Enclosed with this instruction sheet are new and replacement pages for your loose-leaf copy of the Uniform Development Code, bringing the Code current through March 22, 2017. In order to keep your copy of the Code up to date, you must remove the following indicated obsolete pages from your Code and replace them with the indicated revised pages. The current revision number appearing on the lower inner corner of each page revised in this package is "(2017 S-10).” If you have any questions, please contact American Legal Publishing at 1-800-445-5588.

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Chapter 23B of the Tucson Code

Adopted — October 9, 2012
Effective — January 2, 2013
Last Revision — March 22, 2017
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ADMINISTRATIVE MANUAL

Supplement to the Unified Development Code

Adopted — October 9, 2012
Effective — January 2, 2013
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TECHNICAL STANDARDS MANUAL

Supplement to the Unified Development Code

Adopted — October 9, 2012
Effective — January 2, 2013
Last Revision — March 22, 2017
surface treatments, such as painting over rock or painting over unpainted brick or masonry, are not allowed.

3.7 Site Utilization
Site utilization is defined as the distance between the sides of buildings. However, the concept of site utilization also relates to front and rear setbacks. The space between buildings is an important factor that contributes to the character of an entire group of buildings. Figure 14 shows a block in the University area. The generous side yards visually separate each house from the next. Figure 15 depicts a block in an older part of the city where the spacing between buildings is either very narrow or nonexistent. Any new construction should observe the same or compatible spacing within the development zone.

Figure 14: University Area          Figure 15: Barrio Historico

Principal buildings in most HPZs are street-oriented with entrances from at least one street. Any new construction or renovation should maintain the relationship to the street that is appropriate to the architectural and site design context of the development zone. Any changes to the front of the building should maintain the street facade of existing buildings and the prevalent street orientation of front entrances in the development zone.

3.8 Projections and Recessions
Projections and recessions, such as porches, steps, awnings, overhangs, entrances, windows, and doors, provide the continuity, rhythm, and spatial quality of the streetscape. They also help define the architectural and historic character of the buildings as seen from the street. Sonoran-style buildings usually had no projections beyond the facade. Transformed Sonoran buildings, such as the Verdugo House shown in Figure 16, added front steps, an understated front projection.

Figure 16: Verdugo House
the same types and designs (e.g., number and dimensions of lights, and widths and profiles of mullions and muntins) as the original windows. The material of a replacement window should be the same as the original window, or an alternative material accepted by the Historic Preservation Zone Advisory Board. Aluminum, vinyl, and fiberglass materials are not allowed. Sliding, flush-mounted, and simulated divided lights are not allowed. Lintels, molding, and sills should be added to replacements and new windows as appropriate.

Figure 18 identifies traditional window components.

Figure 18: Window Components
3.10 Building Form
Maintaining the character of a neighborhood through size, mass, and scale of the buildings and structures reinforces the sense of conformity and compatibility essential to development in HPZs. Conversely, new construction or alterations that do not conform to the overall character of the neighborhood can erode the historical and architectural character. The schematic in Figure 21 shows buildings with similar heights, proportions, and massings.

![Figure 21: Continuity in Size, Mass, and Scale](image)

3.11 Rhythm
Rhythm means an ordered, alternating, recurring pattern of solids to voids in building facades along the street. The recurrent alternation of walls to windows and doors (solids to voids) along the front facade of a building establishes a pattern which can be perceived when observing the building from a distance. Figure 22 shows wall to window and door patterns common in Sonoran row houses.

![Figure 22: Rhythm of Solids to Voids in Sonoran Row Houses](image)
4.2 Landscaping
Landscaping and hardscape elements, such as walkways, driveways, and site furnishings, may be reviewed as part of a required HPZ review. The general guide for the selection and placement of plants is the existing character of landscaping within the HPZ. Individual district guidelines may include specific recommendations on plant materials. The PDSD Director has the authority to waive or amend landscaping and screening requirements in order to assure that the type and placement of plant materials is compatible with the character of the subject property and the development zone.

4.3 Enclosures
Fences, privacy walls, or other physical features used to enclose open space or provide privacy must be compatible with the architectural style of the subject structure and the historic character of the development zone. The height of a new privacy wall or fence cannot obstruct the public view of buildings and structures from the street, except where it is used to simulate zero-lot-line construction to meet compatibility criteria; new solid walls or fences at the front of a property should not be taller than four feet as measured from the street-side grade, but may be up to six feet tall on the sides and rear of a property. Privacy wall and fence materials must be appropriate to the historic context of the structure and the neighborhood. Although recommended materials for enclosures vary from district to district, adobe, stone, stuccoed masonry, wood picket, and wrought iron are acceptable. Chain link, unpainted redwood, and unstuccoed concrete block are not acceptable materials.

4.4 Utilities
Whenever possible, utilities should be located underground or where they are not visible from public rights-of-way.

9-02.5.0 SIGNS

5.1 General
The appearance, color, size, location, method of attachment, materials, and design of signs within a HPZ must be compatible with the historic characteristics of the structures located within the appropriate development zone. Signs allowed in the underlying zoning are regulated by Chapter 3 of the Tucson Code and may be further limited by the HPZ ordinance.
## REFERENCES TO ADMINISTRATIVE DIRECTIVES

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