



**CITY OF
TUCSON**

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

June 1, 2010

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

SUBJECT: SUPPLEMENT NO. 50 TO THE LAND USE CODE (LUC)

Dear Subscriber:

Enclosed is Supplement No. 50 to your copy of the City of Tucson *Land Use Code (LUC)*. An explanation of the revisions included in this Supplement is also enclosed.

This Supplement includes:

1. Ordinance 10632, Amending Section 3.7.2.3.A.1, *Canopy Trees in Vehicular Use Areas*, adopted by the Mayor and Council on February 3, 2009. The ordinance was adopted with a delayed effective date of June 1, 2010.
2. Ordinance No. 10776, Adding Section 5.3.11, *Architectural Documentation Prior to Demolition of Historic Buildings*, adopted by the Mayor and Council on April 13, 2010.

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

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Division 7. Landscaping and Screening Regulations	289 & 290	289 & 290
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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 837-6951.

Sincerely,

Adam Smith, Principal Planner
Planning & Development Services Department

Enclosures: Supplement No. 50

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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 four (4) 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, except allowed per Development Standard 2-06.3.3.
 - 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.

DIVISION 3. SPECIAL DEVELOPMENT APPLICATIONS

SECTIONS:

5.3.1	PURPOSE
5.3.2	CHANGE OF ZONING (REZONING)
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5.3.9	SPECIAL EXCEPTION LAND USES
5.3.10	PROTECTED DEVELOPMENT RIGHT
5.3.11	ARCHITECTURAL DOCUMENTATION PRIOR TO DEMOLITION OF HISTORIC BUILDINGS

- 5.3.1 PURPOSE.** This Division is established for the purpose of listing special development applications that are not otherwise referenced by the land use listings within the individual zones. The special development applications are created to provide alternative procedures through which relief from the general land use provisions can be requested.
- 5.3.2 CHANGE OF ZONING (REZONING).** Changes to zoning boundaries are considered by the Zoning Examiner (Examiner) at a public hearing for recommendation to the Mayor and Council. Mayor and Council make the final decision. Rezoning are processed in accordance with the Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §5, 7/1/04)
- 5.3.3 VARIANCES.** Requests to vary the provisions of the *Land Use Code (LUC)* require Board of Adjustment (B/A) approval through the Board of Adjustment Full Notice Procedure, Sec. 23A-50 and Sec. 23A-52. Application requirements shall be established by the Development Services Department Director and shall include, but not be limited to, property ownership information, a site plan, elevations, and other information that may be necessary to evaluate the request. (Ord. No. 9967, §5, 7/1/04)
- 5.3.3.1 Findings for Approval.** The Board of Adjustment (B/A) may approve a variance request subject to the findings listed in Sec. 5.1.7.3.B.
- 5.3.3.2 Issuance of Permits.** On variance requests that have been approved by the Board of Adjustment (B/A), permits shall not be issued before the end of the appeal period.

