TUCSON, ARIZONA
UNIFORM DEVELOPMENT CODE

Supplement No. 5 – Instruction Sheet

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 **April 21, 2015**. 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 "(2015 S-5)." If you have any questions, please contact American Legal Publishing at 1-800-445-5588.

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UNIFIED DEVELOPMENT CODE

Chapter 23B of the *Tucson Code*

Adopted — October 9, 2012
Effective — January 2, 2013
Last Revision — April 21, 2015

UNIFIED DEVELOPMENT CODE

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15. **Neighborhood Preservation Zone (NPZ), Appeals**
In accordance with Section 5.10.3.H, the DRB hears and decides appeals from decisions of the PDSD Director on NPZ Design Review application in accordance with Section 3.9.1, *Design Review Board Appeal Procedure*.

16. **Other Responsibilities**
The DRB shall perform such other functions as may be required by the UDC.

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11246, 2/18/2015)

2.2.7. TUCSON-PIMA COUNTY HISTORICAL COMMISSION

The Tucson-Pima County Historical Commission is established to advise the Mayor and Council, the City Planning and Development Services Department (PDSD), the Board of Supervisors, and the applicable county officials on issues concerning historic sites, historic structures, and new construction and demolition within Historic Preservation Zones or Historic Landmarks within the community. The functions and duties of the Tucson-Pima County Historical Commission as provided herein shall be performed by the Tucson-Pima County Historical Commission Plans Review Subcommittee.

A. **Establishment**
The Tucson-Pima County Historical Commission is established and constituted as provided in Chapter 10A, *Boards and Commissions*, of the Tucson Code.

B. **Administrative Functions**
The Tucson-Pima County Historical Commission Plans Review Subcommittee's administrative functions are as provided in Chapter 10A, *Boards and Commissions*, of the Tucson Code.

C. **Powers and Duties within the Unified Development Code (UDC)**
In addition to the powers and duties provided in Chapter 10A, *Boards and Commissions*, of the Tucson Code, the Tucson-Pima County Historical Commission Plans Review Subcommittee shall perform the following duties.

1. **Establishment of an Historic Preservation Zone or Historic Landmark**
The Tucson-Pima County Historical Commission Plans Review Subcommittee shall review all requests to establish an HPZ or historic landmark in accordance with Section 5.8.3.D.

2. **Amendments to an Existing Historic Preservation Zone or Historic Landmark**
The Tucson-Pima County Historical Commission Plans Review Subcommittee shall review any request to amend an existing HPZ or historic landmark in accordance with Section 5.8.3.D.

3. **Development Review**
The Tucson-Pima County Historical Commission Plans Review Subcommittee shall review any development proposal within an HPZ for compliance with design and construction requirements and standards in accordance with Section 5.8.8.

4. **Demolition Review**
The Tucson-Pima County Historical Commission Plans Review Subcommittee shall review all proposals to demolish any structure within an HPZ or a historic landmark in accordance with Section 5.8.10.

2.2.8. HISTORIC PRESERVATION ZONE ADVISORY BOARDS

For each HPZ proposed or established, an HPZ advisory board is appointed to assist the Mayor and Council and the Planning and Development Services Department (PDSD) in evaluating establishment of, or amendment to, an historic zone and in evaluating proposed development within an adopted Historic Preservation Zone.

A. **Composition**
Each HPZ advisory board shall consist of at least six, but not more than 15, members. Members may be either voting or non-voting advisory members.

1. **Appointment**
Members of each HPZ advisory board are appointed by the Mayor and Council.

2. **Qualifications**
For each HPZ advisory board, approximately one-third of the voting members must be residents within the historic zone; approximately one-third of the voting members must be property owners within the historic zone; and approximately one-third of the voting members must have special qualifications in such areas as archaeology, architecture, architectural history, local history, historic preservation law, landscape architecture, planning, construction, or other related field. The application information for all prospective members must be accompanied by a statement of interest, including the category in which they would serve. The information for members having special qualifications shall also reference the individuals' educational and professional experience. The PDSD Director, the Historic Preservation Officer, and a member of the Tucson-Pima County Historical Commission Plans Review Subcommittee shall review the information for applicants in the special qualifications category and make recommendations prior to the nomination being forwarded to the Mayor and Council for consideration. Members serve without compensation.

3. **Terms**
The term of each member of an HPZ advisory board is for a maximum of four years, expiring on December 31 of the fourth year. Terms may be staggered to assure continuity. Members are eligible for reappointment.

4. **Removal**
A member of an HPZ advisory board may be removed by a two-thirds vote of the Mayor and Council.

B. **Administrative Functions**
Each HPZ advisory board shall perform the following administrative functions.

1. **Election of Officers**
Each HPZ advisory board elects a Chair and Vice Chair from among its members. The terms of the Chair and Vice Chair are one year.

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3.1. PURPOSE OF ARTICLE

This article describes zoning and land use review procedures related to development activity in the City of Tucson.

3.2. GENERAL REQUIREMENTS

This section establishes general requirements pertaining to pre-application conference, neighborhood meeting, public notice, public comments, application completeness, and other rules for processing applications after they are accepted for review. Individual review procedures and their specific requirements are set forth in this Article.

3.2.1. PRE-APPLICATION CONFERENCE

A. **Purpose**

The pre-application conference is designed to assist the applicant by providing as much information as possible regarding City regulations and requirements and how they may affect the proposed project's scope and design, prior to submission of a formal application.

B. **Applicability**

A pre-application conference is required in accordance with the applicable procedure detailed in this Article. Table 3.2-1 sets forth the procedures for which a pre-application conference is required.

completeness in compliance with Section 3.2.3.A. Following acceptance by the PDSD, notice of the application is required in accordance with Section 3.2.4.B.

F. **Public Comment Period**
For 20 days following the date on which notice is mailed, the public may submit comments on the proposal to the PDSD.

G. **Review**
Review is conducted by the PDSD staff and other agencies, committees or advisory boards as required by the UDC, and others as may be deemed appropriate by the PDSD Director.

H. **Decision and Notice of Decision**
The PDSD Director shall approve or deny an application and send written notice of the decision in accordance with Section 3.2.4.B.

I. **Appeals**

1. The PDSD Director's decision may be appealed to the Mayor and Council on the grounds that the decision is not in conformance with the criteria established by the UDC;

2. Appeals are processed in accordance with Section 3.9.2, *Mayor and Council Appeal Procedure*;

3. The notice of intent to appeal must be filed with the City Clerk no later than 14 days after the effective date of the decision;

4. The complete appeal materials must be filed with the City Clerk within 30 days of the effective date of the decision; and,

5. A copy of the appeal is provided to the PDSD Director at the time it is filed.

J. **Site Inspection**
Prior to the issuance of an occupancy permit, the site shall be inspected by the PDSD for compliance with the plans approved for the issuance of building permits and any changes authorized by the PDSD Director to those approved plans during construction.

(Am. Ord. 11201, 9/23/2014)

3.3.6. ZONING ADMINISTRATOR APPROVAL PROCEDURE

The following applications shall be processed in accordance with the Zoning Administrator approval procedure provided in Section 1.5.1 (*Zoning Interpretations and Zoning Certifications*):

A. Compliance with certification of existing premises;

B. Interpretations of the Unified Development Code;

C. Planned area development interpretation; and,

D. Zone boundary conflicts.

3.3.7. HISTORIC PRESERVATION ZONE (HPZ) DESIGN REVIEW PROCEDURE

Applications for projects within an HPZ are processed in accordance with Section 5.8.8, *Design Review Required*.

3.3.8. NEIGHBORHOOD PRESERVATION ZONE (NPZ) DESIGN REVIEW PROCEDURE

Applications for applicable projects within an NPZ are processed in accordance with Section 5.10.3, *NPZ Design Review Procedure*.

3.3.9. *[RESERVED]*

(Rep. Ord. 11246, 2/18/2015)

3.4. SPECIAL EXCEPTION LAND USES

3.4.1. GENERAL

Special Exception Land Uses are often desirable but may have detrimental effects on adjacent properties or neighborhoods or on the surrounding community if not properly designed and controlled. Special Exception Land Uses are uses that are not allowed by right within a zone but are permitted if approved through a particular review process. A special review of these land uses is necessary to ensure that avoidable problems or hazards are not created and that such uses are consistent with the intent of this section and the zones under which they are permitted.

Depending on the proposed use, a Special Exception Land Use application is processed in accordance with the PDSD Director, Zoning Examiner, or the Mayor and Council Special Exception Procedure.

3.4.2. PDSD DIRECTOR SPECIAL EXCEPTION PROCEDURE

A. **Applicability**

The PDSD Director Special Exception Procedure applies to those uses identified in Section 4.8 (*Use Tables*) as requiring processing in accordance with the PDSD Director Special Exception Procedure.

B. **Application**

An application must be submitted to the PDSD to process the request. See the Administrative Manual for application submittal requirements. Applications shall be reviewed for completeness in compliance with Section 3.2.3.A.

C. **Review and Decision**

PDSD Director Special Exceptions are processed in accordance with the 50' Notice Procedure, Section 3.3.4. Approval shall be granted if the PDSD Director finds the proposal is in compliance with the findings provided in Section 3.4.5. The approval may be subject to conditions as provided in Section 3.4.6.

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4.1. PURPOSE

The zones described in this article are established to regulate and separate the locations of land uses as appropriate.

4.2. ESTABLISHMENT OF BOUNDARIES

The boundaries of each zone are determined and defined in accordance with the provisions of the Unified Development Code (UDC).

4.3. CATEGORIES OF LAND USES

There are four categories of land uses: permitted, special exception, accessory, and temporary.

4.3.1. PERMITTED LAND USE

A. For the purposes of this article, a permitted land use refers to a principal use that is permitted within a particular zone subject to compliance with all applicable use-specific

4.7.21. COMMERCIAL ZONE (C-2)

This zone provides for general commercial uses that serve the community and region. Residential and other related uses shall also be permitted.

4.7.22. COMMERCIAL ZONE (C-3)

This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses shall also be permitted.

4.7.23. MIXED USE ZONE (MU)

This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

4.7.24. PLANNED AREA DEVELOPMENT (PAD)

The purpose, regulations, establishment and amendment procedures, and other applicable requirements pertaining to the PAD are provided in Section 3.5.5.

4.7.25. PLANNED COMMUNITY DEVELOPMENT (PCD)

The purpose, general provisions, development standards, establishment and amendment procedures, and other applicable requirements pertaining to the PCD are provided in Section 3.5.6.

4.7.26. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-1)

The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers or at transit centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

4.7.27. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-2)

The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

4.7.28. PARK INDUSTRIAL ZONE (P-I)

This zone provides for corporate business centers and for wholesaling and manufacturing activities that can be carried on in an unobtrusive, controlled manner.

4.7.29. LIGHT INDUSTRIAL ZONE (I-1)

This zone provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones.

4.7.30. HEAVY INDUSTRIAL ZONE (I-2)

This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance.

4.8. USE TABLES

4.8.1. GENERAL

The following use tables, Tables 4.8-1 through 4.8-7, establish the permitted principal, special exception, and accessory uses for each zone in the City of Tucson. The use-specific standards that apply to uses in certain zones are included in the far right column of each table.

4.8.2. ORGANIZATION

A. **Zone Groups**

1. In several instances, the order in which the zones are provided in the permitted use tables do not relate to one particular zone's degree of restrictiveness in relation to other zones. For the official hierarchy of more- to less-restrictive zones, see Section 4.5.

2. For organizational, formatting, and ease of use purposes, the zones have been grouped as shown in the following table:

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4.8-5	Industrial Zones	P-I	I-1	I-2		
4.8-6	Special Use Zones (1)	OS	IR	P	RV	
4.8-7	Special Use Zones (2)	NC	RVC	MU		

B. **Hierarchy of Uses**

The hierarchy in the use tables has Land Use Groups at the top, followed by Land Use Classes, then Land Use Types. See Section 4.4, *Organization of Land Uses*, for a description of each land use category. See the Figure 4.8.2-1 following the written description below for an example of the use hierarchy.

1. **Land Use Groups**
Land Use Groups are shown in the permitted use tables as shaded rows with a label indicating the specific Land Use Group (e.g., Civic).

2. **Land Use Classes**
Land Use Classes are listed below their respective Land Use Group header and are left justified in the Land Use column.

3. **Land Use Types**
Land Use Types are listed below their associated Land Use Class in the Land Use column and are indented in from the Land Use Class label.

4. **Accessory Land Use**
A permitted accessory land use is listed either:

a. Directly below its associated Land Use Class or Type and is labeled "[w]ith [insert use] as an accessory use";

TABLE 4.8-1: PERMITTED USES - RURAL AND SUBURBAN RESIDENTIAL ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						
Duplex			P			
Manufactured Housing	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.6, .8, & .9 SR, RX-2: 4.9.7.B.6
Single-Family, Detached	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.6, .8, & .9
Home Occupation as an accessory use to any permitted Family Dwelling use	P	P	P	P	P	All: 4.9.7.D
Home Occupation: Travelers' Accommodation, Lodging as an accessory to use to an permitted Family Dwelling use		S [2]	S [2]	S [2]	S [2]	SR, SH, RX-1, RX-2: 4.9.7.E.10, .11, & .13 and 4.9.7.H.2 & .5 - .10
Flexible Lot Development		P	P	P	P	All: 8.7.3
Mobile Home Dwelling	P		P			RH: 4.9.13.I
With Home Occupation as an accessory use	P		P			RH, SH: 4.9.7.D
Residential Care Services, Adult Care or Physical Behavioral Health Services:						
Maximum 10 Residents	P	P	P	P	P	RH: 4.9.7.J.3.a, & 4 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.7.J.2.a, 3.a, & 4
Maximum 15 Residents	S [2]	S [2]	S [2]	S [2]	S [2]	RH: 4.9.7.J.3.b. & 4 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.7.J.2.a, 3.b, & 4
Unlimited Residents	S [2]	S [2]	S [2]	S [2]	S [2]	RH: 4.9.7.J.3.d, 4 & 7 and 4.9.13.I SR: 4.9.7.J.2.a, 3.d, 4 & 7 SH, RX-1, RX-2: 4.9.7.J.2.a, 3.d, 4, & 7
Retail Trade Land Use Group With Land Use Class/Type:						
Artists/Artisans Workshop/Studio	S [2]					RH: 4.9.9.B.2 and 4.9.13.I
Feed store	S [1]					RH: 4.9.13.A.2 & I
Food and Beverage Sales	S [1]					RH: 4.9.9.A.10 and 4.9.13.I
Fuel dispensing	S [1]					RH: 4.9.13.A.2 & .I
General Merchandise Sales	S [1]					
Storage Land Use Group With Land Use Class/Type:						
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	P	P	RH: 4.9.10.B.1 & .2.a. and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.10.B.1 & .2.a

TABLE 4.8-1: PERMITTED USES - RURAL AND SUBURBAN RESIDENTIAL ZONES P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	**RH**	**SR**	**SH**	**RX-1**	**RX-2**	**USE SPECIFIC STANDARDS**
Utilities Land Use Group With Land Use Class/Type:						
Distribution System:						
General		S [2]	S [2]	S [2]	S [2]	SR, SH, RX-1, RX-2: 4.9.11.A. 1, .2, .5, .8, .9, .11
Limited to Power Substation (Input Voltage of 115 Kilovolts or Greater)	S [2]					RH: 4.9.11.A.3, .6, .7, & .10 and 4.9.13.I
Limited to Telephone, Telegraph, or Power Substations (Input Voltage < 115 Kilovolts)	S [2]					RH: 4.9.11.A.2 & .8 and 4.9.13.I
Limited to Water Pumping and Storage Facilities Serving Two or More Properties as Public, Private, or Community Utility	S [2]					RH: 4.9.11.A.4 and 4.9.13.I
Renewable Energy Generation	S [2]	S [2]	S[2]	S[2]	S [2]	RH: 4.9.11.B.2, .3, .4, & .5 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.11.B.2, .3, .4, & .5

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11257, 4/21/2015)

4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES

TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	**R-1**	**R-2**	**R-3**	**MH-1**	**MH-2**	**USE SPECIFIC STANDARDS**
Agricultural Land Use Group With Land Use Class/Type:						
Crop Production	P	P	P	P	P	All zones: 4.9.2.B
Civic Land Use Group With Land Use Class/Type:						
Cemetery		P	P			R-2, R-3: 4.9.3.A.1
Civic Assembly (government owned and operated only)			P			
Cultural Use:						
Government owned and operated only	P	P	P	P	P	
Privately-owned and operated	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.3.C.2 -.8
With Food Service as an accessory use to a P or S Cultural Use	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.4.M.1 & .3
With Alcoholic Beverage Sales as an accessory use to a P or S Cultural Use	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.4.C.3 and 4.9.4.V.4 & .8

TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
With Travelers' Accommodation, Campsite as an accessory use				P	P	MH-1, MH-2: 4.9.4.Z
Residential Care Services, Adult Care or Physical and Behavioral Health Services:						
Maximum 10 Residents	P	P	P	P	P	R-1, R-2: 4.9.7.J. 2.a, 3.a, 4 R-3, MH-1, MH-2: 4.9.7.J. 3.a, .4
Unlimited # Residents		P	P			R-2: 4.9.7.J.2.a, .3.d, .4, .7 R-3: 4.9.7.J.2.b, 3.d, .4, .8
Maximum 15 Residents		S [2]		S [2]		R-1, R-2: 4.9.7.J.2.a, .3.b, .4 MH-1: 4.9.7.J.3.b, .4
Unlimited # Residents	S [2]			S [2]		R-1: 4.9.7.J.2.a, 3.d, .4, .8 MH-1: 4.9.7.J.3.d, .4, .8
Residential Care Services, Adult Rehabilitation Service or Shelter Care:						
Maximum 15 Residents		S [2]				R-2: 4.9.7.J.1, .2.a, .3.b, .4, 9
Maximum 20 Residents			S [2]			R-3: 4.9.7.J.1, .2.b, .3.c, .4, 9
Unlimited # Residents		S[2]	S[2]			R-2: 4.9.7.J.1, 2.a, 3.d, .4, 8 R-3: 4.9.7.J.1, 2.b, 3.d, .4, .8
Residential Care Services, Child Rehabilitation Service (maximum 10 Residents)		P	P			R-2: 4.9.7.J.1, 2.a, .3.a, .4 R-3: 4.9.7.J.1, 2.b, .3.a, .4
Residential Care Services, Shelter Care for Victims of Domestic Violence:						
Maximum 10 Residents		P				R-2: 4.9.7.J.1, 2.a, 3.a, 4 & 9
Maximum 20 Residents			P			R-3: 4.9.7.J.1, 2.b, 3.c, 4 & 9
Storage Land Use Group With Land Use Class/Type:						
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.10.B.1 & .2.a
Utilities Land Use Group With Land Use Class/Type:						
Distribution System	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3, MH-1, MH-2: 4.9.11.A.1, .2, .5, .8, .9, .11
Renewable Energy Generation	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3 MH-1, MH-2: 4.9.11.B.2, .3, .4, .5

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11257, 4/21/2015)

4.8.5. PERMITTED USES: OFFICE ZONES

TABLE 4.8-3: PERMITTED USES - OFFICE ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS
Cemetery			P	O-3: 4.9.3.A.1 and 4.9.13.K
Civic Assembly		P	P	O-2: 4.9.13.J
Cultural Use:				
Government owned and operated		P	P	
Privately owned and operated	S [1]	S [1]	S [1]	O-1, O-2: 4.9.3.C.2 - 8 and 4.9.13.J O-3: 4.9.3.C.2 - 8 and 4.9.13.K
With Food Service as an accessory use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.M.1, .3
With Alcoholic Beverage Service as an accessory use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.C.3 & 4.9.4.V.4, .8
With Entertainment as an accessory use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.K.6
With General Merchandise Sales as an accessory use	P	P	P	O-1, O-2, O-3: 4.9.9.B.1 & .2
Educational Use:				
Elementary and Secondary		P	P	O-2: 4.9.3.D and 4.9.13.J O-3: 4.9.3.D and 4.9.13.K
Elementary and Secondary		S [2]	S [2]	
Postsecondary Institution		P	P	O-2: 4.9.13.J O-3: 4.9.3.E and 4.9.13.K
With Salvaging & Recycling as an accessory use to any P or S Educational Use		P	P	O-2, O-3: 4.9.5.G.1&3
Postal Service (government owned and operated only)		P	P	
Protective Service (government owned and operated only)		P	P	
Religious Use		P	P	O-2: 4.9.13.J O-3: 4.9.13.K
With Columbarium as an accessory use		P	P	
With Salvaging & Recycling as an accessory use		P	P	O-2, O-3, MU, OCR-1, OCR-2: 4.9.5.G.1 & .3
Commercial Services Land Use Group With Land Use Class/Type:				
Administrative and Professional Office	P	P	P	O-1: 4.9.4.R and 4.9.13.J O-2: 4.9.13.J O-3: 4.9.13.K
Communications				
Wireless Communication	P	P	P	O-1, O-2: 4.9.13.J and 4.9.4.I.2, .3, & .4.a or .4.b O-3: 4.9.13.K and 4.9.4.I.2, .3, & .4.a or .4.b

TABLE 4.8-3: PERMITTED USES - OFFICE ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS
Wireless Communication, limited to wireless communication towers and antennas	S [see use specific standard]	S [see use specific standard]	S [see use specific standard]	O-1, O-2: 4.9.13.J and one of the following groups: S[3] - 4.9.4.I.2, .3, & .5.b or S[2] - 4.9.4.I.2, .3, & .6.a or S[1] - 4.9.4.I.2, .3, & .7 O-3: 4.9.13.K and one of the following groups: S[3] - 4.9.4.I.2, .3, & .5.b or S[2] - 4.9.4.I.2, .3, & .6.a or S[1] - 4.9.4.I.2, .3, & .7
Day Care:				
Adult		P	P	O-2: 4.9.13.J
Child:				
Maximum 30 children		P	P	O-2: 4.9.4.H.1-5, 6.a & 7.d and 4.9.13.J O-3: 4.9.4.H.1-4, 6.a & 7.e and 4.9.13.K
Maximum 100 children			P	O-3: 4.9.4.H. 1-5, 6.b & 7.g and 4.9.13.K
Child:				
Unlimited # of children			S [2]	O-3: 4.9.4.H.1, .2, & .9 and 4.9.13.K
With extended hours (before 6:00 am or after 7:00 pm)		S [2]	S [2]	O-2: 4.9.4.H.1, .2, & .9 and 4.9.13.J O-3: 4.9.4.H.1-5, .6.c, .7.g, & .8 and 4.9.13.K
Medical Service:				
Extended Healthcare		P	P	O-2: 4.9.13.J.1 & .3 O-3: 4.9.13.K.1
Major		P	P	O-2: 4.9.4.P.1 and 4.9.13.J O-3: 4.9.4.P.1 and 4.9.13.K
Food Service; General Merchandise Sales; or Personal Service as an accessory use to a Medical Service, Major use		P	P	O-2: 4.9.4.P.1, 4.9.4.Q, and 4.9.13.J O-3: 4.9.4.P.1, 4.9.4.Q, and 4.9.13.K
Outpatient (excluding blood donor centers)	P	P	P	O-1: 4.9.4.O.1, 4.9.4.P.1, 4.9.4.R, and 4.9.13.J O-2: 4.9.4.O.1, 4.9.4.P.1, and 4.9.13.J O-3: 4.9.13.K
Research and Product Development			P	O-3: 4.9.4.U and 4.9.13.K
Recreation Land Use Group With Land Use Class/Type:				
Parks and Recreation		P	P	O-2: 4.9.13.J O-3: 4.9.13.K
Residential Land Use Group With Land Use Class/Type:				
Family Dwelling:				
Duplex	P	P	P	
Manufactured Housing	P	P	P	

TABLE 4.8-3: PERMITTED USES - OFFICE ZONES P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	**O-1**	**O-2**	**O-3**	**USE SPECIFIC STANDARDS**
Multifamily Development	P	P	P	
Single-family, Detached	P	P	P	
Any Family Dwelling with a Home Occupation as an accessory use	P	P	P	O-1, O-2, 0-3: 4.9.7.D
Flexible Lot Development	P	P	P	O-1, O-2, O-3: 8.7.3
Residential Care Services, Adult Care or Physical and Behavioral Health Services:				
Maximum 10 Residents	P	P	P	O-1, O-2: 4.9.13.J O-3: 4.9.7.J.3.a, & .4 and 4.9.13.K
Maximum 15 Residents	S [2]			O-1: 4.9.7.J.3.b & .4 and 4.9.13.J
Unlimited # Residents	S [2]		P	O-1: 4.9.7.J.3.d, .4 & .8 and 4.9.13.J O-3: 4.9.7.J.3.d, .4, & .8 and 4.9.13.K
Residential Care Services, Adult Rehabilitation Service or Shelter Care:				
Maximum 15 Residents		S [2]		O-2: 4.9.7.J.1, .2.b, 3.b, .4, & .9 and 4.9.13.J
Unlimited # Residents		S [2]	P	O-2: 4.9.7.J.1, 2.b., 3.d, 4, & .8 and 4.9.13.J O-3(P): 4.9.7.J.1, .3.d, .4, .6, & .8 and 4.9.13.K
			S [2]	O-3(S): 4.9.7.J.1, 3.d, .4, & .8 and 4.9.13.K
Residential Care Services, Child Rehabilitation Services, Maximum 10 Residents		P	P	O-2: 4.9.7.J.1, 2.b, 3.a, & .4 and 4.9.13.J O-3: 4.9.7.J.1, 3.a, & .4 and 4.9.13.K
Residential Care Services, Shelter Care for Victims of Domestic Violence		P	P	O-2: 4.9.7.J.1, 2.b, 3.b, .4, & .7 and 4.9.13.J O-3: 4.9.7.J.1, 3.c, & .4 and 4.9.13.K
Storage Land Use Group With Land Use Class/Type:				
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	O-1, O-2, O-3: 4.9.10.B.1 & 2.a or .2.e and 4.9.13.K
Utilities Land Use Group With Land Use Class/Type:				
Distribution System	S [2]	S [2]	S [2]	O-1, O-2: 4.9.11.A.1, .5, & .9 and 4.9.13.J O-3: 4.9.11.A.1, .5, & .9 and 4.9.13.K
Renewable Energy Generation	S [2]	S [2]	S [2]	O-1, O-2: 4.9.11.B. 2, .3, .4, & .5 and 4.9.13.J O-3: 4.9.11.B. 2, .3, .4, & .5 and 4.9.13.K

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11235, 1/21/2015; Am. Ord. 11257, 4/21/2015)

4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Civic Land Use Group With Land Use Class/Type:						
Cemetery	P					C-1: 4.9.3.A.1 & .5 and 4.9.13.O
Civic Assembly	P	P	P	P	P	
Correctional Use:						
Custodial Facility		S [1]	S [1]	S [1]	S [1]	C-2 & C-3: 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8 OCR-1, OCR-2: 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8
Supervision Facility		P	P	P	P	C-2 & C-3: 4.9.3.B.1.a, 2.b,3.a, 4.d, 6 & 8 OCR-1, OCR-2: 4.9.3.B.1.a, 2.b, 3.a, 6 & 8
Cultural Use	P	P	P	P	P	
Educational Use:						
Elementary and Secondary	P	P	P	P	P	C-1: 4.9.3.D.1 - 7 and 4.9.13.O C-2, C-3: 4.9.3.D.1 - 7 OCR-1, OCR-2: 4.9.3.D
Elementary and Secondary	S [2]	S [2]	S [2]	S [2]	S [2]	C-1: 4.9.13.O
Instructional School	P	P	P	P	P	C-1: 4.9.13.O
Postsecondary Institution	P	P	P	P	P	C-1: 4.9.3.E and 4.9.13.O C-2, C-3: 4.9.3.E
With Salvaging and Recycling as an accessory use to both P and S Educational Uses	P	P	P	P	P	C-1, C-2, C-3, OCR-1, OCR-2: 4.9.5.G.1 & .3
Membership Organization	P	P	P	P	P	C-1: 4.9.13.O
Postal Service (government owned and operated only)	P	P	P	P	P	
Protective Service (government owned and operated only)	P	P	P	P	P	
Religious Use:	P	P	P	P	P	C-1: 4.9.13.O
With Columbarium as an accessory use	P	P	P	P	P	
With Salvaging and Recycling as an accessory use	P	P	P	P	P	C-1, C-2, C-3, OCR-1, OCR-2: 4.9.5.G.1 & .3
Commercial Services Land Use Group With Land Use Class/Type:						
Administrative and Professional Office	P	P	P	P	P	C-1: 4.9.13.O C-2: 4.9.13.P

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Alcoholic Beverage Service:						
Excluding a Large Bar		P	P	P	P	C-2: 4.9.13.P OCR-1, OCR-2: 4.9.4.C.3
Large Bar		S [1]	S [1]	S [1]	S [1]	C-2: 4.9.4.C.2 and 4.9.13.P C-3: 4.9.4.C.2 OCR-1, OCR-2: 4.9.4.C.2
With a Microbrewery as an accessory use to any P or S Alcoholic Beverage Service Use		P	P	P	P	C-2, C-3, OCR-1, OCR-2: 4.9.5.E.6, 7, & 8
Animal Service	P	P	P			C-1: 4.9.4.D.1, .2, .3, & .4 and 4.9.13.O C-2: 4.9.4.D.1, .2, .3, & .4 and 4.9.13.P C-3: 4.9.4.D.1, .2, .3, .4 or 4.9.4.D.7
Artisan Residence	P	P	P			C-1: 4.9.4.E.1, .2, .3, .4, & .5 and 4.9.13.O C-2: 4.9.4.E.1, .2, .3, .4, & .5 and 4.9.13.P C-3: 4.9.4.E.1, .2, .3, .4, & .5
Automotive:						
Major Service and Repair (excluding bodywork and paint-booths)		P	P			C-2: 4.9.13.E
Minor Service and Repair	S [2]	P	P			C-1: 4.9.4.F.2, .3, .4, & .5 and 4.9.13.O C-2: 4.9.13.E
Billboard		P	P			C-2, C-3: 4.9.4.G & Standards of Chapter 3 of the Tucson Code
Buildings and Ground Maintenance		P	P			
Commercial Recreation	P	P	P	P	P	C-1: 4.9.13.O C-2: 4.9.13.P
Communications:						
Wireless Communication	P	P	P	P	P	C-1: 4.9.13.O and 4.9.4.I.2, .3, & .4.a or .4.b C-2: 4.9.13.P and one of the following groups: 4.9.4.I.1 & 4.9.13.E or 4.9.4.I.2 & .3 & .4.a or .4.b C-3: 4.9.4.I.1 or 4.9.4.I.2, .3, & .4.a or .4.b OCR-1, OCR-2: 4.9.4.I.2, .3, & .4.a or .4.b
Wireless Communication, limited to communication towers and antennas	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	C-1: 4.9.13.O and one of the following groups: S[3] - 4.9.4.I.2, .3, & 5.c or S[2] - 4.9.4.I.2, .3, 6.a or S[1] - 4.9.4.I.2, .3, .7 C-2: 4.9.13.P and one of the following groups: S[3] - 4.9.4.I.2, .3, & .5.a or S[3] - 4.9.4.I.2, .3, & .5.b or S[2] - 4.9.4.I.2, .3, & .6.b or S[1] - 4.9.4.I.2, .3, & .7 C-3: S[3] - 4.9.4.I.2, .3, & .5.a or S[3] - 4.9.4.I.2, .3, & .5.b or S[2] - 4.9.4.I.2, .3, & .6.b or S[1] - 4.9.4.I.2, .3, & .7 OCR-1, OCR-2: S[3] - 4.9.4.I.2, .3, & .5.a or S[3] - 4.9.4.I.2, .3, .5.b or S[2] - 4.9.4.I.2, .3, .6.b or S[1] - 4.9.4.I.2, .3, .7
Construction Service		P	P			C-2: 4.9.13.P

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Day Care	P	P	P	P	P	C-1: 4.9.13.O
Entertainment						
Excluding Large Dance Hall	P	P	P	P	P	C-1: 4.9.4.C.3 and 4.9.13.O C-2: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.E and 4.9.13.P C-3: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.E OCR-1, OCR-2: 4.9.4.K.1, .2, .3, .4; 4.9.4.C.3
Large Dance Hall		S [1]	S [1]	S [1]	S [1]	C-2: 4.9.4.C.2 and 4.9.13.P C-3: 4.9.4.C.2 OCR-1, OCR-2: 4.9.4.C.2
Financial Service:						
Excluding non-chartered institutions	P	P	P	P	P	C-3: 4.9.4.L.3 C-1: 4.9.4.L.1 & .3 and 4.9.13.O C-2: 4.9.4.L.3, 4.9.13.E, and 4.9.13.P
Non-chartered Institution		S [2]	S [2]			C-2: 4.9.4.L.4 and 4.9.13.P C-3: 4.9.4.L.4
Food Service:						
Excluding Soup Kitchens	P	P	P	P	P	C-1: 4.9.4.M.1 & 5 and 4.9.13.O C-2: 4.9.4.M.1 and 4.9.13.P
Soup Kitchens		S [1]	S [1]	S [1]	S [1]	C-2, C-3, OCR-1, OCR-2: 4.9.4.M.4
With Alcoholic Beverage Service as an accessory use to a Food Service use	P					C-1: 4.9.4.V.1, 3, & 5-9, 4.9.4.C.3, and 4.9.13.O
With a Microbrewery as an accessory use to a Food Service	S [2]					C-1: 4.9.4.M.1 & 4.9.5.E.6, .7, .8
Funeral Service		P	P			C-2: 4.9.13.P
Medical Service:						
Extended Healthcare	P	P	P	P	P	C-1: 4.9.13.O OCR-2: 4.9.13.E
Major	P	P	P	P	P	C-1: 4.9.13.O
Outpatient, excluding blood donor centers	P	P	P	P	P	C-1: 4.9.4.O.2 and 4.9.13.O C-2: 4.9.4.O.2 and 4.9.13.P C-3: 4.9.4.O.2
Outpatient, limited to blood donor centers	S [1]	S [1]	S [1]	S [1]	S [1]	C-1: 4.9.4.O.3 and 4.9.13.O C-2: 4.9.4.O.3 and 4.9.13.P C-3, OCR-1, OCR-2:: 4.9.4.O.3
Parking	P	P	P	P	P	
Personal Service	P	P	P	P	P	C-1: 4.9.4.T.1 and 4.9.13.O C-2: 4.9.13.P
Research and Product Development	P	P	P			C-1: 4.9.13.O
Technical Service	P	P	P	P	P	C-1: 4.9.4.W.1 and 4.9.13.O C-2: 4.9.4.W.2 and 4.9.13.P C-3: 4.9.4.W.2

