

352  
267

February 19, 2004



CITY OF  
TUCSON

Zoning  
Administration -  
Development  
Services  
Department

Matt and Holly Finstrom  
1901 North Avenida Azahar  
Tucson, Arizona 85745-1660

Subject: 1901 North Avenida Azahar, Tucson, Arizona  
Land Use Code Information

To Whom It May Concern:

The zoning information you requested in your letter dated February 3, 2004, is as follows. The property addressed 1901 North Avenida Azahar is currently zoned RX-2, a rural, residential zone. There is an existing single family residence on the property. You propose to operate a business growing small bamboo plants at your home. Most sales will be mail order but will include special promotional events and educational meetings of the American Bamboo Society held at locations such as farmers markets, gardening clubs, commercial nurseries and botanical gardens. Materials pertaining to the business will be inside the fenced areas north of the house and behind the garage to the west of the house. The plants will be potted in a commercial potting mix which comes in bags, opened one at a time. Any soil amendment used will be of the type sold for home gardening use and will be stored in closed containers in the garage. No large machinery will be used in the business.

Zoning Administration has reviewed the information you have provided. For the purposes of the Land Use Code, the proposed bamboo growing business, as described, would be classified as a Crop Production Use which is permitted in the RX-2 zone. The Crop Production use, as described, would be permitted as a second principal use on the property; the residence being the first principal use. It would not be possible to have the proposed bamboo business as a Home Occupation because a Home Occupation use does not permit any type of outside storage of materials or goods related to the Home Occupation. The size of your property, excluding the adjacent vacant lot, is approximately 32,670 square feet. The RX-2 zone has a minimum lot size of 16,000 square feet for each principal use therefore your lot meets the minimum lot requirements for the two principal uses. Please note that the RX-2 zone does not permit any type of retail sales or display of goods for sale. In addition, any outdoor storage of odor causing materials such as manure is not permitted.

DEVELOPMENT SERVICES DEPARTMENT • 201 N. STONE AVENUE  
P.O. BOX 27210 • TUCSON, AZ 85726-7210  
(520)791-4571, 791-4541 • FAX (520) 791-4340

161

267

This project will require submittal and approval of a site plan for the Crop Production use to the Development Services Department. Additional information relating to this project, such as site plan submittal requirements, can be obtained by contacting a project manager at the Development Services Department, 201 North Stone Avenue, Tucson, Arizona 85701 at (520) 791-5550. Should you require further zoning information regarding this matter, please contact William Balak, Wayne Bogdan or me at 791-4541.

Sincerely,



Walter Tellez  
Zoning Administrator

s:\Zoning Administration\2003\1901 North Azahar.doc