changes to the Unified Development Code.*

The Tucson Code, Chapter 4, Animals and Fowl, is amended to read as follows:

### **TUCSON CODE, CHAPTER 4 ANIMALS AND FOWL**

#### **ARTICLE II. LIVESTOCK, LARGE AND DANGEROUS ANIMALS**

\*\*\*

##### **Sec. 4-27. Proximity of corrals, barns, etc., to dwellings.**

Except as otherwise provided, it shall be unlawful for any person to keep or maintain within twenty (20) feet of the dwelling house of any person, within the city, any corral, barn, shed or other structure for the purpose of housing, keeping or caring for any horse, mule, cow or goat. (1953 Code, ch. 4, § 38)

##### **Sec. 4-28. Disposal and accumulation of manure, animal bedding and body waste of domestic animals and pets.**

Sec. 4-28(1). Except as otherwise provided, no owner, proprietor, agent or occupant of any premises where horses, cows, donkeys, goats or other domestic animals or dogs, cats or other domestic pets are kept within the city shall deposit, cause to be deposited or allow to accumulate within or about such premises for a longer time than twenty-four (24) hours, any manure, animal bedding or body wastes from domestic animals and pets. Such person shall provide a receptacle of sufficient size for the reception of such manure, animal bedding or body wastes of domestic animals and pets.

Sec. 4-28(2). Such receptacle shall be so constructed that the contents thereof will not be accessible to flies; and such receptacle shall be placed upon the premises owned, occupied or controlled by such person in a location as remote as possible from any surrounding dwelling or street. Such person shall empty and cleanse the same as often as necessary, but not less than twice each week, and oftener when directed to do so by the health officer.

Sec. 4-28(3). Nothing contained in this section shall operate to prevent the owner, proprietor, agent or occupant of a residential premises from placing animal manure produced by herbivorous animals into a residential compost pile or residential compost windrow, provided it is placed into the compost pile or windrow within twenty-four (24) hours from the time it is deposited and provided it is maintained under the conditions set forth in section 15-16(4) of the Tucson Code.

Sec. 4-28(4). When applicable, the definitions contained in section 15-1 shall apply to the provisions of chapter 4 of the Tucson Code.

Sec. 4-28(5). It shall be a civil infraction for any person to violate the provisions of this section. (1953 Code, ch. 4, § 41; Ord. No. 4374, § 1, 7-7-75; Ord. No. 8028, § 1, 4-19-93; Ord. No. 8170, § 1, 12-6-93; Ord. No. 8174, § 1, 12-13-93)

\*\*\*

**ARTICLE IV.  
FOWL**

**Sec. 4-55. Running at large prohibited.**

It shall be unlawful for any person to permit any chickens, ducks, geese or turkeys to run at large within the city. (1953 Code, ch. 4, § 32)

**Sec. 4-56. Limit on number kept.**

Except as to the extent permitted by chapter 23B, [Unified Development Code](#), of the Tucson Code or as otherwise provided, it shall be unlawful for any person to keep or maintain within the city more than twenty-four (24) fowl. (1953 Code, ch. 4, § 33; Ord. No. 2178, § 1, 6-1961)

**Sec. 4-57. Proximity of coop or place kept to dwellings.**

Except as otherwise provided, it shall be unlawful for any person to keep or maintain, within fifty (50) feet of the dwelling house of any other person within the city, any coop, house, shed or other structure, or yard, corral or enclosure for housing, keeping or caring for any pigeons or fowl of any kind. (1953 Code, ch. 4, § 34)

**Sec. 4-58. Coop or place kept to be clean, sanitary.**

Every person keeping or maintaining any fowl of any kind within the city shall keep and maintain the coops, houses, sheds, structures, yards, corrals or enclosures wherein such fowl are kept in a clean and sanitary condition. (1953 Code, ch. 4, § 35)

**Sec. 4-59. Keeping male fowl or guinea fowl prohibited.**

Except as to the extent permitted by chapter 23B, [Unified Development Code](#), of the Tucson Code or as otherwise provided, it shall be unlawful for any person to keep, house or feed any male fowl or guinea fowl within the city. (1953 Code, ch. 4, § 36; Ord. No. 2178, § 2, 6-19-61)

**Sec. 4-60. Keeping pigeons.**

Except as otherwise provided, it shall be unlawful for any person to keep any pigeons within the city unless they are securely housed or cooped so as to prevent them going at large; however, pigeons bearing a seamless leg band, issued by a recognized association of pigeon fanciers, may be released for exercise, performance or the commencement of races, within the corporate limits of the city, upon the condition that the owner or person who has possession of such pigeons shall not permit them to alight upon buildings or property of others. (1953 Code, ch. 4, § 37; Ord. No. 2997, § 2, 4-24-67)

**Sec. 4-61. Penalties.**

A violation of this article is punishable by a fine of not less than fifty dollars (\$50.00) nor more than one thousand dollars (\$1,000.00). No judge may suspend the imposition of the minimum fine prescribed herein. In addition to the fine amount, the penalty may include not more than six (6) months in jail and not more than three (3) years' probation, or any combination thereof.

In addition, the judge shall order abatement as necessary. (Ord. No. 7241, § 9, 7-3-89)

**Secs. 4-62--4-70. Reserved.**

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