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Trade Service and Repair:						
Major (includes automotive bodywork & paint booths)			P			C-3: 4.9.4.X.1
Minor	P	P	P			C-1: 4.9.4.X.2 and 4.9.13.O C-2: 4.9.13.P
Transportation Services, Land Carrier		P	P	P	P	C-2: 4.9.13.E
Travelers Accommodation, Lodging	P	P	P	P	P	C-1: 4.9.13.O
With Alcoholic Beverage Service as an accessory use	P					C-1: 4.9.4.C.3 and 4.9.4.AA.2, .4, .7, .8, .9, .10, & .11
With Alcoholic Beverage Service as an accessory use	S [2]					C-1: 4.9.4.C.3 and 4.9.4.AA.2, .4, .7, .8, .9, & .11
Additional Permitted Accessory Uses						
The following uses are permitted accessory uses to any permitted Commercial Services Uses: • General Manufacturing; • Heavy Equipment Manufacturing; • Perishable Goods Manufacturing (limited to baked goods and confectionary products); • Precision Manufacturing; or • Primary Manufacturing			P	P	P	C-2, C-3: 4.9.5.C.9 OCR-1: 4.9.5.C.9
The following are permitted accessory uses to any permitted Commercial Uses: • General Manufacturing; • Heavy Equipment Manufacturing; or, • Perishable Goods Manufacturing (limited to baked goods and confectionary products manufacturing only)					P	OCR-2: 4.9.5.C.9
Perishable Goods Manufacturing as an accessory use to any permitted Commercial Services use	P					C-1: 4.9.5.E.4, .5, & .8
Salvaging and Recycling as an accessory use to any permitted Commercial Services use	P	P	P	P	P	C-1, C-2, C-3: 4.9.5.G.1 & .3
Industrial Land Use Group With Land Use Class/Type:						
Craftwork		P	P			C-2: 4.9.13.P
Household Goods Donation Center Only	S [2]	S [3]	P	P	P	C-1: 4.9.5.G.2, .6 -12, 4.9.13.A.2, .B-D, and 4.9.13.O C-2: 4.9.5.G.2, & .6 - .12, 4.9.13.A.2, 4.9.13.B-D, and 4.9.13.P C-3, OCR-1, OCR-2: 4.9.5.G.2, .6 -11; 4.9.13.C & .D
Processing and Cleaning		P	P			C-2: 4.9.13.P

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES
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[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Salvaging and Recycling		P	P			C-2: 4.9.5.G.2, .3, & .5 and 4.9.13.P C-3: 4.9.5.G.2, .3, & .5
Recreation Land Use Group With Land Use Class/Type:						
Golf Course	P	P	P			C-1: 4.9.6.A.1 and 4.9.13.O C-2, C-3: 4.9.6.A.1
Parks and Recreation	P	P	P			
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						
Duplex	P	P	P	P	P	
Manufactured Housing	P	P	P	P	P	
Multifamily Development	P	P	P	P	P	
Single-family, Detached	P	P	P	P	P	
with Home Occupation as an accessory use to any permitted Family Dwelling	P	P	P	P	P	C-1, C-2, C-3, OCR-1, OCR-2: 4.9.7.D
with General Farming as an accessory use to any permitted Family Dwelling use		P	P			C-2, C-3: 4.9.2.A.1.a, & .3.a and 4.9.2.B.1
Flexible Lot Development	P	P	P			C-1, C-2, C-3: 8.7.3
Group Dwelling	P	P	P	P	P	
Residential Care Services, Adult Care or Physical and Behavioral Health Services: Unlimited # of Residents	P	P	P	P	P	C-1: 4.9.7.J.3.d, .4, & .8 and 4.9.13.O C-2: 4.9.7.J.3.d, .4, & .8 C-3, OCR-1, OCR-2: 4.9.7.J.3.d & .4
Residential Care Services, Adult Rehabilitation or Shelter Care:						
Unlimited # Residents	P	P	P			C-1: 4.9.7.J.1, 3.d, .4, .6, & .8 and 4.9.13.O C-2, C-3: 4.9.7.J.1, 3.d, .4, .6, & .8
Unlimited # Residents	S [2]	S [2]	S [2]	P		C-1: 4.9.7.J.1, 3.d, .4, & .8 and 4.9.13.O C-2, C-3: 4.9.7.J.1, 3.d, .4, & .8 OCR-1: 4.9.7.J.1, .3.d, .4, .6, .8
Unlimited # Residents				S [2]	S [2]	OCR-1, OCR-2(S): 4.9.7.J.1, 3.d, .4, .6, & .8
Residential Care Services, Rehabilitation Service - Children's Facility (maximum 10 residents)	P	P	P	P	P	C-1: 4.9.7.J.1, 3.a, & .4 and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.7.J.1, 3.a, & .4
Residential Care Services, Shelter Care for Victims of Domestic Violence	P	P	P	P	P	C-1: 4.9.7.J.1, 3.c, & .4 and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.7.J.1, 3.c, & .4

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Restricted Adult Activities Use Group With Land Use Class/Type:						
Adult Commercial Services, Recreation, or Retail Trade		P	P	P	P	C-2: 4.9.8, 4.9.13.P C-3, OCR-1, OCR-2: 4.9.8
Retail Trade Use Group With Land Use Class/Type:						
Construction Material Sales		P	P			
Food and Beverage Sales:						
Excluding Large Retail Establishment	P	P	P	P	P	C-1: 4.9.13.O
Large Retail Establishment	S [1]	S [1]	S [1]	S[1]	S[1]	C-1: 4.9.9.D and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.9.D
General Merchandise Sales, excluding Large Retail Establishment	P	P	P	P	P	C-1: 4.9.9.B.3 and 4.9.13.O C-2, C-3: 4.9.9.B.1 OCR-1, OCR-2: 4.9.9.B.1
Large Retail Establishment	S [1]	S [1]	S [1]	S [1]	S [1]	C-1: 4.9.9.D and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.9.D
With Automotive Minor Service and Repair as an accessory use to automotive fuel sales	P					C-1: 4.9.4.F.7 and 4.9.13.O
Heavy Equipment Sales		P	P			C-2, C-3: 4.9.9.C
Medical Marijuana:						
Designated Caregiver Cultivation Location		P	P			C-2, C-3: 4.9.9.E.2 & 3
Dispensary		P	P			C-2, C-3: 4.9.9.E.1
Dispensary Off-site Cultivation Location		P	P			C-2, C-3: 4.9.9.E.2
Qualifying Patient Cultivation Location		P	P			C-2, C-3: 4.9.9.E.4
Swap Meets and Auctions		P	P	S [3]	S [3]	C-2, C-3, OCR-1, OCR-2: 4.9.9.F
Vehicle Rental and Sales		P	P	P	P	C-2, C-3, OCR-1, OCR-2: 4.9.9.G.1& .2
Additional Permitted Accessory Uses						
The following are permitted as an accessory uses to any permitted Retail Trade Uses: • General Manufacturing; • Heavy Equipment Manufacturing; • Perishable Good Manufacturing (limited to baked goods and confectionary products); • Precision Manufacturing; • Primary Manufacturing			P	P	P	C-2, C-3, OCR-1: 4.9.5.C.9

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
The following are permitted accessory uses to any permitted Retail Trade Uses: • General Manufacturing; • Heavy Equipment Manufacturing; or, • Perishable Goods Manufacturing (limited to baked goods and confectionary products manufacturing only)					P	OCR-2: 4.9.5.C.9
Craftwork as an accessory use to any permitted Retail Trade uses	P					C-1: 4.9.5.A
Perishable Goods Manufacturing as an accessory to any permitted Retail Trade Uses	P					C-1: 4.9.5.E.4, .5, & .8
Salvaging and Recycling as an accessory use to any permitted Retail Trade uses	P	P	P	P	P	All: 4.9.5.G.1 & .3
Storage Use Group With Land Use Class/Type:						
Commercial Storage		P	P	P	P	C-2, C-3, OCR-1, OCR-2: 4.9.10.A
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	P	P	C-1, C-2: 4.9.10.B.1, .2.a or .2.e C-3, OCR-1, OCR-2: 4.9.10.B.1 & .2.c or .2.e
Personal Storage	P	P	P	P	P	C-1: 4.9.10.C and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.10.C.3 & .6
Utilities Use Group With Land Use Class/Type:						
Distribution System	S [2]	P	P	P	P	C-1: 4.9.11.A.1, .5, & .9 and 4.9.13.O C-2,C-3, OCR-1, OCR-2: 4.9.11.A.1, .5, & .9
Renewable Energy Generation	P S [2]	P S [2]	P S [2]	P S[2]	P S[2]	C-1: 4.9.11.B and 4.9.13.O C-2, C-3: 4.9.11.B.1, .2, .3, & .5 OCR-1, OCR-2: 4.9.11.B
Wholesaling Use Group With Land Use Class/Type:						
Business Equipment Supply and Wholesaling		P	P			C-2: 4.9.13.P
Construction/Heavy Equipment Wholesaling		P	P			C-2: 4.9.13.P
Food and Beverage Wholesaling		P	P			C-2: 4.9.13.P
Additional Permitted Accessory Uses						

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
The following are permitted as accessory uses to permitted Wholesaling uses: • General Manufacturing; • Heavy Equipment Manufacturing; • Perishable Goods Manufacturing (limited to baked goods and confectionary products); • Precision Manufacturing; or, • Primary Manufacturing.			P	P	P	C-2, C-3, OCR-1: 4.9.5.C.9
The following are permitted accessory uses to any permitted Commercial Uses: • General Manufacturing; • Heavy Equipment Manufacturing; or, • Perishable Goods Manufacturing (limited to baked goods and confectionary products manufacturing only)					P	OCR-2: 4.9.5.C.9
All Commercial Services in the C-1 Zone may provide one drive-through service lane unless otherwise provided.	P					

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11235, 1/21/2015; Am. Ord. 11257, 4/21/2015)

4.8.7. PERMITTED USES: INDUSTRIAL ZONES

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES* P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2 *Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:			*	
Stockyard Operation			S [1]	I-2: 4.9.13.Q
Civic Land Use Group With Land Use Class/Type:			*	
Civic Assembly	P	P		I-1: 4.9.13.Q
Correctional Use:				
Custodial Facility		S [1]	S [1]	I-1: 4.9.3.B.1.a, .2.b, .3.b, .6, .7 & .8 and 4.9.13.Q
Jail or Prison		S [1]	S [1]	I-1, I-2: 4.9.3.B.1.e, .2.d, .3.c, .4.c, .5.a, .6, .7 & .8, and 4.9.13.Q
Jail or Prison			S [1]	I-2: 4.9.3 B.4.b, .5, .6, .7, .8 & .10 and 4.9.13.Q
Cultural Use	P	P		

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES*
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2
***Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.**

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Educational Use:				
Elementary and Secondary, Limited to Grades 9-12	S [2]	S [2]		
Instructional or Postsecondary Institution	P	P		P-I: 4.9.3.E
With Salvaging and Recycling as an accessory use to an Educational Use	P	P		P-I: 4.9.5.G.1 & .3 I-1: 4.9.5.G.1 & .3
Membership Organization	P	P		I-1: 4.9.13.Q
Postal Service	P	P		I-1: 4.9.13.Q
Religious Use	P	P		I-1: 4.9.13.Q
With Salvaging and Recycling as an accessory use		P		I-1: 4.9.5.G.1 & .3
Commercial Services Land Use Group With Land Use Class/Type:			*	
Administrative and Professional Office	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Alcoholic Beverage Service:				
Excluding Large Bar	P	P		P-I: 4.9.13.P I-1: 4.9.4.C.3 and 4.9.13.Q
Large Bar	S [1]	S [1]	S [1]	P-I: 4.9.4.C.2 and 4.9.13.P I-1, I-2: 4.9.4.C.2 and 4.9.13.Q
With a Microbrewery as an accessory use to a P or S Alcoholic Beverage Service use	P	P		P-I, I-1: 4.9.5.E.6, .7, & .8
Animal Service	P	P		P-I: 4.9.4.D.1, .2, .3 & .4 and 4.9.13.P I-1: 4.9.13.Q
Automotive Minor or Major Service and Repair, excluding bodywork or paint-booths	P	P	P	P-I: 4.9.13.E I-1, I-2: 4.9.13.Q
Billboard		P	P	I-1, I-2: 4.9.4.G, Tucson Code, Ch. 3 Standards, and 4.9.13.Q
Buildings and Ground Maintenance		P	P	I-1, I-2: 4.9.13.Q
Commercial Recreation		P		I-1: 4.9.13.Q
Communications:				
Radio or Television Station only	P	P	P	P-I, I-1, I-2: 4.9.4.I.1 and 4.9.13.Q
Wireless Communication	P	P	P	P-I, I-1, I-2: 4.9.13.Q and 4.9.4.I.2, .3, & .4.a or .4.b
Wireless Communication	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	P-I, I-1, I-2: 4.9.13.Q and one of the following groups: S[3] - 4.9.4.I.2, .3, and .5.a, .5.b or .5.c or S[2] - 4.9.4.I.2, .3, & .6.b or S[1] - 4.9.4.I.2, .3, & .7
Construction Service		P		I-1: 4.9.13.Q
Day Care	P	P	P	P-I, I-1, I-2: 4.9.13.Q

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES*
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2
***Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.**

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Entertainment:				
Excluding Dance Halls	P	P		P-I: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, 4.9.13.E, and 4.9.13.P I-1: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.Q
Dance Hall	S [1]	S [1]	S [1]	P-I: 4.9.4.C.2 and 4.9.13.P I-1, I-2: 4.9.4.C.2 & .4 and 4.9.13.Q
Financial Service, excluding non-chartered institutions	P	P	P	P-I: 4.9.4.L.3, 4.9.13.Q, and drive-through services are permitted as an outdoor activity I-1, I-2: 4.9.4.L.3 and 4.9.13.Q
Food Service:				
Excluding Soup Kitchen	P	P	P	P-I: 4.9.13.Q and drive-through or drive-in services are permitted as an outdoor activity
With Alcoholic Beverage Service as an accessory use	P			P-I: 4.9.4.V.1-2 and 4.9.4.C.3
Soup Kitchen	S [1]	S [1]	P	P-I: 4.9.4.M.4 I-1, I-2: 4.9.4.M.4 and 4.9.13.Q
Funeral Service	P	P		P-I: 4.9.13.P
Medical Service:				
Extended Healthcare	P	P		I-1: 4.9.13.Q
Major	P	P		I-1: 4.9.13.Q
Outpatient:				
Excluding blood donor centers	P	P		P-I, I-1: 4.9.13.Q
Limited to blood donor centers	S [1]	S [1]	S [1]	P-I: 4.9.4.O.3 and 4.9.13.P I-1 & I-2: 4.9.4.O.3 and 4.9.13.Q
Medical Service - Major or Outpatient as an accessory use to any permitted use in any Land Use Group			P	
Parking	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Personal Service	P	P		P-I, I-1, I-2: 4.9.13.Q
Research and Product Development	P	P	P	P-I: 4.9.5.C.5, .6, & .8 and 4.9.13.Q I-1, I-2: 4.9.13.Q
Technical Service	P	P	P	P-I, I-1, I-2: 4.9.13.Q
Trade Service and Repair:				
Major (includes auto body shops/paint-booths)		P	P	I-1, I-2: 4.9.4.X.1 and 4.9.13.Q
Minor	P	P	P	P-I: 4.9.13.P I-1, I-2: 4.9.13.Q

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES*
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2
***Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.**

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Transportation Service:				
Air Carrier			S [1]	I-2: 4.9.13.Q
Land Carrier		P	P	I-1, I-2: 4.9.13.Q
Travelers Accommodation, Lodging	P	P	P	I-1, I-2: 4.9.13.Q
With Alcoholic Beverage Service as an accessory use	P			P-I: 4.9.4.V.1 & .2 and 4.9.4.C.3
Additional Permitted Accessory Uses				
Salvaging and Recycling is a permitted accessory use to any permitted Commercial Service Use in the specified zones	P	P	P	P-I, I-1, I-2: 4.9.5.G.1 & .3
Industrial Land Use Group With Land Use Class/Type:			*	
Craftwork	P	P	P	P-I: 4.9.5.C.2, .4, .5, .6 & .8 and 4.9.13.Q I-1: 4.9.5.C.2, .6, .7, & .8 and 4.9.13.Q I-2: 4.9.5.C and 4.9.13.Q
Extraction			S [1]	I-2: 4.9.5.B and 4.9.13.Q
General Manufacturing	P	P	P	P-I: 4.9.5.C.2, .4, .5, .6, & .8 and 4.9.13.Q I-1: 4.9.5.C.2, .6, .7, & .8 and 4.9.13.Q I-2: 4.9.5.C and 4.9.13.Q
Manufacturing:				
Hazardous Material			S [1]	I-2: 4.9.5.C .1-8 and 4.9.13.Q
Heavy Equipment			P	I-2: 4.9.5.C .1-8 and 4.9.13.Q
Motion Picture Industry	P	P	P	P-I: 4.9.5.C.1,.2, .4, .5, .6, .8, 4.9.5.D.1 and 4.9.13.Q I-1: 4.9.5.C.1,.2, 5-6,.8, 4.9.5.D.1 and 4.9.13.Q I-2: 4.9.5.C .1-8 and 4.9.13.Q
Perishable Goods Manufacturing	P	P	P	I-1 (P), P-I: 4.9.5.C.2, .4, .5, .6, .8, 4.9.5.E.1 & .2 and 4.9.13.Q I-2 (P): 4.9.5.C.1-8, 4.9.5.E.1-2 and 4.9.13.Q
		S [2]	S [1]	I-1 (S): 4.9.5.C and 4.9.13.Q I-2 (S): 4.9.5.C and 4.9.13.Q
Precision Manufacturing	P	P	P	P-I: 4.9.5.C.2, .4, .5, .6, & .8 and 4.9.13.Q I-1: 4.9.5.C.2, .5, .6, .7, & .8 and 4.9.13.Q I-2: 4.9.5.C.1-8 and 4.9.13.Q
Primary Manufacturing			S [1]	I-2: 4.9.5.C .1-8 and 4.9.13.Q
Processing and Cleaning	P	P	P	P-I: 4.9.5.C.2, .4, .5, .6 & .8 and 4.9.13.Q I-1: 4.9.5.C.2, .5, .6, .7, & .8 and 4.9.13.Q I-2: 4.9.5.C .1-8 and 4.9.13.Q
Refining			S [1]	I-2: 4.9.5.C and 4.9.13.Q