- 5.3.3.3 Expiration of Approval. Any variance granted through this process or on appeal shall be null and void if building permits are not issued or compliance with conditions of approval does not occur within one hundred eighty (180) days from the date of approval. A shorter time period for compliance may be required as a condition of approval. Two (2) extensions of up to one hundred eighty (180) days each may be granted by the Development Services Department Director for good cause. An exception to the length of the approval period is a variance granted for lot size reduction for which a plat has been recorded in compliance with the variance. (Ord. No. 8785, §1, 12/16/96; Ord. No. 9179, §1, 12/14/98; Ord. No. 9967, §5, 7/1/04)
- 5.3.4 **DESIGN DEVELOPMENT OPTION (DDO).** This Section is established to provide the ability to modify, under certain criteria, the Development Designator provisions applicable to a land use within each zone. The ability to modify a requirement is not intended as a method of deleting or waiving the requirement but is intended to assist in the design and development of a project and: (Ord. No. 9967, §5, 7/1/04)
- Encourage the efficient use of land through design innovation.
 - Provide administrative relief to zoning requirements that do not affect the adjacent properties and the surrounding neighborhood and community.
 - Provide the ability to modify design requirements in instances where the strict application of the requirement may not be practical due to topography; existing development, whether on site or on adjacent properties; or life safety issues.
 - Provide for energy conservation through flexible site and building design.
 - Provide for consideration and implementation of alternative design solutions within the intent of the regulation in a timely and efficient manner.
- 5.3.4.1 Applicability. The following Development Designator requirements may be considered for modification under this Section.
- A. Setback provisions, including separation between buildings.
 - B. Height of accessory walls and fences. (This does not include screening as required in Article III, Division 7, Landscaping and Screening Regulations.)
- 5.3.4.2 Review. Review of modification requests shall be in accordance with the Limited Notice Procedure, Sec. 23A-40. Application requirements shall be established by the Development Services Department Director and shall include, but not be limited to, property ownership information, a site plan, elevations, and other information that may be necessary to evaluate the request. (Ord. No. 9967, §5, 7/1/04)
- 5.3.4.3 Findings for Approval. The Development Services Department Director may approve a modification to a Development Designator requirement as provided by this Section, if all the following findings are made. (Ord. No. 9967, §5, 7/1/04)
- A. The modification is not a request previously denied as a variance. (Ord. No. 9179, §1, 12/14/98)
 - B. The modification is to a Development Designator provision and not to performance criteria that apply to the use within the zone, i.e., a setback requirement greater than required under the Development Designator provisions for the land use.
 - C. The modification is to the Development Designator provisions and not to performance criteria required of a Special Exception Land Use in order for such use to be allowed in the zone, i.e., a building height less than required under the general provisions of the zone.

- A. *Approval by the Development Services Department Director.* This is an administrative procedure requiring review and approval by the Development Services Department Director through a Limited Notice Procedure, Sec. 23A-40. Approval shall be granted if the Development Services Department Director finds the proposal in compliance with the findings as listed in Sec. 5.3.9.3. The approval may be subject to conditions as provided in Sec. 5.3.9.4. The Director's decision may be appealed in accordance with the Board of Adjustment Appeal Procedure, Sec. 23A-61. (Ord. No. 9967, §5, 7/1/04)
- B. *Approval by the Zoning Examiner.* This is an administrative procedure requiring a public hearing and approval by the Zoning Examiner in accordance with a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. The Zoning Examiner may approve the request if all the findings as listed in Sec. 5.3.9.3 are complied with. If approved, the approval may be subject to conditions as provided in Sec. 5.3.9.4. The Zoning Examiner's decision may be appealed through the Mayor and Council Appeal Procedure, Sec 23A-62. (Ord. No. 9967, §5, 7/1/04)
- C. *Approval by the Mayor and Council.* This is a legislative procedure requiring a public hearing by the Zoning Examiner and approval by the Mayor and Council in accordance with a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §5, 7/1/04)

5.3.9.3 Findings. The following findings are considered by the Development Services Department Director and Zoning Examiner when evaluating a request in accordance with Sec. 5.3.9.2.A and Sec. 5.3.9.2.B. The use: (Ord. No. 9374, §1, 4/10/00; Ord. No. 9967, §5, 7/1/04)

- A. Meets the standards expressly applied by all adopted codes and regulations for that type of land use or for the Land Use Class applicable to the proposed use.
- B. Does not adversely affect adjacent land uses or the surrounding neighborhood or that such adverse effects can be substantially mitigated through the use of additional conditions as provided in Sec. 5.3.9.4.
- C. Provides for adequate and efficient vehicular and pedestrian access and circulation and vehicular parking.
- D. Can be adequately and efficiently served by public facilities and services, such as water, stormwater drainage, fire and police protection, and solid and liquid waste disposal and/or collection as may be required by the City or the Pima County Health Department.
- E. Complies with the *General Plan* and any applicable subregional, area, or neighborhood plan. (Ord. No. 9374, §1, 4/10/00; Ord. No. 9517, §4, 2/12/01)

