



CITY OF TUCSON

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

September 10, 2009

To: Subscriber to the Tucson *Land Use Code (LUC)*

**SUBJECT: CORRECTIONS TO SUPPLEMENT NO. 46 TO THE *LAND USE CODE (LUC)***

Dear Subscriber:

Enclosed are **corrections to Supplement No. 46 (Landscaping and Screening Regulations)**. As adopted by the Mayor and Council, the amendment to Sec. 3.7.2.3.A.1 (Canopy Trees in Vehicular Use Areas) does not go into effect until June 1, 2010. The original supplement mistakenly included the amendment to this section. An update to Supplement No. 46 will be sent when the amended regulation goes into effect June 1, 2010.

Please recycle and replace pages in your *LUC* as follows:

<i>Article III. Development Regulations</i>		
<i>Item</i>	<i>Remove Old Pages</i>	<i>Insert New Pages</i>
Division 7: Landscaping and Screening Regulations	289-290	289-290

Please insert and maintain this instruction sheet in the front of your copy of the *LUC*.

Should you have any questions while replacing these pages, please call me at 791-4505.

Sincerely,

Norma J. Stevens  
Secretary

Enclosures: Corrections to Supplement No. 46

CITY OF TUCSON *LAND USE CODE*  
ARTICLE III. DEVELOPMENT REGULATIONS  
DIVISION 7. LANDSCAPING AND SCREENING REGULATIONS

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3.7.2.3 Vehicular Use Areas. The following requirements apply to developments which provide more than four (4) motor vehicle parking spaces.

A. *Canopy Trees in Vehicular Use Areas.*

1. Within a vehicular use area, one (1) canopy tree is required for each ten (10) motor vehicle parking spaces or fraction thereof.
  - a. The canopy trees must be evenly distributed throughout the vehicular use area. Every parking space shall be located within forty (40) feet of the trunk of a canopy tree (as measured from the center of the tree trunk).
  - b. In areas where a required landscape border falls within the vehicular use area, up to 50% of the canopy trees may be counted towards both the minimum parking lot canopy tree requirement and the landscape border canopy tree requirement
  - c. An unpaved planting area, which is a minimum of thirty-four (34) square feet in area and four (4) feet in width, must be provided for each canopy tree.
  - d. Structurally covered or underground motor vehicle parking spaces are not included in calculating the required number and location of canopy trees.

(Ord. No. 10016, §1, 8/2/04)

2. The following option may be used in place of Sec. 3.7.2.3.A.1 to calculate the required number of canopy trees within a vehicular use area.
  - a. The shade pattern caused by trees at maturity and buildings on the vehicular use area from 9:20 a.m. to 3:20 p.m. Mountain Standard Time on June 21 covers fifty (50) percent of the paved area within the vehicular use area.
3. On expansion of an existing development that is located on a lot of record on February 17, 1991, ten thousand (10,000) square feet or less in size, the existing vehicular use area is exempt from the canopy tree requirement, if the existing vehicular use area is in compliance with the zoning regulations in effect at the time the existing vehicular use area was developed.
4. On expansion of an existing development, the existing vehicular use areas are exempt from the canopy tree requirement if the existing vehicular use area is subject to development plans or permit site plans approved between February 15, 1991 and August 2, 2004.

(Ord. No. 10016, §1, 8/2/04)

B. *Plant Protection.* Areas where plants are susceptible to injury by vehicular or pedestrian traffic must be protected by appropriate means, such as curbs, bollards, or low walls.

3.7.2.4 Landscape Borders. There are two (2) types of landscape borders: Street landscape borders and interior landscape borders. The following apply to all landscape borders.

- One (1) canopy tree must be provided for every thirty-three (33) linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points.

- A minimum of one (1) canopy tree must be provided within a required landscape border.
  - Trees may be planted at varying distances apart.
- A. *Street Landscape Borders.* To enhance the visual appearance of the streetscape, a landscape border is required in accordance with Table 3.7.2-I along the street frontage of a site as follows. (Ord. No. 9374, §1, 4/10/00)
1. Street landscape borders shall be a minimum of ten (10) feet wide as measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border is measured from the MS&R right-of-way line as determined by Sec. 2.8.3.4.
  2. Street landscape borders for residential subdivisions of eight (8) or more lots shall conform to the following standards:
    - a. Street landscape borders are only required along the exterior boundaries of subdivisions. Landscape borders are not required along front yard street frontages.
    - b. Walls, fences, or other screening must be placed behind the landscape border.
    - c. The landscape border shall be recorded as common area and maintained by the homeowners association (HOA). The subdivision CC&Rs shall reference the maintenance standards in Sec. 3.7.6. The DSD Director may allow the recording of a public use easement with the subdivision plat in cases where the requirements of this section is the only reason for the creation of an HOA. The public use easement shall require the abutting property owner to install and maintain a landscape border in accordance with the standards in this Division. (Ord. No. 9392, §1, 5/22/00)
    - d. Street landscape borders fronting on local streets may be reduced to a minimum of five (5) feet.

(Ord. No. 10016, §1, 8/2/04)

3. Street landscape borders shall be located entirely on site, except that, if approved by the City Engineer or designee, up to five (5) feet of the required ten (10) foot width be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets.
  4. Except as otherwise provided by this Division, the area between the right-of-way line and sidewalk and the area between the sidewalk and the curb, if not covered with vegetation, shall be covered with an appropriate inorganic ground cover, such as decomposed granite.
  5. Fifty (50) percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover. The required ground coverage must be achieved within two (2) years from the date of planting.
  6. Street landscape borders on property with street frontage on a designated Scenic Route are subject to the requirements of Sec. 3.7.5.2.A. (Ord. No. 9138, §1, 10/5/98)
- B. *Interior Landscape Borders.* Interior landscape borders are required as a buffer and visual transition along the common property lines between adjacent land uses and zones as follows.
1. Interior landscape borders shall be provided as determined in Table 3.7.2-I, which ranks land uses and zones based upon their land use intensity and the impact a use will have on adjacent land uses.