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES*
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2
***Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.**

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Salvaging and Recycling	P	P	P	P-I: 4.9.5.C.2, 4.9.5.G.2, .4, & .5 and 4.9.13.Q I-1: 4.9.5.G.2 & .4 and 4.9.13.Q I-2 (P): 4.9.5.G.2 & .4 and 4.9.13.Q
			S [1]	I-2 (S): 4.9.5.C.1 - 8 and 4.9.13.Q
Limited to Household Goods Donation Center		P	P	I-2: 4.9.5.G.2, .6, 4.9.13.C, 4.9.13.D, and 4.9.13.Q
Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Industrial Use Group: • Construction Material Sales; • Food and Beverage Sales; • General Merchandise Sales; or • Heavy Equipment Sales	P			P-I: 4.9.5.C.8 & .10
Salvaging and Recycling is a permitted accessory use to any permitted Industrial Service Use	P	P	P	P-I, I-1, I-2: 4.9.5.G.1 & .3
Recreation Land Use Group With Land Use Class/Type:			*	
Golf Course		P		I-1: 4.9.13.Q
Residential Land Use Group With Land Use Class/Type:			*	
Artist Studio/Residence		S[3]		I-1: 4.9.7.A and 4.9.13.Q
Family Dwelling or Mobile Home as an accessory use to a permitted use in any Land Use Group	P	P	P	P-I, I-1, I-2: 4.9.7.C
Residential Care Services:				
Rehabilitation Service or Shelter Care (unlimited # residents)	P	P		P-I: 4.9.7.J.1, 3.d, .4, .5, & .6 and 4.9.13.Q I-1: 4.9.7.J.1, 3.d, .4, .5, .6, and 4.9.13.Q
Rehabilitation Service or Shelter Care (unlimited # residents)	S [2]		S [2]	P-I, I-2: 4.9.7.J.1, 3.d, .4, & .5 and 4.9.13.Q
Shelter Care, Victims of Domestic Violence	P	P		P-I: 4.9.7.J.1, 3.c, & .4 and 4.9.13.Q I-1: 4.9.7.J.1, 3.c, .4, & .11 and 4.9.13.Q
Shelter Care, Children and Teenagers who need full-time supervision		P		I-1: 4.9.7.J.1, 3.d, .4, .5, .10 and 4.9.13.Q
Shelter Care, Children and Teenagers who need full-time supervision		S [2]		I-1: 4.9.7.J.1, 3.d, .4, .5, and 4.9.13.Q
Restricted Adult Activities Land Use Class With Land Use Type:			*	
Adult: Commercial Services, Industrial, Recreation, or Retail Trade		P		I-1: 4.9.8.A and 4.9.13.Q
Retail Trade Land Use Group With Land Use Class/Type:			*	
Construction Material Sales		P	P	I-1, I-2: 4.9.13.Q

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES*
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2
***Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.**

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Food and Beverage Sales:				
Excluding Large Retail Establishments	P	P		I-1, I-2: 4.9.13.Q
Large Retail Establishment	S [1]	S [1]		P-I: 4.9.9.D I-1: 4.9.9.D and 4.9.13.Q
Food and Beverage Sales as an accessory use to a permitted use in any Land Use Group			P	I-2: 4.9.5
General Merchandise Sales:				
Excluding Large Retail Establishments	P	P	P	P-I: 4.9.9.B.1 I-1, I-2: 4.9.13.Q
Large Retail Establishment	S [1]	S [1]	S [1]	P-I: 4.9.9.D I-1, I-2: 4.9.9.D and 4.9.13.Q
Heavy Equipment Sales		P	P	I-1, I-2: 4.9.9.C and 4.9.13.Q
Medical Marijuana Cultivation Location:				
Designated Caregiver Cultivation Location		P	P	I-1, I-2: 4.9.9.E.2 & .3 and 4.9.13.Q
Dispensary Off-Site Cultivation Location		P	P	I-1, I-2: 4.9.9.E.2 and 4.9.13.Q
Qualifying Patient Cultivation Location		P	P	I-1, I-2: 4.9.9.E.4 and 4.9.13.Q
Swap Meets and Auctions	S [3]	S [3]	P	P-I, I-1, I-2: 4.9.9.F and 4.9.13.Q
Auctions only		P		I-1: 4.9.9.F and 4.9.13.Q
Vehicle Rental and Sales	P	P	P	P-I: 4.9.9.G.2, & .3 and 4.9.13.Q I-1, I-2: 4.9.9.G.1 and 4.9.13.Q
Additional Permitted Accessory Uses				
Salvaging and Recycling is permitted as an accessory use to any permitted use in the Retail Trade Use Group	P	P	P	P-I, I-1, I-2: 4.9.5.G.1 & .3
Storage Land Use Group With Land Use Class/Type:			*	
Commercial Storage	P	P	P	P-I: 4.9.10.A, 4.9.5.C.8, and 4.9.13.Q I-1, 1-2: 4.9.10.A and 4.9.13.Q
Hazardous Material Storage			S [1]	I-2: 4.9.13.Q
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	P-I: 4.9.10.B.1 & .2.a I-1, I-2: 4.9.10.B.1 & 2.d
Personal Storage		P	P	I-1, I-2: 4.9.10.C.3 & .6 and 4.9.13.Q
Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Storage Use Group: • Construction Material Sales; • Food and Beverage Sales; • Heavy Equipment Sales; or, • General Merchandise Sales	P			P-I: 4.9.5.C.8 & .10

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES*
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2
***Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.**

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Utilities Land Use Group With Land Use Class/Type:			*	
Distribution System	P	P	P	P-I, I-1: 4.9.11.A.1, .2, & .4 and 4.9.13.Q
Renewable Energy Generation	P	P	P	P-I, I-1, I-2: 4.9.11.B.2, .3, & .5 and 4.9.13.Q
Sanitation System			S [1]	I-2: 4.9.5.C. & 4.9.11.C and 4.9.13.Q
Wholesaling Land Use Group With Land Use Class/Type:			*	
Business Supply & Equipment Wholesaling	P	P	P	P-I: 4.9.5.C.8 and 4.9.13.Q
Construction/Heavy Equipment Wholesaling	P	P	P	P-I: 4.9.5.C.8 and 4.9.13.Q
Food and Beverage Wholesaling	P	P	P	P-I: 4.9.5.C.8 and 4.9.13.Q
Hazardous Material Wholesaling			S [1]	I-2: 4.9.13.Q
Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Wholesaling Use Group: • Construction Material Sales; • Food and Beverage Sales; • Heavy Equipment Sales; • General Merchandise Sales	P			P-I: 4.9.5.C.8 & .10

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11201, 9/23/2014; Am. Ord. 11257, 4/21/2015)

4.8.8. PERMITTED USES: SPECIAL USE ZONES (1) - OS, IR, P & RV

TABLE 4.8-6: PERMITTED USES - SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:					
Animal Production:					
Excluding a Stockyard		P			IR: 4.9.2.A.1.a, .2.b, .3.b, & .3.c and 4.9.13.H
Hog Ranch		S [1]			IR: 4.9.2.A.3.d and 4.9.13.H
Stable or Riding School		P			IR: 4.9.2.A.2.b, & .4 and 4.9.13.H
Crop Production		P			IR: 4.9.2.B and 4.9.13.H
With Food and Beverage Sales as an accessory use		P			IR: 4.9.9.A.2.a & 3-9 and 4.9.13.H
General Farming		P			IR: 4.9.2.A.1.a, 2.b, 3.b, & .3.c, 4.9.2.B, and 4.9.13.H
Stockyard Operation:					
Commercial Feedlot		S [1]			IR: 4.9.2.C.1 and 4.9.13.H
Livestock Auction Yard		S [1]			IR: 4.9.2.C.2 and 4.9.13.H
Civic Land Use Group With Land Use Class/Type:					
Cultural Use:					
Limited to Nature Reserve or Wildlife Refuge		P			
Other than Nature Reserve or Wildlife Refuge		S [1]			IR: 4.9.3.C.1 and 4.9.13.H
Educational Use, Elementary and Secondary		S [2]			
With Salvaging and Recycling as an accessory use		P			IR: 4.9.5.G.1 & .3 and 4.9.13.H
Protective Service (government owned and operated only)		P			IR: 4.9.13.F & H
Religious Uses		P			
With Columbarium as an accessory use		P			
With Salvaging and Recycling as an accessory use		P			IR: 4.9.5.G.1 & .3 and 4.9.13.H

TABLE 4.8-6: PERMITTED USES - SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS
Commercial Services Land Use Group With Land Use Class/Type:					
Administrative and Professional Office		S [2]			IR: 4.9.4.A.1 and 4.9.13.H
Animal Services, limited to Veterinary Hospital or Commercial Kennel		P			IR: 4.9.4.D.5 and 4.9.13.H
Commercial Recreation		P			
Communications:					
Wireless Communication		P			IR: 4.9.13.H and 4.9.4.I.2, .3, .4.a or .4.b
Wireless Communication, limited to wireless communication towers and antennas		S [see use specific standards]			IR: 4.9.13.H and one of the following groups: S[3] - 4.9.4.I.2, .3 & .5.b or S[2] - 4.9.4.I.2, .3 & .6.a or S[1] - 4.9.4.I.2, .3 & .7
Radio or Television Station Only		S [1]			IR: 4.9.4.I.1, 4.9.13.A.2, and 4.9.13.H
Construction Service		S [1]			IR: 4.9.4.J, 4.9.13.A.2, and 4.9.13.H
Entertainment, Carnival or Racetrack for the racing of animals		S [1]			IR: 4.9.4.K.5 and 4.9.13.H
Medical Services - Outpatient, excluding blood donor centers		P			IR: 4.9.4.O.3, 4.9.4.P.2.b, .3, & .4, 4.9.13.A.2, and 4.9.13.H
Parking			P		P: 4.9.4.S
Transportation Service:					
Air Carrier, Airport Facilities		S [1]			IR: 4.9.4.Y.1 & 2 and 4.9.13.H
Air Carrier, General Aviation Strip		S [1]			IR: 4.9.4.Y.1 - 4 and 4.9.13.H
Air Carrier, Ultra-light Airstrip		S [1]			
Air Carrier, Ultra-light Flight Park		S [1]			IR: 4.9.4.Y.2 & 3 and 4.9.13.H
Travelers' Accommodation:					
Campsite				P	RV: 4.9.13.L
Campsite of over 200 spaces with the following uses as an accessory use: • Adult Care Services; • Day Care; • Family Dwelling; • Food and Beverage Sales (limited to a delicatessen, snack bar, or food store only); • General Merchandise Sales; • Mobile Home Dwelling; • Park and Recreation; or, • Personal Services (limited to a coin-operated laundry or pick-up station for dry cleaning only)				P	RV: 4.9.7.I.3 and 4.9.13.L
Lodging		S [1]			

TABLE 4.8-6: PERMITTED USES - SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS
The following as accessory uses to a Travelers' Accommodation, Lodging use: • Alcoholic Beverage Service; • Civic Assembly; • Commercial Recreation; or • Food Service		S [1]			IR: 4.9.4.AA.1-.5, .6.b, & .7 and the following: • For Alcoholic Beverage Service, 4.9.4.C.3; • For Food Service, 4.9.4.M.3.
Industrial Land Use Group With Land Use Class/Type:					
Extraction		S [1]			IR: 4.9.5.B.1 & .2 and 4.9.13.H
Perishable Goods Manufacturing		S [1]			IR: 4.9.5.E.2 & .3 and 4.9.13.H
Recreation Land Use Group With Land Use Class/Type:					
Open Space	P				OS: 4.9.13.G
Parks and Recreation				P	
Residential Land Use Group With Land Use Class/Type:					
Family Dwelling:					
Manufactured Housing		P			
Single-Family, Detached		P			
With Home Occupation as an accessory use to any Family Dwelling		P			IR: 4.9.7.D and 4.9.13.H
Mobile Home Dwelling		P			
Retail Trade Use Group With Land Use Class/Type:					
General Merchandise Sales:					
Artists/Artisan Workshop/Studio only		S [2]			IR: 4.9.9.B.2 and 4.9.13.H
Feed Store only		S [1]			IR: 4.9.13.A.2 and 4.9.13.H
Storage Use Group With Land Use Class/Type:					
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group		P		P	IR: 4.9.10.B.1, .2.a and 4.9.13.H RV: 4.9.10.B.1 & .2.a and 4.9.13.L
Utilities Land Use Group With Land Use Class/Type:					
Distribution System:					
Limited to Power Substations with Input of 115 Kilovolts or more		S [2]			IR: 4.9.11.A.3, .6, .7, & .10 and 4.9.13.H
Limited to Telephone, Telegraph, or Power Substations with Input voltage less than 115 Kilovolts		S [2]			IR: 4.9.11.A.2 & .8 and 4.9.13.H
Limited to Water pumping and storage facilities operated as part of a system serving 2 or more properties as a private, public, or community utility		S [2]			IR: 4.9.11.A.4 and 4.9.13.H
Renewable Energy Generation		S [2]	S [2]		IR, P : 4.9.11.B.2, .3, .4, & .5 and 4.9.13.H

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11257, 4/21/2015)

TABLE 4.8-7: PERMITTED USES - SPECIAL USE ZONES (2): NC, RVC, AND MU ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS
Parking			S [2]	MU: 4.9.5.C.6
Personal Service	P	P	S [2]	NC: 4.9.13.M RVC: 4.9.4.T.2 & .3 and 4.9.13.N MU: 4.9.5.C.6
Research and Product Development			S [2]	MU: 4.9.5.C.6
Technical Service			S [2]	MU: 4.9.5.C.6
Trade Service and Repair:				
Major (includes automotive bodywork & paint booths)			S [2]	MU: 4.9.5.C.6
Minor	P		S [2]	NC: 4.9.13.M and excluding upholstery shops MU: 4.9.5.C.6
Transportation Services, Land Carrier			S [2]	MU: 4.9.5.C.6
Travelers Accommodation, Lodging			S [2]	MU: 4.9.5.C.6
Additional Permitted Accessory Uses				
Salvaging and Recycling as an accessory use to any permitted Commercial Services use	P	P	P	NC, RVC: 4.9.5.G.1 & .3 MU: 4.9.5.G.1 & .3
Industrial Land Use Group With Land Use Class/Type:				
Craftwork			S [2]	MU: 4.9.5.C.6
General Manufacturing			S [2]	MU: 4.9.5.C.6
Perishable Goods Manufacturing			S [2]	MU: 4.9.5.E.1 and 4.9.5.C.6
Precision Manufacturing			S [2]	MU: 4.9.5.C.6
Processing and Cleaning			S [2]	MU: 4.9.5.C.6
Additional Permitted Accessory Uses				
Hazardous Material Storage is permitted as an accessory use to any permitted principal land use in any Land Use Group			P	MU: 4.9.10.B.1 & .2.a
Recreation Land Use Group With Land Use Class/Type:				
Parks and Recreation	P		P	NC: 4.9.13.M
Residential Land Use Group With Land Use Class/Type:				
Family Dwelling:				
Duplex	P		P	
Manufactured Housing	P		P	
Multifamily Development	P		P	
Single-family, Detached	P		P	
With Home Occupation as an accessory use to any Family Dwelling use	P		P	NC, MU: 4.9.7.D
Group Dwelling			P	

TABLE 4.8-7: PERMITTED USES - SPECIAL USE ZONES (2): NC, RVC, AND MU ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS
Mobile Home Dwelling			P	
Mobile Home Park			P	
Residential Care Services, Adult Care or Physical and Behavioral Health Services	P			NC: 4.9.7.J.3.a, & .4 and 4.9.13.M
Residential Care Services, Rehabilitation Service - Children's Facility (maximum 10 Residents)	P			NC: 4.9.7.J.1, 3.a, & .4 and 4.9.13.M
Retail Trade Use Group With Land Use Class/Type:				
Construction Material Sales			S [2]	MU: 4.9.5.C.6
Food and Beverage Sales:				
Excluding Large Retail Establishments	P	P	S [2]	NC: 4.9.13.M and excluding alcoholic beverage sales RVC: 4.9.13.N MU: 4.9.5.C.6
Large Retail Establishment		S [1]		RVC: 4.9.9.D and 4.9.13.N
General Merchandise Sales:				
Excluding Large Retail Establishments	P	P	S [2]	NC: 4.9.13.M RVC: 4.9.13.N MU: 4.9.5.C.6
Large Retail Establishment		S [1]		RVC: 4.9.9.D and 4.9.13.N
Heavy Equipment Sales			S [2]	MU: 4.9.5.C.6 and 4.9.9.C
Vehicle Rental and Sales			S[2]	MU: 4.9.5.C.6 and 4.9.9.G.1, .2
Additional Permitted Accessory Uses				
Salvaging and Recycling as an accessory use to any permitted Retail Trade uses	P	P	P	All: 4.9.5.G.1 & .3
Storage Use Group With Land Use Class/Type:				
Commercial Storage			S [2]	MU: 4.9.5.C.6 and 4.9.10.A
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group			P	MU: 4.9.10.B.1 & .2.a
Personal Storage			S [2]	MU: 4.9.5.C.6 and 4.9.10.C.3, .6
Utilities Use Group With Land Use Class/Type:				
Distribution System	S [2]	S [2]	S [2]	NC: 4.9.11.A.1, .5, & .9 and 4.9.13.M RVC: 4.9.11.A.1, .5, & .9 and 4.9.13.N MU: 4.9.5.C.6 and 4.9.11.A.1, .2, .5, .8, .9, & .11
Renewable Energy Generation			P S[2]	MU(P): 4.9.11.B.1, .2, .3, & .5 MU(S): 4.9.5.C.6
Wholesaling Use Group With Land Use Class/Type:				
Business Equipment Supply and Wholesaling			S [2]	MU: 4.9.5.C.6

TABLE 4.8-7: PERMITTED USES - SPECIAL USE ZONES (2): NC, RVC, AND MU ZONES P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS
Construction/Heavy Equipment Wholesaling			S [2]	MU: 4.9.5.C.6
Food and Beverage Wholesaling			S [2]	MU: 4.9.5.C.6

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11257, 4/21/2015)

4.9. USE-SPECIFIC STANDARDS

4.9.1. GENERAL

A. **Purpose**

The use-specific standards in this section are intended to provide additional standards for certain permitted and special exception land uses in order to mitigate any adverse impacts on adjacent land uses, on the immediate neighborhood, and on the community.