5.3.9.4 Conditions of Approval. In approving an application, the Development Services Department Director or Zoning Examiner may impose such reasonable and appropriate conditions and safeguards as may be necessary to ensure compliance with the criteria for approval. Such conditions and safeguards may also be imposed to reduce or minimize any potentially injurious effects on adjacent properties; the character of the neighborhood; or the health, safety, or general welfare of the community. Such conditions may include, but not be limited to: (Ord. No. 9967, §5, 7/1/04)

- A. Setbacks for structures or activities greater than the minimum required by the applicable zoning district.
- B. Structural or vegetative screening greater than that required by the landscaping and screening regulations of this Chapter to buffer the surrounding land uses from the proposed use.
- C. Limitations on the height, size, or illumination of signs more restrictive than the applicable requirements of the Tucson Sign Code.

D. Limitations on the conduct of the proposed use, such as, but not limited to, hours of operation, or use of loudspeakers or external lighting, as necessary to protect adjacent land uses.

E. Dedication of necessary right-of-way for streets, alleys, drainage ways, and utilities.

5.3.9.5 Mayor and Council Decision. Where the final decision is made by the Mayor and Council in the Zoning Examiner Legislative Procedure, the findings of the Zoning Examiner and any proposed conditions shall be forwarded to the Mayor and Council for their consideration. The decision by the Mayor and Council shall take into consideration whether or not the proposal satisfies the findings in Sec. 5.3.9.3. The Mayor and Council may either approve the application, approve the application with conditions, or deny the application. (Ord. No. 9374, §1, 4/10/00; Ord. No. 9967, §5, 7/1/04)

5.3.10 PROTECTED DEVELOPMENT RIGHT. A protected development right is a right granted to undertake and complete the development and use of property as shown on the Protected Development Right Plan (see Sec. 6.2.16) without compliance with changes in zoning regulations and development standards adopted during the period of the Protected Development Right, except as provided by Arizona Revised Statutes (ARS), Sec. 9-1204. In the event of a conflict between the provisions of this *Land Use Code (LUC)* and ARS, Sec. 9-1201 through 9-1205 inclusive, as they may be amended, the statutory provisions shall govern.

5.3.10.1 Grant of Protected Development Right. A protected development right shall be granted upon approval by the Mayor and Council of a plan identified at the time it is submitted as a Protected Development Right Plan.

5.3.10.2 Effective Date of Protected Development Right. A protected development right shall be deemed established with respect to a property on the effective date of Mayor and Council approval of the Protected Development Right Plan.

5.3.10.3 Duration of Protected Development Right. The duration of the protected development right shall be three (3) years for a non-phased development and five (5) years for a phased development, with a single two (2) year extension permitted at the discretion of the Mayor and Council in either event, as provided in Arizona Revised Statutes (ARS), Sec. 9-1203.

5.3.10.4 Modification of Development Plan Expiration Dates. Notwithstanding Sec. 5.3.8.2, a development plan that has been designated a Protected Development Right Plan shall expire upon termination of the protected development right.

(Ord. No. 9635, §2, 12/10/01; Ord. No. 9750, §2, 8/5/02)

5.3.11 ARCHITECTURAL DOCUMENTATION PRIOR TO DEMOLITION OF HISTORIC BUILDINGS. Applications for permits for the demolition of buildings that are partially or in their entirety fifty (50) or more years old must include architectural documentation to provide a permanent record of buildings of historical significance before their loss. Demolition applications are available from the Planning and Development Services Department (PDSD).

5.3.11.1 Applicability. These regulations apply when an application for a demolition permit involves the complete or partial demolition of a building that is partially or in its entirety fifty (50) or more years old.

