

May 3, 2006



CITY OF TUCSON

DEVELOPMENT SERVICES DEPARTMENT

ZONING ADMINISTRATION DIVISION

Michael Hastings
7975 S. Farmbelt Drive
Tucson, AZ 85706

SUBJECT: 7975 S. Farmbelt Dr., SH: New Detached Accessory Garage
Land Use Code (LUC) Information

Dear Mr. Hastings:

Thank you for your letter and plot plan regarding the above referenced project. The property is addressed 7975 South Farmbelt Drive and zoned "SH" Suburban Ranch. The site (Parcel No. 140-44-1070) includes the east adjacent vacant lot addressed 7695 S. Farmbelt Drive (Parcel No. 140-44-1060). The site is developed with an existing 1,160 square foot single family dwelling. The project proposes to construct a new 2,400 square foot detached garage building to the east and rear of the dwelling. Given this information you are requesting zoning approval for the project.

The Zoning Administration Division has reviewed your letter, the project plot plan, and the LUC regulations applicable to accessory buildings. Staff notes that the desired size of the new accessory garage (the floor area) exceeds the limits set by the LUC for detached accessory buildings in residential zones. The design of a residential accessory structure is required to be both "incidental" and "subordinate" to that of the principal dwelling (LUC Sec. 3.2.5 et. seq.). The Zoning Administrator has interpreted these regulations as follows:

- Detached accessory structures, in addition to a 12' height limit, are further limited to a gross floor area (g.f.a.) of not more than 50% of the principal dwelling's g.f.a.,
- This g.f.a. limitation for detached accessory structures does not include tuff shed style structures less than 200 square feet in g.f.a., and finally
- All detached accessory structures regardless of g.f.a. count towards the property's lot coverage maximum.

Because the gross floor area proposed for the new garage will exceed the 50% limitation rule it cannot be approved for LUC compliance. Your LUC options available to you are; downsize the size of the new garage to meet the applicable regulations, to attach the new garage to the existing dwelling (thus the limiting regulations for detached structures would not apply), or to request a variance to

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this floor area limitation from the Board of Adjustment. Please note, LUC Sec. 1.2.1 does state that an interpretation or determination made by the Zoning Administrator is appealable to the Board of Adjustment and thus provides you with another option. To file an appeal to this zoning interpretation you must submit your request in writing along with the appropriate fees and documentation, with the Zoning Administration Division, 2nd Floor, 201 North Stone Avenue within thirty (30) days of the date of this letter.

Complete Board of Adjustment appeal information, and variance information, can be obtained by contacting Russlyn Wells (ext. 1134) of the DSD Board of Adjustment Section at (520) 791-4541. And if you should require other LUC information from the Zoning Administration Division, you can contact William Balak (ext. 1168) or Wayne Bogdan (ext. 1116) also at (520) 791-4541.

Sincerely,



Walter Tellez
Zoning Administrator

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P.O. Box 27210 - Tucson, AZ 85726-7210
Telephone: (520) 791-4541 - Fax: (520) 791-5852
Website: www.ci.tucson.az.us/dsd
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