B. **Applicability**

These requirements are in addition to those required of principal buildings in Article 6: *Dimensional Standards* of the UDC and are applied only when required in a zone for a particular land use. The use specific standards prevail when a conflict with another standard, including a dimensional standard from Article 6, occurs.

4.9.2. AGRICULTURAL USE GROUP

A. **Animal Production**

1. **Provisions Relating to Animals in General**

a. All buildings for animals shall be setback at least 50 feet from all property lines, except corrals, which must be setback ten feet from all property lines.

b. All stables, barns, and animal sheds or shelters shall be setback at least 100 feet from any property line.

2. **Provisions Relating to Livestock**

a. No more than two horses or two head of cattle are permitted per each 36,000 square feet of lot area.

b. A stock-tight fence and necessary cattle guards shall be erected and maintained along the boundaries of any area where livestock is kept or grazed. This provision does not apply to interior lot lines where the adjacent property is zoned IR or to open range as determined under Arizona Revised Statutes (A.R.S.).

c. All horses, cattle, sheep, goats, or similar animals shall be confined within a stock-tight fence in an area of no less than 400 square feet per animal. Such fenced-in area shall be setback ten feet from the rear property line where it abuts an IR, RH, SR, SH, RX-1, or RX-2 zone; 40 feet from the rear where it abuts any other zone; and 40 feet from a side property line. A setback of ten feet is permitted on the side yard where the adjacent property owners have a written recorded agreement to this effect, but in no event shall a corral be closer than 50 feet to any residence or living quarters on an abutting property.

3. **Provisions Relating Specifically to Hogs**

a. Hogs are prohibited.

b. No more than one hog weighing more than 50 pounds is permitted per each 36,000 square feet of lot area.

c. Hog-raising projects that exceed the permitted number of hogs in Section 4.9.2.A.3.b is permitted if sponsored by the 4-H Club, Future Farmers of America, or other similar nonprofit organization, provided that a letter of authorization from the sponsoring organization is submitted confirming that the project is sponsored by the organization, describing the project and stating its length of time.

d. Hogs shall be penned at least 500 feet from any property line.

4. **Riding Stables or Riding Schools**

a. All stables, barns, and animal sheds or shelters shall be setback at least 200 feet from any interior property line with residential zoning, except that the distance may be measured to the boundary of the site or subdivision to be served as a common use facility.

b. Outside audio amplification is prohibited.

B. **Crop Production**

Any greenhouse heating plant or cooling fan shall be located a minimum of 200 feet distant from every lot line.

C. **Stockyard Operation**

1. A commercial feedlot use shall be setback at least 500 feet from any property line.

2. Livestock auction yard.

a. All buildings, holding pens and areas, and show areas shall be setback at least 300 feet from any property line.

b. Generation of dust shall be minimized.

c. Outdoor audio amplification that would create a nuisance to adjacent properties is prohibited.

C. **Family Dwelling or Mobile Home Dwelling as Accessory Use in Industrial Zones**

1. The dwelling is permitted as an accessory use to an Industrial, Wholesaling, or Storage Use in the P-I, I-1, and I-2 zones.

2. The use is restricted to one single-family or mobile home dwelling for a caretaker of the principal use.

3. The dwelling shall conform to the development standards for the principal use.

D. **Home Occupations are permitted as Accessory Land Uses to Mobile Home Dwelling or Family Dwelling as follows:**

1. Home occupations other than those specified below are required to comply with Section 4.9.7.E, *Home Occupation: General Standards*; or,

2. The following uses within the specified zones are required to comply as follows:

   a. Home Occupation: Day Care is permitted in SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, NC, and C-1 subject to: 4.9.7.E.1, .2, .3, .5, .6, .7, .9, .10, .11, .12, & .13 and F.

   b. Home Occupation: Group Dwelling is permitted in IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, and MH-2 subject to: 4.9.7.G.

   c. Home Occupation: Travelers' Accommodation, Lodging is permitted in SR, SH, RX-1, RX-2, R-1, MH-1, O-1, O-2, and NC subject to: 4.9.7.H.1 & .5 - .11.

   d. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-2 and MH-2 subject to: 4.9.7.H.2 & .5 - .11.

   e. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-3 and O-3 subject to: 4.9.7.H.4 - .11.

   f. Home Occupation: General Farming is permitted in C-2 and C-3 subject to: 4.9.2.A.1.a & 3.a and 4.9.2.B.1.

E. **Home Occupation: General Standards**

1. Home occupations require review and consideration for approval in accordance with Section 3.3.3, *PDSD Director Approval Procedure*.

2. The home occupation shall be clearly secondary to the residential use of the dwelling.

3. The home occupation shall be conducted in such a manner that it is compatible with the residential character of the neighborhood in which it is located.

4. Except for multifamily development, no more than 25% of all buildings on the lot may be devoted to the home occupation. For multifamily development, no more than 25% of the dwelling unit may be devoted to the home occupation. A detached accessory

building of not more than 200 square feet in area may be used for such home occupation.

5. Persons other than those residing in the dwelling shall not be employed in the home occupation, except that one nonresident of the premises may be employed in the IR, RH, SR, SH, O-2, O-3, NC, C-1, C-2, C-3, OCR-1, and OCR-2 zones.

6. Goods related to the home occupation shall not be visible from the street.

7. Goods shall not be sold on the premises.

8. Outdoor storage of materials or equipment related to the home occupation activity is not permitted on the premises.

9. Except for permitted signage, the home occupation use shall not substantially alter the exterior appearance or character of the residence in which it is conducted, either by exterior construction, lighting, graphics, or other means.

10. No more than one sign shall be visible from the exterior of the property used as a home occupation. The sign shall not exceed one square foot in size. Signs shall also conform to Chapter 3 of the Tucson Code.

11. A home occupation shall not create any nuisance, hazard, or other offensive condition, such as that resulting from noise, smoke, fumes, dust, odors, or other noxious emissions. Electrical or mechanical equipment that causes fluctuations in line voltage, creates any interference in either audio or video reception, or causes any perceivable vibration on adjacent properties is not permitted.

12. No more than five clients per day, and only one client at a time, shall be permitted on site.

13. Except as otherwise required, additional motor vehicle and bicycle parking is not required for a home occupation. The home occupation may involve the use of no more than one commercial vehicle for the transportation of goods or materials to and from the premises. The commercial vehicle is limited to a passenger car, van, or pickup truck. This vehicle cannot be more than 20 feet in overall length and not more than seven feet in overall height and shall be parked on private property in a carport or garage or shielded from view from adjoining properties by landscaping, fencing, or screening material. Motor vehicle and bicycle parking necessitated by the conduct of such home occupation shall be provided on site.

14. Automotive - Service and Repair, hair salon, and Medical Service uses are prohibited as home occupations.

F. **Home Occupation, Day Care: Permitted in Office, Residential, NC and C-1 zones:**

1. No more than one full-time equivalent person not residing on the premises shall be employed in the day care use.

2. During the hours of activity of the day care use, there is no limit on the amount of floor area devoted to this use.

G. **Vehicle Rental and Sales**

1. Outdoor lights shall not operate later than 10:00 p.m., except for security lighting provided it does not exceed 10% of all outdoor lighting.

2. Any lights used to illuminate outdoor activity shall be arranged so as to reflect the light away from adjacent property and comply with Chapter 6, *Outdoor Lighting* Code, of the Tucson Code.

3. Limited to rental only; no retail sales.

(Am. Ord. 11199, 9/9/2014)

4.9.10. STORAGE USE GROUP

A. **Commercial Storage**

1. Adjacent to a residential use or zone, outdoor storage shall comply with the following.

a. Storage material shall not be visible from outside the screen.

b. Outdoor lighting shall be directed away from adjacent residential uses and zones.

2. Outdoor storage, when permitted, shall not be located in the street perimeter yard.

B. **Hazardous Material Storage**

1. Aboveground storage tanks for the storage of hazardous materials, such as, but not limited to, hydrogen, gasoline, diesel fuel, automotive fluids, oil, or waste-oil, are permitted as accessory uses in conjunction with and for the purpose of a principal permitted land use.

a. Exceptions.

(1) A tank used for storing propane, water, or heating oil for consumptive use on the premises are not regulated by this section.

(2) Within the Scenic Corridor Zone (SCZ), aboveground storage tanks must be located within an enclosed building.

b. The following are required of an accessory aboveground storage tank:

(1) The tank shall be used only for the purpose of servicing the vehicles used or serviced in connection with a permitted principal use. The tanks shall not be open for use by the public.

(2) Except as specified in this section, the setback standards of the zoning district apply to all accessory storage tanks.

(a) If the Fire Chief approves the location of a tank within an enclosed building, the minimum setbacks shall be determined by the Fire Chief, provided that the setbacks shall not be less than those required by the zoning.

(b) A tank that is not located within an enclosed building shall be approved by the Fire Department and setback as follows.

(i) A minimum of 50 feet from any property line adjacent to any area where, in the opinion of the Fire Chief, the tank could present a hazard or danger to person or property.

(ii) A minimum of 200 feet from any property line adjacent to R-3 or more restrictive zoning, or the tank location shall be processing in accordance with Section 3.4.3, *Zoning Examiner Special Exception Procedure*.

(iii) For Major Medical Service use only, with unrestricted aboveground storage tank capacity, a minimum of 200 feet from any property line adjacent to R-3 or more restrictive zoning, or the tank location shall be processed in accordance with Section 3.10.3, *General Board of Adjustment Variance Procedure*.

(3) The tank shall be screened by a wall equal to the height of the tank. Exception: An unrestricted aboveground storage tank capacity, for Major Medical Service use only, may be screened by a 6 foot structure.

(4) The maximum permitted diameter of a tank is 95 inches. Exception: A 10,000 gallon storage tank may have a maximum diameter up to ten feet. An unrestricted aboveground storage tank capacity, for Major Medical Service use only, may have an unrestricted diameter.

(5) The maximum permitted height of a tank, excepting venting, manways, and filler caps, is ten feet above grade. Exception: A 10,000 gallon storage tank may be a maximum of 12 feet in height above grade. An unrestricted aboveground storage tank capacity, for Major Medical Service use only, may have an unrestricted height.

(6) An aboveground storage tank shall have a secondary containment tank.

(7) A concrete pad shall be provided under all tanks.

(8) The construction, installation, and location of the aboveground storage tanks and the types of materials to be stored in the tanks shall be approved by the Fire Chief.

(9) Aboveground storage tanks, for Major Medical Service use only, shall be painted a color complimentary to the color of the nearest adjacent structure and approved by zoning review.

c. These standards shall not supersede or replace any other applicable City, county, state, or federal standards and requirements for aboveground storage tanks.

2. The maximum permitted capacity of each aboveground storage tank is as follows:

a. A maximum capacity of 1,000 gallons is permitted.

b. A maximum capacity of 2,000 gallons is permitted.

c. A maximum capacity of 4,000 gallons is permitted.

d. A maximum capacity of 10,000 gallons is permitted.

e. Aboveground storage tank capacity is unrestricted for Major Medical Service use only.

C. **Personal Storage**

1. All storage shall be within enclosed buildings.

2. Access shall be from a collector or arterial street.

3. All walls or doors visible from adjacent streets and residential properties shall be surfaced with a non-reflective material.

4. The maximum permitted individual unit size is 200 square feet of floor area.

5. Razor or barbed wire shall not be used.

6. The facility's exterior facade visible from adjoining residential properties or street frontage shall be earth tone in color and of masonry, stucco, or similar materials.

7. The maximum permitted site area is three acres.

(Am. Ord. 11235, 1/21/2015)

4.9.11. UTILITIES USE GROUP

A. **Distribution System**

1. The setback of the facility, including walls or equipment, shall be 20 feet from any adjacent residential zone.

2. Where a facility is not enclosed within a building, the surrounding screen shall be used as the building wall for the purposes of setbacks.

a. Vehicular use areas;

b. When required by state law;

c. When specifically permitted by a use specific standard; or,

d. When associated with a Day Care use; and,

3. The maximum permitted area of each RVC zone is 20 acres.

O. **C-1 Commercial Zone - General Restrictions**
The following restrictions apply to all uses and development in this zone.

1. Drive-through services are prohibited except as follows.

a. Commercial Services and Retail Trade Uses may provide one drive-through lane.

b. Financial Services Use may provide two drive-through lanes and one Automated Teller Machine (ATM) service lane.

2. All land use activities shall be conducted entirely within an enclosed building, except as follows:

a. Civic Use Group: Cemetery, Education Elementary & Secondary Schools;

b. Commercial Use Group: Commercial Recreation (except shooting ranges which must be located in an enclosed building), Food Service, Medical Services, Extended Health Care;

c. Recreation Use Group: Golf Course, Parks and Recreation; and,

d. Vehicular use areas.

P. **C-2 Commercial Zone - General Restrictions**

1. Outdoor display of finished products for rent or sale at retail or wholesale is permitted, unless prohibited by a use-specific standard.

2. The land uses in the Commercial Services (except Automotive Service and Repair, Day Care Use; Medical Service, Extended Health Care; Transportation Services, Land Carrier; and Travelers' Accommodation, Lodging) Industrial, Restricted Adult Activities, and Wholesaling Use Groups shall be conducted entirely within an enclosed building unless modified by Use Specific Standards.

Q. **Park Industrial (P-I), Light Industrial (I-1), and Heavy Industrial (I-2) Zones - General Restrictions**

1. The use, storage, or disposal of radioactive materials must be done in accordance with Section 4.9.5.F, *Radioactive Material Restrictions*.

2. On land uses in the Industrial Use Group, traffic circulation must be designed so that access to the site is from a major street or from a local street which is not an internal residential neighborhood street and which does not provide access to residentially zoned areas unless no alternative exists.

3. The following special exception uses in the I-2 zone must be at least 300 feet from any non-industrial zone. Exception: the 300-foot setback is not required when the use of the non-industrially zoned property is a railroad or freeway right-of-way:

   a. Extraction;

   b. Hazardous Material Manufacturing;

   c. Perishable Goods Manufacturing;

   d. Primary Manufacturing;

   e. Refining; or,

   f. Salvaging and Recycling.

4. Use must comply with the applicable standards of Section 4.9.5, *Industrial Use Group*.

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013)

4.10. ACCESSORY USES, BUILDINGS, AND STRUCTURES

The accessory use, building, and structure standards are located in Section 6.6, *Accessory Uses, Buildings and Structures*.

4.11. TEMPORARY USE OR BUILDING

Certain land uses or buildings not permitted within specific zones may be permitted on a temporary basis if authorized in accordance with Section 3.3.3, *PDSD Director Approval Procedure*, provided such request for a temporary use complies with the following.

4.11.1. QUALIFICATION FOR PERMIT

For certain land uses or buildings to be permitted on a temporary basis, the land use or building shall comply with one or more of the following special circumstances.

A. The circumstances constitute a substantial hardship, such as, but not limited to, a natural disaster, e.g., fire or flood, or a government action that has resulted in damage to an existing building on the subject property.

B. A temporary building, such as a mobile or modular unit, utilized for the management or oversight of construction (e.g., contractor's office) or occupied as a caretaker's facility or a home for the eventual resident may be permitted during the construction of a permanent building. The temporary building shall be on the same site as the construction.

5.10. NEIGHBORHOOD PRESERVATION ZONE (NPZ)
5.10.1. Purpose
5.10.2. Establishing an NPZ
5.10.3. Neighborhood Preservation Zone (NPZ) Design Review Procedure
5.11. *[RESERVED]*
5.12. DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)
5.12.1. Purpose
5.12.2. Establishment
5.12.3. Definitions
5.12.4. Applicability
5.12.5. IID Plan Submittal Requirements
5.12.6. IID Plan Review and Approval Procedures Under the IID Zoning Option
5.12.7. Rio Nuevo Area (RNA) Zoning Design Standards
5.12.8. General IID Zoning Option Design Standards
5.12.9. Greater Infill Incentive Subdistrict (GIIS)
5.12.10. Downtown Core Subdistrict (DCS)
5.12.11. Downtown Links Subdistrict (DLS)
5.12.12. Toole Avenue Area (TAA)
5.12.13. Warehouse Triangle Area (WTA)
5.12.14. Fourth Avenue Area (FAA)
5.12.15. Iron Horse Area (IHA)
5.12.16. Stone/Sixth Area (SSA)
5.12.17. IID District Termination
5.12.18. Illustrative Map
5.13. URBAN OVERLAY DISTRICT (UOD)
5.13.1. Purpose
5.13.2. Initiation
5.13.3. Establishment
5.13.4. Development Standards
5.13.5. Application
5.13.6. Development Review
5.13.7. Enforcement
5.13.8. Interpretation
5.13.9. Amendment Procedures
5.13.10. Waiver

5.1. PURPOSE OF OVERLAY ZONES

This article provides for overlays that impose standards and procedures that are in addition to those required under base zoning standards. Where there is a conflict between the standards of a base district and an overlay district, the standards of the overlay district shall apply, except for the Urban Overlay District (UOD) and Downtown Area Infill Incentive District (IID) that provide flexible development options to landowners rather than mandatory requirements.