Minor Documentation is required for demolition permit requests for all buildings that are partially or in their entirety fifty (50) or more years old, but are not contributing properties within designated or pending National Register Historic Districts; are not individually listed on the National Register of Historic Places; and do not meet the eligibility criteria for the National Register of Historic Places. For buildings that otherwise meet the criteria for Full Documentation, only Minor Documentation is required if the demolition will be limited to an addition that is less than fifty (50) years old.

Full Documentation is required for demolition permit requests for all buildings that are partially or in their entirety fifty (50) or more years old and are contributing properties within designated or pending National

Register Historic Districts; or are individually listed on the National Register of Historic Places; or meet the criteria for eligibility for the National Register of Historic Places.

If the building to be completely or partially demolished is located in a Historic Preservation Zone (HPZ) or the Rio Nuevo and Downtown Zone (RND) overlay zone, compliance with the applicable demolition review and approval requirements contained in Section 2.8.8.7 through Section 2.8.8.9 is required in addition to the provisions contained in this section.

5.3.11.2 Review Required. The applicant must submit Minor or Full Architectural Documentation to PDSD for review before issuance of a demolition permit.

5.3.11.3 Application and Review Process.

- A. Prior to the submittal of a demolition permit application, the applicant may meet with PDSD. At that time, PDSD determines whether the application requires Minor or Full Documentation.
- B. At the time of submittal, the applicant must submit two (2) copies of the demolition permit application and all required architectural documentation to PDSD. All new photos must be printed on photographic paper.
- C. If Minor Documentation is required, PDSD reviews and approves the applications for completeness. PDSD determines and informs the applicant that the Minor Documentation is complete, or of any additional documentation which is required within five (5) working days of the submittal date.
- D. If Full Documentation is required, the Historic Preservation Officer (HPO) reviews and approves the applications for completeness, and informs the applicant that Full Documentation is complete or informs the applicant of any additional documentation which is required within five (5) working days of the submittal date.
- E. If PDSD or the HPO determine that the required architectural documentation is complete, then a demolition permit application may be processed. The applicant must demonstrate compliance with all provisions of the Tucson Code before a demolition permit will be issued.

5.3.11.4 Minor Documentation Required:

- A. Current photographs of the front, rear and sides of the building to be completely or partially demolished (printed on photographic paper); and
- B. Documentation from the County Assessor's records, the State Historic Preservation Office, or other official government records confirming the year of construction and dates of additions to the building to be demolished. Some of this documentation of construction dates may be available at PDSD.

5.3.11.5 Full Documentation Required.

- A. Floor plans with measured dimensions; and
- B. Photographs of the front, rear and sides of the building to be completely or partially demolished, and all interior rooms; and
- C. A 'context photograph' illustrating the relationship between the building to be completely or partially demolished and the nearest adjacent buildings in the Development Zone. The Development Zone is defined in Sec. 6.2.4 of the *Land Use Code* (LUC); and
- D. Copies of old photographs of the building to be completely or partially demolished (taken at least 20 years prior to the demolition application), if in the possession of the applicant; and

- E. Documentation from the County Assessor's records, the State Historic Preservation Office, or other official government records confirming the year of construction and dates of additions to the building to be demolished. Some of this documentation of construction dates may be available at PDSD; and
- F. A general description of construction materials, such as exterior walls, roofing, windows, porches, and carports of the building to be demolished; and
- G. A list of any important historical events or historically significant persons related to the building to be demolished, if known to the applicant.

5.3.11.6 Documentation Retention. Upon approval of the demolition permit, the HPO shall retain one (1) copy as a record of a lost historic resource and forward one (1) copy to the Tucson-Pima County Historical Commission for their records.

(Ord. No. 10766, §2, 04/13/10)

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APPENDIX 1

Checklist of Up-to-Date Pages

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In the first column, all page numbers are listed in sequence. The second column reflects the latest printing of the pages as they should appear in an up-to-date volume. When a page has been reprinted or printed as part of the supplement service, this column reflects the Supplement Number which is printed on the bottom of the page.

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