5.2. HILLSIDE DEVELOPMENT ZONE (HDZ)

5.2.1. INTRODUCTION

Tucson is surrounded by mountains. These mountainous areas exhibit steep slopes that may contain unstable rock and soils. Development on potentially unstable soils or rock can be hazardous to life

and property. Development in these areas should utilize construction methods that ensure slope stabilization and minimize soil erosion. Tucson's mountains and foothills are valuable scenic resources that should be preserved. Dominant peaks and ridges should be protected in order to preserve the City's unique visual setting, promote its economic well-being, and encourage tourism. Regulating the intensity of development according to the natural characteristics of hillside terrain, such as degree of slope, significant vegetation and landforms, and soil stability and existing drainage patterns, will allow for development in hillside areas while minimizing the physical impacts of such development.

5.2.2. PURPOSE

This zone provides for the reasonable use of hillside areas and related lands while protecting the public health, safety, and general welfare by:

A. Determining whether certain types of soil conditions exist, such as loose or easily eroded soils or rocky soils that may require blasting, and utilizing appropriate engineering technology to result in stable slopes during and subsequent to development;

B. Reducing water runoff, soil erosion, and rock slides by minimizing grading and by requiring revegetation and grading restoration;

C. Permitting intensity of development compatible with the natural characteristics of hillside terrain, such as degree of slope, significant landforms, soil suitability, and existing drainage patterns;

D. Preserving the scenic quality of the desert and mountain environment through the retention of dominant peaks and ridges in their natural states;

E. Reducing the physical impact of hillside development by encouraging innovative site and architectural design, minimizing grading, and requiring restoration of graded areas;

F. Providing safe and convenient vehicular access by encouraging development on the less steeply sloped terrain; and,

G. Promoting cost-efficient public services by encouraging development on the less steeply sloped terrain, thereby minimizing service extensions and utility costs and maximizing access for all necessary life safety services.

5.2.3. APPLICABILITY

The provisions of the Hillside Development Zone (HDZ) apply to newly proposed subdivisions or individual lot developments in the areas listed below. (See Figure 5.2-A.)

A. **Protected Peak and Ridge Areas**
Any lot or parcel containing protected peak and ridge areas designated for protection by the Mayor and Council, as shown on the City Zoning Maps. The whole parcel is included if any portion of the parcel is within the Protected Peak and Ridge Area.

B. **Slope Areas of 15% or Greater**
Any lot or parcel containing slopes of 15% or greater, as shown on the HDZ Maps. The whole parcel is included if any portion of the parcel is over 15%.

1. Contributing Properties within a project's development zone as determined by Section 11.4.5 (*Definitions - D*) shall be used when identifying the Compatibility Review Standards.

2. If the development zone for the proposed development does not contain Contributing Properties, the development zone shall be expanded in every direction until the development zone includes at least one Contributing Property.

3. The Design Professional shall consider the relative impact and intensity of the proposed development when reviewing the application and in rendering his or her findings and recommendations.

4. Approval of proposed development may be subject to special conditions to provide for compliance with the Compatibility Review Standards.

E. **Findings and Recommendation**
The Design Professional shall submit a written report that includes the Compatibility Review with findings and a recommendation to the PDSD Director.

F. **PDSD Director Decision**
The PDSD Director shall review the application and render a decision finding compliance or noncompliance with the NPZ and the neighborhood specific design manual within five days of receiving the Design Professional's report.

G. **Notice of Decision**
Notice of the decision shall be mailed to the applicant, property owners within 50 feet of the subject site, and to the neighborhood association that includes the subject site within three days of the date of the decision.

H. **Appeal to the Design Review Board (DRB)**
A party of record may appeal the PDSD Director's decision on NPZ Design Review applications. Appeals are considered by the Design Review Board in accordance with Section 3.9.1, *Design Review Board (DRB) Appeal Procedure*. A notice of intent to appeal must be received y the PDSD within 14 days of the effective date of the Director's decision. The complete appeals material must be filed within 30 days of the effective date of the decision. An appeal under this section shall be based upon an error in the Director's decision finding compliance or noncompliance with the neighborhood specific design manual and compatibility review standards.

I. **Appeal to the Board of Adjustment (B/A)**
A party of record may submit an appeal of the DRB's decision to the B/A in accordance with Sections 3.10.1 and 3.10.2, *Board of Adjustment Appeals Procedure*. A notice of intent to appeal must be received by PDSD within 14 days of the effective date of the DRB's decision. The complete appeals material must be filed within 30 days of the effective date of the decision.

5.11. *[RESERVED]*

Editor's Note: Former Section 5.11, *Rio Nuevo District (RND)*, comprising former Sections 5.11.1 through 5.11.9, was repealed in its entirety by Ord. No. 11246, adopted 2/18/2015. For current provisions pertaining to similar subject matter, see Section 5.12.7, *Rio Nuevo Area (RNA) Zoning Design Standards*.

5.12. DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)

5.12.1. PURPOSE

The primary purpose of the Downtown Area Infill Incentive District (IID) is to encourage redevelopment in the following ways:

A. Encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented and benefits the IID, the major activity centers in the area, and the City as a whole, while promoting compatibility with existing residential and non-residential properties and neighborhoods;

B. Address barriers to infill development in the Downtown Area Infill Incentive District (IID), such as incompatible development standards and associated development barrier issues;

C. Implement the IID purposes by offering development incentives permitting a modification of development requirements;

D. Provide for appropriate transitional design standards where the development or expansion of a use is adjacent to existing single-family residential development;

E. Protect historic structures and historic neighborhoods and existing residential neighborhoods from potential negative impacts of new development; and,

F. Consolidate the regulations and design standards that apply to downtown areas into a single ordinance by moving certain provisions of the Rio Nuevo District (RND) overlay zone, former Section 5.11, into the IID Rio Nuevo Area (RNA) and renumbering them to conform to the numbering of the IID.

(Am. Ord. 11246, 2/18/2015)

5.12.2. ESTABLISHMENT

A. The IID is comprised of the Sub-Districts listed below. For the boundaries of the IID and Sub-Districts see Section 5.12.18 (Figure 5.12.18-1). The exact boundaries of the IID overlay and Sub-Districts are identified on the official zoning map kept on file at the Planning and Development Services Department (PDSD) and the City Clerk's Office.

1. The Rio Nuevo Area (RNA), Section 5.12.7.

   a. The RNA Section 5.12.7 includes all properties in the area previously included in the former RND.

   b. The RNA encompasses portions of the Downtown Core Sub-District (DCS), Greater Infill Incentive Sub-District (GIIS), and the Downtown Links Sub-District (DLS) as shown on the map in Exhibit 5.12.18-1.

2. The GIIS, as outlined in Section 5.12.9.

3. The DCS, as outlined in Section 5.12.10.

4. The DLS, as outlined in Section 5.12.11, which is further subdivided into the following Areas:

   a. Toole Avenue Area (TAA), Section 5.12.12.

   b. Warehouse Triangle Area (WTA), Section 5.12.13.

   c. Fourth Avenue Area (FAA), Section 5.12.14.

   d. Iron Horse Area (IHA), Section 5.12.15.

   e. Stone/Sixth Area (SSA), Section 5.12.16.

   Some of the DLS Areas listed above are further subdivided into Sub-Districts (see Section 5.12.11.A).

B. The IID contains both mandatory and optional overlay zone standards and requirements. Plans submitted in accordance with the IID shall comply with the applicable standards of this Section.

   1. The requirements and standards of the RNA are mandatory overlay IID standards and regulations that apply only if a property is developed using the underlying zoning.

   2. The GIIS, the DCS, and DLS, are optional overlay standards and regulations, which a property owner may chose in lieu of the underlying zoning (IID zoning option).

C. Depending on the development choice of the owner, plans submitted for development of land in the IID must comply with the applicable IID regulations and standards as follows:

   1. Development under existing underlying UDC zoning:

      a. The regulations and standards of the underlying zone apply; and,

      b. If the property is located within the boundaries of the RNA, all of the following regulations, standards, and review procedures apply:

         (1) The regulations and standards of the underlying zoning;

         (2) The RNA standards in Section 5.12.7;

         (3) Section 5.12.6.E.; and,

         (4) RNA applications for development are reviewed by the Design Review Board (DRB) pursuant to Section 2.2.6, *Design Review Board*.

   2. Development under the IID zoning option:

      a. The regulations and standards of the applicable IID Sub-District, Area or Sub-Area in which the development parcel is located, apply.

      b. Regardless of the Sub-District, Area or Sub-Area, all development in the IID must submit a plan and comply with the following:

(1) Section 5.12.5, *IID Plan Submittal Requirements*; and,

(2) Section 5.12.6, *IID Plan Review and Approval Procedures Under the IID Zoning Option*.

c. Development in the GIIS and DCS must comply with the design standards and requirements of Section 5.12.8, *General IID Zoning Option Design Standards*.

d. Applications for IID zoning option are reviewed either under the major or minor design review process for compliance with the applicable standards and requirements pursuant to Section 5.12.6.I.

D. An IID Plan using the IID zoning option provisions cannot be used in conjunction with other waiver or modification provisions provided by the Unified Development Code (UDC). This prohibition does not apply to Section 7.4.5, *Individual Parking Plan, IPP*, which may be used in conjunction with the IID zoning option provisions.

E. **Conflict of Laws.**

1. The requirements and standards of the IID provisions should be interpreted to avoid conflict whenever possible with other UDC provisions.

2. Where the standards of this Section conflict with other Sections of the UDC, the standards of this Section shall control.

3. Where the standards of the DLS conflict with the general IID standards of Section 5.12.8, standards of the DLS apply. Flexible alternatives to encourage innovative design solutions may still be allowed.

F. Amendments to or dissolution of the IID are processed in accordance with Section 3.7, *UDC Text Amendment Procedure*.

(Am. Ord. 11246, 2/18/2015)

5.12.3. DEFINITIONS

The terms "adjacent" and "group dwelling" as they apply in the IID are defined in Section 11.4.2 and Section 11.4.8, respectively. When a proposed project is not developed under the IID zoning option, but under the standards of the underlying zoning, only the general, not the IID specific definition of the term "Group Dwelling" applies (see Article 11).

(Am. Ord. 11246, 2/18/2015)

5.12.4. APPLICABILITY

The requirements and standards of this section apply to the following development types located on property, including public or private rights-of-way, any portion of which is located within the IID:

A. A change of use;

B. An expansion of an existing use or existing structure; or,

C. New development or a redevelopment project.

D. **Exceptions**

For development in the RNA under existing underlying zoning, the applicability requirements do not apply to the following:

1. A change of use that does not alter the exterior of a structure.

2. A redevelopment project, or improvements or alterations to an existing structure, if such alterations are not visible from an adjacent public right-of-way.

(Am. Ord. 11246, 2/18/2015)

5.12.5. IID PLAN SUBMITTAL REQUIREMENTS

A. **Application Requirements**

Use of the standards of the IID, as opposed to existing underlying zoning, requires plan approval by PDSD regardless of IID Subdistrict, Area or Sub-Area. Plan submittal shall consist of the following:

1. **IID Plan**

Applicants shall submit an IID Plan, as outlined in Section 5.12.6, demonstrating compliance with applicable IID development design standards and requirements. The Plan must clearly state the applicant's intention to use the IID zoning option in lieu of the existing underlying zoning. Additionally, for projects using IID Optional Zoning, applicants are required to provide contextual elevations demonstrating compliance with the following design standards:

a. Section 5.12.8, Subsection A (*Streetscape Design*) and Subsection B (*Development Transition Standards*) and Subsection C (*Alternative Compliance*).

b. The applicable Sub-District, Area, or Sub-Area.

2. **Development Package**

A Development Package is required when development is proposed under existing underlying UDC zoning, or if a development package is otherwise required by the UDC, in which case a separate Plan must be prepared in compliance with the Development Package requirements in Section 2-06.0.0 of the Administrative Manual.

B. **Modifications or Waiver of IID Plan Submittal Requirements**

An applicant may request modification to or waiver from the plan submittal requirements, subject to the following:

1. The applicant shall specifically identify the submittal requirement(s) for which a modification or waiver is requested and provide a rationale for the request; and,

2. The PDSD Director shall determine whether to grant the request within 10 working days of the request. In making this decision, the PDSD Director shall consider the purpose statements of the IID, and the applicable General Plan and Area Plan policies. The PDSD Director's approval of a request under this subsection is not, nor shall it be construed as, an endorsement of a project by PDSD.

(Am. Ord. 11246, 2/18/2015)

5.12.6. IID PLAN REVIEW AND APPROVAL PROCEDURES UNDER THE IID ZONING OPTION

PDSD administers the IID Plan review procedure. Except as expressly modified herein, review by the PDSD is pursuant to Section 3.3.3.

A. **Pre-application Conference**

A pre-application conference with the PDSD staff as outlined in Section 3.2.1 is required to determine the following:

1. Whether the Plan meets the IID Plan submittal requirements and the development standards of the IID and applicable Sub-District, Area or Sub-Area.

2. Whether the application will be reviewed through the Major or the Minor Design Review Procedure as described below.

B. **Major Design Review**

The Major Design Review process is required if a proposal meets any two or more criteria listed in B.1 and/or B.2:

1. The development proposal contains structures that are higher than:

   a. four stories or 49 feet, or

   b. two stories or 25 feet if adjacent to detached single-family residential or duplex dwellings.

   c. In the DCS, the height criteria apply only if the development site is within 300 feet or less of a detached single-family residential or duplex dwelling.

2. The development proposal is at any one or more of the following locations:

   a. At an intersection of one or more arterial streets.

   b. Adjacent to or across from:

      (1) a detached single-family residential or duplex dwelling; or,

      (2) a Historic or Contributing structure.

   c. On a vacant Historic Preservation Zone (HPZ) or Neighborhood Preservation Zone (NPZ) parcel.

   d. On a multi-zone parcel subject to Section 5.12.8.F.

   e. Within, or adjacent to an HPZ, or NPZ, or a National Historic Register District, or any combination of the three. The definition of the term "adjacent," as it applies in the IID, is defined in Section 11.4.2.

3. **Notices**

   For Major Design Review, the notice process must follow Section 3.2.2, *Neighborhood Meetings*, except as expressly modified herein.

4. **Review and Approval Procedures**

   a. A neighborhood meeting;

   b. Review by City's Design Professional;

   c. Review by IID Design Review Committee (IID DRC) and recommendation to the PDSD Director;

   d. Decision by the PDSD Director pursuant to Section 5.12.6.M.

5. **Minor Development Exemption**
   A redevelopment proposal that is 2,500 square feet or less in area and/or not visible from a street is exempt from the Major Design Review process and shall proceed through the minor design review. If a historic preservation review is required, it is still required for this type of proposal.

C. **Minor Design Review**

1. **Criteria**
   The proposed development does not meet the criteria for a Major design review in Section 5.12.6.B above.

2. **Review and Approval Procedures**

   a. A neighborhood meeting;

   b. Review by the City's Design Professional and recommendation to the PDSD Director; and,

   c. Decision by the PDSD Director pursuant to Section 5.12.6.M below.

3. **Notices**
   For Minor Design Review, notice of the neighborhood meeting must be sent to all of the following:

   a. All owners of property within 50 feet of the development site; and,

   b. The Neighborhood Association for the area in which the development is located.

D. **Neighborhood Meeting**

1. Prior to filing an application for use of the IID zoning option, an applicant must hold a neighborhood meeting in compliance with the public notice procedures for neighborhood meetings in Section 3.2.2., except as expressly modified herein.

2. The applicant must prepare a written summary of the meeting. A copy of the written summary of the meeting must be filed with PDSD at the time of filing the development application for a project.

3. The applicant will also send a copy of the written summary to a Neighborhood Liaison appointed by the registered neighborhood association for the area in which the project site is located.

4. The Neighborhood Liaison or any property owner within the notice area may file with the PDSD Director a statement of concurrence or dissent with the accuracy of the applicant's written summary of the meeting. If a dissent is filed, it must state the exact reasons for the dissent.

5. The applicant will send periodic project updates to the Neighborhood Liaison in accordance with PDSD Neighborhood Liaison Policy.

E. **IID Historic Preservation Review**

1. **Projects in an HPZ**

a. Proposed development projects within the boundaries of an HPZ must comply with HPZ Sections 5.8.7, *Permitted Uses*, 5.8.8, *Design Review*, and 5.8.9, *Design Standards*.

b. IID zoning option may be used for new development, or additions to, or alterations of existing historic structures, provided that the changes do not cause a historic structure to be de-listed or no longer eligible for listing.

2. **Projects not in an HPZ**

a. The Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee reviews all projects listed below:

(1) Projects proposing alterations or additions to an existing eligible or contributing historic structure using IID zoning option that do not cause the property to be de-listed or no longer eligible for listing. Additions to or alterations of historic structures must meet the Secretary of the Interior's historic preservation standards;

(2) Projects proposing new development using IID zoning option that are either adjacent to the boundaries of an HPZ or adjacent to a structure meeting any one or more of the following characteristics:

(a) Listed or eligible to be listed in the National or Arizona Register of Historic Places, individually or as a contributing property.

(b) Designated as a Historic Landmark.

(c) A Single-family dwelling within the boundaries of the HPZ.

b. The TPCHC may continue the hearing on an item only once before making a decision, unless the applicant for the development project requests a further continuation.

c. It is the responsibility of each applicant for IID zoning option to verify the current contributing or eligibility status of the property in question with the City of Tucson's Historic Preservation Office.

d. The TPCHC Plans Review Subcommittee reviews for compliance with the design requirements of the applicable Sub-District and for design compatibility of a proposed development project.

(1) New development must be designed to complement and be compatible with the architecture of adjacent historic properties.

(2) Compatibility with adjacent historic structures is to be achieved through architectural elements such as building setbacks, building step-backs, textures, materials, forms, and landscaping.

(3) **Exceptions**
The PDSD Director may waive the compatibility requirement of this section under the following circumstances:

(a) Where the adjacent lot is vacant; or

(b) If the property owner of the adjacent historic structure waives the requirement; or

(c) If the adjacent lot is developed with a non-residential building.

e. It is not the intent of the design review process to impose additional limitations or building preservation requirements on the allowable building heights in the IID. Unless a building height limitation in a Sub-District is specifically required herein, the proposed development may use the entire building height allowed by the IID.

3. **Demolition**

a. Whether a proposed development is within or outside the boundaries of a HPZ, IID zoning option may not be used for a development project that proposes demolition of a historic structure that is any one or combination of the following:

(1) A property listed or eligible to be listed in the National or Arizona Register of Historic Places, individually or as a contributing property.

(2) Designated as a City Historic Landmark.

b. **Exception**
Partial demolition of a historic structure is allowed if the State Historic Preservation Office (SHPO) determines that the demolition will not cause the structure to be de-listed or to become ineligible for listing in the future.

4. **De-Listing**
In no event may the IID zoning option be used if the development would, in the opinion of the Historic Preservation Officer, cause a historic structure in the IID to be de-listed or no longer eligible for listing.

F. **Development projects in a NPZ**
If a proposed development project is located within a NPZ, the project must be reviewed by the City Design Professional pursuant to the design standards of the applicable NPZ.

G. **Composition of the IID Design Review Committee (IID DRC)**

1. The IID DRC is composed of any combination of the following members appointed by the City Manager for a four year term:

   a. The City's Design Professional.

   b. One registered architect.

   c. One registered landscape architect.

   d. One registered contractor or member of the development community.

   e. One member to represent all neighborhood associations within the IID.

2. A member of the IID DRC may be removed by the City Manager with or without cause. A member who misses four consecutive meetings for any reason or fails to attend for any reason at least 40% of the IID DRC meetings within one calendar year is automatically and immediately removed as a member of the IID DRC. The City Manager shall promptly fill any vacancy on the IID DRC by appointing a member to fill that vacancy. All members shall be provided notice of any IID DRC meeting.

3. The IID DRC may include one or more ad-hoc members from among the following, as applicable:

   a. For projects within the DLS Fourth Avenue Area, one local Fourth Ave. business owner.

   b. For projects within the DCS, one person from the Downtown Partnership Association.

   c. One member appointed by the neighborhood association for the area in which the proposed project is located. If the project site is located in an area that does not have a neighborhood association, the ad-hoc member is appointment by an association within 300 feet of the project site that is within the same IID Sub-District.

   d. For projects within or adjacent to a HPZ, the neighborhood association member should be a member of the HPZ advisory board of the affected HPZ.

4. The IID DRC shall adopt rules of procedure necessary to carry out its functions. The PDSD shall make these rules available to the public.

H. **IID DRC Quorum, Voting, and Recommendation**

1. Ad-hoc members are voting members of the IID DRC.

2. A quorum of the IID DRC is the Design Professional and at least two other members.

3. Notwithstanding Subsection H.2 above, if for any reason the City Manager has not appointed the members of the IID DRC, or a quorum is not obtained for a particular application, the Design Professional shall make a recommendation directly to the PDSD Director.

4. The Design Professional may give a recommendation separate from the IID DRC recommendation in all cases.

I. **IID DRC Review**

1. All development projects submitted using the IID zoning option that are reviewed by the IID DRC for compliance with applicable IID standards and requirements, and the IID DRC may also comment on other aspects of the projects.

2. An applicant may request a pre-application review by the DRC to receive input on the proposal's features. Afterwards, the IID DRC must review an item once and may continue the item one time, unless the applicant asks for further continuances.

J. **Review by the Design Professional**

1. Prior to the IID DRC meeting, applicants must meet with the Design Professional to discuss the project and its compliance with the IID and applicable Sub-District design standards and requirements.

2. The Design Professional must provide a written report to the applicant, the IID DRC members and the PDSD Director containing all of the following:

   a. A listing and description of the recommendations and any other issues of concern raised by the IID DRC.

   b. A statement whether the proposal complies with the applicable design standards.

   c. Recommendations on any modifications to the project needed to bring it into compliance with the design standards.

   d. The Design Professional may also make separate recommendations to the PDSD Director on other aspects of the project, such as façade treatment, building colors, and similar design elements, including all relevant elevations and pictures describing the recommended design or mitigation features.

K. **Review by the Mayor and Council of Group Dwellings**
Group dwellings developed under IID Optional Zoning, as defined in Section 11.4.8 specifically for use in the IID, require the approval of Mayor and Council pursuant to Section 3.4.4, *Mayor and Council Special Exception Procedure*.

L. **PDSD Director Decision**

1. The IID DRC's and Design Professional's recommendations are advisory to the PDSD Director, and the Director makes the final decision on a project's compliance with IID and applicable Subdistrict requirements and standards.

2. The IID DRC and the Design Professional may recommend, and the Director may add special conditions to an approval pursuant to Subsection J above, to assure compliance with the intent of the IID, to address safety issues, and to address certain development commitments to adjacent neighbors made by the applicant.

3. Special conditions may include mitigation standards or plans based on the scale, setting, and intensity of the proposed development on a case by case basis. Examples of such plans may include, but are not limited to any one or more of the following:

    a. A vehicular reduction plan to ensure residences are most effectively using alternate modes of transportation. Proposed methods to reduce vehicular use may be one or more of the following: transit passes, ride share, bike share or car share programs, shared parking agreements among multiple uses, and proposals to separate the cost of parking spaces from residential building spaces or a similar method approved by the PDSD Director.

    b. A noise mitigation plan to ensure the design of the proposal does not substantially increase noise above current ambient noise levels.

    c. A traffic impact analysis that may include a mitigation plan with traffic calming elements and safety improvements.

    d. A behavioral management plan and security plan that includes self-policing and techniques to reduce the impacts of noise, odors, unruly behavior or other similar adverse effects on adjacent residential property.

    e. A shadow plan when adjacent to detached single-family dwellings.

    f. A ground vibration monitoring study adjacent to historic structures.

    g. Proposed projects within or adjacent to an HPZ should reference the appropriate HPZ guidelines in Section 9-02.7.0 of the Technical Standards Manual.

M. **Final Approval**

1. Within ten days after receiving final recommendations from the IID DRC and the Design Professional, the PDSD Director must make a final decision pursuant to Section 5.12.6.L, except as provided below.

2. Group Dwellings, as defined in Section 11.4.8 for development within the IID, require final approval pursuant to Section 3.4.4, *Mayor and Council Special Exception Procedure*.

N. **Design Professional Review of Building Plans**

Prior to the issuance of a building permit for development under the Optional IID provisions, the Design Professional will review the development package and the building plans for compliance with the approved IID Plan.

O. **Appeals**

Except for a decision on a proposed group dwelling, which is approved or denied by the Mayor and Council pursuant to Section 3.4.4, *Mayor and Council Special Exception Procedures*, appeals of the PDSD Director's decision must be filed and are heard in accordance with the Board of Adjustment appeals process in Section 3.10.2 for developments reviewed pursuant to the minor review process and with the Mayor and Council for developments reviewed pursuant to major review process in Section 3.9.2.

P. **Timeline for Approval**
Timelines for approval are contained in Section 3.02 or 3.03 of the Administrative Manual depending upon the procedure chosen by the developer of the IID project.

Q. **Amendments**
An amendment or revision to an approved IID Plan is subject to the same procedure as the initial approval.

(Am. Ord. 11246, 2/18/2015)

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

A. **Applicability**

1. This Section 5.12.7 applies to the developments types listed in Section 5.12.4 and this Section.

2. The provisions of this Section 5.12.7 are mandatory for proposed development of properties in the RNA under existing underlying zoning.

B. **Permitted Uses and Building Heights**

1. Except as specifically amended or expanded in this Section 5.12.7, the development regulations and standards of the underlying zoning apply in the RNA, including the permitted land uses and building heights.

2. New drive-in or drive-through facilities are not permitted, except for businesses located adjacent to the freeway, or as approved through the development review process.

C. **Building Design Standards**
Development within the RNA is required to comply with the following building design standards.

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to Section 5.12.8.B, *Development Transition Standards*. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long range plans should be consulted for guidance as to appropriate heights;

2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDSD Director may approve a different setback than the prevailing setback upon a written finding during the review process that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, *Purpose*, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A;

3. All new construction shall provide scale defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;

4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;

5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades;

6. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;

7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;

8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade;

9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;

10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;

11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City;

12. Colors may conform to the overall color palette and context of the Downtown area or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;

13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area;

14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and,

15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

D. **Site Design Standards**

1. Vehicular Circulation

   a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet.

   b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking

structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

2. **Parking**

a. General Parking standards are listed in Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.

b. **Screening of Parking**
All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.

c. **Employee Parking**
Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development.

3. **Plazas and Open Space**
The fundamental objective of the design standards in this Section 5.12.7.D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

a. **Plazas and Pedestrian Nodes**
Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Open space plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of the people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDSD Director upon a written finding during the review process that the development enhances the downtown pedestrian environment even with a smaller percent or elimination of the requirement.

b. **Viewshed Corridors**
Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

c. **Linkages (Physical and Visual)**
Neighborhood linkages shall be maintained throughout Downtown.

4. **Streetscape**

a. Streetscapes must be consistent with the Streetscape Design Policy. In streetscape design, priority is given to pedestrians.

b. **Shade**
Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade

structures, provided they and their location and design characteristics are compatible with the prevailing and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard.

E. **Demolition of Historic Structures in the RNA**

In the RNA, demolition of the following types of structures is reviewed in accordance with Section 5.8.10, *Demolition of Historic Properties, Landmarks, and Structures*:

1. Structures that are listed in the National Register of Historic Places or the Arizona Register of Historic Places.

2. Structures that are eligible for listing in the National or State registers.

3. Structures designated as City Historic Landmarks.

F. **RNA Review**

1. **Pre-Application Conference**

A pre-application conference with the PDSD staff is required to determine whether the application meets the design standards and requirements of the RNA.

2. **Submittal and Staff Review**

Upon submittal, the PDSD staff reviews the application for compliance with the RNA standards and makes recommendations to the PDSD Director whether to approve or reject the application.

3. **Review by the Design Review Board (DRB)**

The Design Review Board (DRB) reviews all applications for compliance with the RNA standards in conjunction with the underlying zoning, and makes findings and recommendations to the PDSD Director. Applications are scheduled with the DRB at the first available meeting.

4. **Tucson-Pima County Historical Commission (TPCHPC) Review**

The TPCHC Plans Review Subcommittee reviews applications that propose exterior changes to buildings on or eligible for inclusion on the National or Arizona Register of Historic Places. The TPCHC Plans Review Subcommittee makes findings and recommendations to the PDSD Director.

5. **Decision**

The PDSD Director makes the decision whether to approve or deny the application after receiving recommendations from staff, DRB, and, when applicable, the TPCHC Plans Review Subcommittee.

6. **Notice of Decision**

Notice of the decision must be provided to the applicant within three (3) days of the date of the decision and the appropriate HPZ Advisory Board, if applicable, and the plans review subcommittee.

7. **Appeals**
If an application is denied, the applicant may appeal the decision to the Board of Adjustment in accordance with Section 3.10.2. Appeals must be submitted to the PDSD within five days of the notice of decision.

(Am. Ord. 11246, 2/18/2015)

5.12.8. GENERAL IID ZONING OPTION DESIGN STANDARDS

An IID Plan under the IID zoning option design standards must demonstrate compliance with the following:

A. **Streetscape Design**
Streetscape design must comply with the street design standards in the Technical Manual and the Streetscape Design Policy.

1. **Pedestrian-orientation**
Projects shall be pedestrian-oriented and comply with all of the following standards:

a. New construction shall have architectural elements/details at the first two floor levels;

b. Buildings shall provide windows, window displays, or visible activity on the ground floor for at least 50 percent of frontage;

c. A single plane of façade shall be no longer than fifty feet without architectural detail;

d. Front doors shall be visible or identifiable from the street and visually highlighted by graphics, lighting, or similar features;

e. Uses, such as Commercial Services or Retail Trade uses that encourage street level pedestrian activity are preferred on the first floor of a structure of a multistory building;

f. Construction and maintenance of sidewalks must be done in compliance with the City's Streetscape Design Policy. Existing sidewalk widths shall be maintained so as to provide effective, accessible, connectivity to adjoining properties. Sidewalks may be widened to accommodate a project's design characteristics. Where no sidewalks exist, sidewalks shall be provided. Outdoor seating and dining areas and landscaping may be located in the sidewalk area where safe and effective sidewalk width around the design feature can be provided;

g. To the extent practicable, bus pull-outs shall be provided where bus stops are currently located; and

h. If drive-through service is proposed, it shall not interfere with pedestrian access to the site from the right-of-way.

2. **Shade**

a. Except as provided below, shade shall be provided for at least 50% of all sidewalks and pedestrian access paths as measured at 2:00 p.m. on June 21 when the sun is 82 degrees above the horizon. Shade may be provided by trees, arcades, canopies, or shade structures provided their location and design characteristics are compatible with

the historic and design context of the street and the architectural integrity of the building. The use of plantings and shade structures in the City right-of-way is permitted to meet this standard with the approval of the Transportation Department. The shade provided by a building may serve to meet this standard.

b. **Exception**
The PDSD Director may approve an IID Plan providing less than 50% shade where compliance is not feasible due to a project site's location and/or building orientation and the applicant has made a reasonable attempt to comply with this standard.

B. **Development Transition Standards**
The purpose of the Development Transition Standards is to mitigate excessive visual, noise, odor, vibration intrusion, and other similar public health and safety concerns that may be created by the proposed project.

1. **Applicability**
Developing sites that abut an affected single family or duplex dwelling shall comply with this section. For purposes of the IID, the following terms and examples describe elements of applicable transitional areas:

a. "Affected residential property" refers to an existing detached single-family or duplex dwelling that is adjacent to a developing site;

b. "High density residential" refers to residential development that is neither existing single-family detached nor attached dwellings;

c. Examples of applicable transitional areas include a nonresidential developing site adjacent to existing single-family detached or attached dwellings within a subdivision, or a developing high density residential site adjacent to existing single-family detached or attached dwellings within a subdivision; and,

d. For projects within the DCS, the Development Transition Standards apply only to those projects adjacent to affected residential properties outside the DCS boundaries.

2. **Mitigation of Taller Structures**
Compliance with the following standards is required where the developing site has taller buildings than adjacent affected residential properties:

a. Within the GIIS and DCS, the maximum building height is 25 feet within 30 feet of the property line adjacent to an affected residential property. Proposed buildings may be developed to the maximum height permitted by the underlying zone or as permitted by the IID Subdistrict, whichever is applicable, when the building is 30 feet or more from the property line adjacent to an affected residential property;

b. **Building Bulk Reduction**
If a building façade faces a property line adjacent to a single-family detached or duplex residential property, the PDSD Director may require bulk reduction. The Design Professional shall make a finding and recommendation, after consulting with the DRC and/or Historic Commission if applicable, that the proposed design provides an effective way of breaking up the mass so the building mass of the façade is less imposing.

c. Windows at or above the second story of a structure shall be located or treated to reduce views into adjacent affected residential property's buildings and yard areas;

d. Balconies shall be oriented away from affected residential property or use a screening device to reduce views in to the rear or side yards of the affected residential property.

e. The developing site's buildings shall be oriented so as to reduce views onto an affected residential property; and

f. Buffers and/or screening consistent with the purpose of this section shall be provided between a developing site and affected residential properties and shall include features such as, but not limited to, landscaping, walls, and architecturally decorative features.

3. **Mitigation of Service Areas**
Potential nuisance or noisy areas shall be oriented away from affected residential property, such as by placing service areas for loading and garbage disposal between the developing site's buildings, behind opaque barriers, or by using architectural or landscaping treatments that effectively reduce nuisance impacts from service areas. The service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of adjacent properties or create a nuisance or hazard beyond the property lines of the project site, and prevent vibrations that are discernible beyond the property lines of the project site.

4. **Mitigation of Parking Facilities and Other Areas**
Where the site has parking areas or an area with noise and outdoor lighting features, the areas shall be screened from affected residential property by a combination of a wall or opaque non-chain link fence with a vegetative hedge or a row of trees that shall be dense enough to screen views onto the development site. An alternative treatment may be used, such as using architectural or landscaping treatments that effectively reduce nuisance impacts from parking facilities and other areas. Where there is a finding that the vegetative screen will be opaque, the requirement of a masonry wall may be waived by the PDSD Director.

C. **Alternative Compliance**

1. The PDSD Director may approve an urban design best practice option for compliance with Section 5.12.8.A, *Streetscape Design*, and Section 5.12.8.B, *Development Transition Standards*.

2. For purposes of this section, urban design best practices may include urban design studies approved for the City of Tucson, adopted urban design standards for a downtown area in an Arizona city of comparable size or a city in the Southwest of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects, addressing downtown development, or any comparable report, study, or standards recommended by the City's Design Professional and approved by the PDSD Director.

D. **Utilities**
Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

E. **Parking**

1. Parking spaces may be located as follows:

   a. On site; or

   b. Off-site within ¼ of a mile of the project site under a shared parking agreement that is approved by the City.

2. Required vehicle and bicycle parking may be reduced pursuant to an IID Parking Plan in accordance with Section 7.4.5.A, except as modified as follows:

   a. Section 7.4.5.A.3 in Permitted Uses and Types of Development does not apply. An IID Parking Plan may be used to reduce required residential parking.

   b. Bike parking shall be provided when motor vehicle parking is provided. The PDSD Director may reduce the required number of bike parking spaces depending on the use, setting, and intensity of the proposal.

   c. The neighborhood meeting that is required for under Section 7.4.5.A.6.a may be held concurrently with the neighborhood meeting required by Section 5.12.6.B.

   d. Section 7.4.5.B, *Downtown Parking District*, does not apply.

3. Where Parking is provided, the parking area must comply with the standards of Section 7.4.6.C and D.

4. Parking must be in a parking structure with the ground floor of the parking structure screened from view.

   a. **Exception**
   Parking may be located on a surface parking lot if it is determined by the PDSD Director to be impracticable to be located elsewhere and other options are not available.

   b. Parking may be located on a surface parking lot if it is determined by the PDSD Director to be impracticable to be located elsewhere and other options are not available. If located onsite, parking areas must be located at the rear or side of the building.

   c. Changes of use and expansion of existing structures may use the site's current parking configuration.

   d. Parking structures shall be designed so that parked vehicles are screened from view at street level through incorporation of design elements including, but not limited to, landscaping, pedestrian arcades, occupied space, or display space.

5. **Special IID Parking Agreement**
   Where a developer can demonstrate to the satisfaction of the PDSD that the parking options provided for in this Section are not feasible, and the City makes a specific finding that the

project will have significant economic development value for the IID Sub-District in which it will be located, the following parking options are allowed as follows:

a. A percentage of long-term residential parking may be located in a City public parking garage by an agreement with Park Tucson if the project is of significant economic benefit to the City to allow this option.

b. The agreement must be reviewed by PDSD, the Design Professional, Park Tucson and approved by the City Manager.

F. **Multi-zone Parcels**
Where a development parcel contains more than one zoning district, uses and building massing may be distributed across the zoning districts on the parcel, provided that the development complies with the design standards in Section 5.12.8.B to mitigate the impact of the new development on existing, less intensely developed adjacent parcels.

(Am. Ord. 11246, 2/18/2015)

5.12.9. GREATER INFILL INCENTIVE SUBDISTRICT (GIIS)

A. **GIIS Land Uses**
In the GIIS, a proposed development project using the IID zoning option must meet both of following requirements:

1. It must be a use permitted by the underlying zoning on the property.

2. It is limited to the uses listed in Table 5.12-GIIS-1 below.

TABLE 5.12-GIIS-1 LAND USE	
LAND USE TYPE	
Commercial Services Group	**Industrial Use Group**
Administrative and Professional Office	Craft work
Alcoholic Beverage Service	
Entertainment	**Retail Trade Group**
Food Service	General Merchandise Sales
Personal Services	Food and Beverage Sales
Travelers' Accommodation, Lodging	
	Residential Group
Civic Use Group	Attached Family Dwelling
Civic Assembly	Multifamily Dwelling
Cultural Use	Group Dwellings, pursuant to Section 5.12.6.K
Educational Use: Instructional School	
Educational Use: Post-secondary Institution	**Other Uses**
Religious Use	Mixed Uses are limited to a combination of Residential and any other uses listed in this table.

3. **Additional Permitted Uses**
With the exception of Automotive Service and Repair uses, which are prohibited, permitted uses include any use permitted in the underlying zone for the property, provided the PDSD Director finds the proposed use to be in accordance with Section 5.12.1, (*Purpose*).

B. **Modifications of Underlying Development Standards**
Except as provided in Subsection C below, the requirements in the following sections of the UDC may be modified up to 25 percent of the dimension amount permitted by the underlying zoning: Article 6, *Dimensional Standards and Measurements*; Section 7.4, *Motor Vehicle & Bicycle Parking*; Section 7.5, *Off-Street Loading*; Section 7.6, *Landscaping and Screening*. Section 7.7, *Native Plant Preservation* may not be modified.

C. **Exceptions**
The following sections of the UDC may be modified in excess of 25 percent to the extent specified below upon findings by the PDSD Director that the modification is consistent with Section 5.12.1, *Purpose*.

1. **Article 6, *Dimensional Standards and Measurements***

a. **Building Height**
Building height may be increased up to 60 feet unless the current zoning allows a greater height or where the IID Plan's Development Transition Standards as provided in Section 5.12.8.B require less.

b. **Street Perimeter Yard**
Perimeter yard requirements may be reduced or waived if the PDSD Director determines that the request is consistent with the Major Streets and Route Plan. The Director of the Transportation Department, may modify the Major Streets and Routes setback if there is adequate sight visibility, no traffic safety issue is created, the reduction complies with the standards of Section 5.12.8.B, and the setback does not create a future roadway expansion problem. This provision may apply to Major Streets and Routes setbacks in the DCS and DLS.

c. No residential density calculation (RAN) standards apply.

2. **Section 7.4, *Motor Vehicle and Bicycle Parking***

a. **Parking**
Parking as required by Section 7.4, *Motor Vehicle and Bicycle Parking*, may be reduced up to 25 percent. Parking may be decreased by more than 25 percent per a written agreement with the Park Tucson, or in accordance with Section 5.12.6.M, *IID Parking Plan*, if the analysis and findings show the proposed parking is adequate.

b. **Accessible Parking and Bicycle Facilities**

(1) The number and location of accessible parking spaces required by the City's adopted Building Code shall not be reduced or eliminated and shall be based on the number of motor vehicle parking spaces required prior to any modification.

(2) Bicycle facilities may not be reduced or eliminated and must be based on the number of bicycle spaces required by Section 7.4.8 for the use.

c. **Location**
Parking may be provided by any one of the following options or by a combination of the following options:

(1) On-site;

(2) Off-site within one-fourth of a mile of the project site through a shared parking agreement with the City;

(3) With the approval of the Department of Transportation, proposals for non-residential uses may provide up to five on-street spaces on a collector or arterial street where parking is permitted.

3. **Section 7.5, *Off-Street Loading***
Off-street loading zone standards may be reduced or waived if PDSD and the Department of Transportation determine that no traffic safety issue is created.

4. **Solid Waste Collection**
On-site refuse collection container standards governing access, type, and location may be modified if the Environmental Services Department determines that no public health or traffic safety issue is created.

5. **Section 7.6, *Landscaping and Screening***

a. Section *7.7*, *Native Plant Preservation* may not be modified.

b. Except as required by Section 5.12.8.B, *Development Transition Standards*, a complete or partial exception to Section 7.6, *Landscaping and Screening Standards*, may be granted if shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.6.A.2. The landscaping requirement may also be waived by the PDSD Director based on a written finding that the waiver is necessary to preserve the prevailing setback.

c. Any one or more of the following types of landscaping and improvements may be used to comply with this section:

(1) Existing landscaping;

(2) Shade trees in the right-of-way;

(3) Green walls or green roofs; and/or

(4) Shade structures, such as awnings.

6. **Pedestrian Access**
Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the accessibility standards of the City's adopted Building Code.

(Am. Ord. 11246, 2/18/2015)

5.12.10. DOWNTOWN CORE SUBDISTRICT (DCS)

A. **Permitted Uses**

With the exception of detached single-family dwellings, which are not allowed, permitted uses in the DCS are those uses listed for the GIIS, Section 5.12.9.A.

B. **Standards**

The following apply to all development within the DCS:

1. Maximum building height may be increased up to 60 feet unless the current zoning allows a greater height or where the approved IID Plan's Development Transition Standards requires less.

2. In the underlying I-1 and I-2 Zone, uses permitted in the DCS under Section 5.12.9.A above are limited to a maximum 75 foot building height.

3. When provided, landscaping shall be in accordance with the City's drought-tolerant plant list;

4. Bicycle parking shall be provided when motor vehicle parking is provided. The required number of bicycle parking spaces may be reduced pursuant to an IID Parking Plan, Section 5.12.6.M when bicycle parking is required per this section;

5. Where applicable, applicants are strongly encouraged to comply with Section 7.7, *Native Plant Preservation*; and,

6. All applications shall be in accordance with Section 5.12.7.C.6, .9, .12, .13, and .14, and Section 5.12.7.D.3. Open space is defined in the DCS as stated in Section 5.12.11.B.6, *Downtown Links Subdistrict*.

C. **Exemptions**

Except as provided in this section, development within the DCS is exempt from the following standards unless the PDSD Director makes a finding that public safety and health would be jeopardized:

1. Section 5.4, *Major Streets and Routes Setback Zone*;

2. Minimum perimeter yard standard as provided in Section 6.3, except when required by Section 5.12.8.B, *Development Transition Standards*;

3. Maximum lot coverage standard as provided in Section 6.3;

4. Minimum lot size standard as provided in Section 6.3,

5. Section 7.4, *Motor Vehicle and Bicycle Parking*, except as provided in Section 5.12. 8.E;

6. Section 7.5, *Off-Street Loading*;

7. Section 7.6, *Landscaping and Screening Standards*, except as required by Section 5.12.8.B, *Development Transition Standards*; and,

8. Section *7.7*, *Native Plant Preservation*, except when the property includes a drainage corridor where native plants are present or when the property is adjacent to a drainage corridor and remnant native plants are present on the project site.

D. **Other Permitted Modifications**

1. **Pedestrian Access**
Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the City's adopted Building Code.

2. **Solid Waste Collection**
On-site refuse collection container standards governing access, type, and location may be modified if the Environmental Services Department determines that no public health or traffic safety issue is created.

(Am. Ord. 11246, 2/18/2015)

5.12.11. DOWNTOWN LINKS SUBDISTRICT (DLS)

FIGURE 5.12-DLS-A: MAP OF DOWNTOWN LINKS SUB-DISTRICT

A. **DLS Areas and Sub-Areas**
The DLS is divided into the following Areas:

1. Toole Avenue Area (TAA)

   a. Toole Avenue Sub-Area (TAS)

   b. UA Annex Sub-Area (UAS)

   c. El Presidio Sub-Area (EPS)

2. Warehouse Triangle Area (WTA)

3. Fourth Avenue Area (FAA)

   a. Fourth Avenue Historic Sub-Area (FHS)

   b. Fourth Avenue Sub-Area (FAS)

4. Iron Horse Area (IHA)

   a. Armory Park and Iron Horse, Mixed Use Sub-Area (AIH-MS)

   b. Iron Horse, Low Density Residential Sub-Area (IH-RS)

5. Stone/Sixth Area (SSA)

   a. Stone Sub-Area (STS)

   b. Sixth Street Sub-Area (SSS)

B. **Required Use and Development Standards and Notations**

1. Required use and development standards in the DLS Sub-Areas are set forth in the Tables and Diagrams for each DLS Area. Uses that are similar in nature and intensity as those listed may be permitted by Special Exception through the procedures for Special Exceptions in Section 4.3.2, provided the PDSD Director finds the proposed use to be in accordance with Section 5.12.1, *Purpose*.

2. The numbers in the Tables following a use or a standard correspond to the specific requirements of that use or standard (see Tables in each Sub-Area)

3. The letters in the Tables correspond to the letters in the Diagrams in each Sub-Area.

4. Illustrations and Figures used in the DLS are not regulatory unless referred to by a standards table.

5. To encourage innovative design solutions, Section 5.12.8.C may be used for an urban design best practice option.

6. Open space refers to public, private, and common area locations. Balconies are not considered open space. Common areas may include areas used by tenants or customers and/or the public where practicable. The percentage of open space in all Area and Sub-Area developments may be calculated as a combination of all three types of open space. Open space is encouraged at the street level. Pedestrian access to open space may be required as determined practicable by the PDSD Director.

C. **Permitted Uses for all Areas and Sub-Areas in the DLS**

Permitted land uses under the DLS zoning option are shown in Table 5.12-DLS-1 for each DLS Area; Use Specific Standards for Table 5.12-DLS-1 are listed below.

1. In the UAS all land uses must comply with the standards as set forth in the I-1 underlying zoning except that residential uses for C-3 zoning are allowed. Automotive service uses are not permitted.

2. Uses similar in nature and intensity to the uses permitted in the DLS may be permitted as a Special Exception land use pursuant to the Special Exception Process under Section 3.4.2.

TABLE 5.12-DLS-1 PERMITTED USES

LAND USE TYPE	PERMITTED USES IN THE FOLLOWING DLS AREAS								
	TAS	UAS	EPS	WTA	FAA	AIH-MS	IH-RS	STS	SSS
COMMERCIAL SERVICES GROUP									
Administrative and Professional Offices	P	P	P	P	P	P (1)		P	P
Alcoholic Beverage Sale: Microbrewery as an accessory use to this group	P	P	P	P	P	P (1)		P (1)	P
Animal Services	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)		P (2)	P (2)
Commercial Recreation	P (3)	P (3)	P (3)	P (3)	P (3)			P (3)	P (3)
Day Care	P	P	P	P	P	P (1)		P	P
Entertainment	P (3)	P (3, 4)	P (3, 4)	P (3, 4)	P (3, 4)			P (3, 4)	P (3, 4)
Financial Services	P (5, 6)	P (5, 6)	P (5, 6)	P (5, 6)	P (5, 6)	P (1, 5, 6)		P (1, 5, 6)	P (5, 6)
Food Service	P (7, 8)	P (7, 8)	P (7, 8)	P (7, 8)	P (7, 8)	P (1, 7, 8)		P (1, 7, 8)	P (7, 8)
Medical Services - Outpatient	P (9)	P (9)	P (9)	P (9)	P (9)	P (9)		P (9)	P (9)
Parking	P	P (12)	P (12)	P (12)				P	P (12)
Personal Services	P	P	P	P	P	P (1)		P	P
Research and Product Development	P (10)	P (10)	P (10)	P (10)	P (10)	P		P (10)	P (10)
Technical Services	P	P	P	P	P			P	P
Trade Service and Repair-Minor	P	P	P	P	P	P (1)		P	P
Transportation Service-Land Carrier	P (11)	P (11)	P (11)	P (11)	P (11)			P (11)	P (11)
Travelers Accommodations, Lodging	P (13)	P (13)	P (13)	P (13)	P (1, 13, 14)	P (13)	P (13)		
RETAIL USE GROUP									
Food and Beverage Sales	P (5)	P (5)	P (5)	P (5)	P (5)	P (1, 5, 18)		P (5)	P (5)
General Merchandise Sales	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (5, 15, 16, 17)	P (1, 5, 15, 16, 17)		P (5, 15, 16, 17)	P (5, 15, 16, 17)
Vehicle Rental	P (12)	P (12)	P (12)	P (12)	P (12)			P (12)	P (12)

LAND USE TYPE	PERMITTED USES IN THE FOLLOWING DLS AREAS								
	TAS	UAS	EPS	WTA	FAA	AIH-MS	IH-RS	STS	SSS
CIVIC USE GROUP									
Civic Assembly	P	P	P	P	P	P		P	P
Cultural Use	P	P	P	P	P	P		P	P
Educational Uses Post-secondary Institution or Instructional School	P	P	P	P	P			P	P
Membership Organization	P	P	P	P	P			P	P
Postal Services	P	P	P	P	P	P	P	P	P
Religious Use	P	P	P	P	P	P	P	P	P
Protective Services	P	P	P	P	P	P		P	P
RECREATIONAL USE GROUP									
Parks and Recreation	P (3)	P (3)		P (3)	P (3)	P (20)	P (20)	P (3)	P (3)
RESIDENTIAL USE GROUP									
Family Dwelling	P (28)	P (28)	P (28)	P (28)	P (28)	P (28)	P	P (28)	P (28)
Group Dwelling	P (29)	P (29)	P (29)	P (29)	P (29)			P (29)	P (29)
Artist Studio/Res.	P (19)	P (19)	P (19)	P (19)	P (19)	P (19)	P (19)	P (19)	P (19)
Residential Care Services-Adult Care Service or Physical or Behavioral Health	P (21, 23)	P (21, 23)	P (21, 23)	P (21, 23)	P (21, 23)	P (21, 23)		P (21, 23)	P (21, 23)
Residential Care Services/ Rehabilitation Services	P (22)	P (22, 23)	P (22, 23)	P (22, 23)	P (22, 23)	P (1, 22, 23)		P (22, 23)	P (22, 23)
Home Occupation	P (24)	P (24)	P (24)	P (24)	P (24)	P (24)	P (24)	P (24)	P (24)
INDUSTRIAL GROUP									
Craft work	P	P	P	P	P	P	P	P	P
General Manufacturing	P (25)	P (25)	P (25)	P(25)	P (25)			P (25)	P (25)
Perishable Goods Manufacturing -	P (26)	P(26)	P(26)	P(26)	P (1) (26)		P(26)	P(26)	P(26)
Precision Manufacturing	P (25)	P (25)	P (25)	P (25)	P (25)			P (25)	P (25)
Primary Manufacturing	P (25)	P (25)	P (25)	P (25)	P (25)			P (25)	P (25)
Salvaging or Recycling	P (27)	P (27)	P (27)	P (27)	P (27)			P (27)	P (27)

D. **Use Specific Standards for Table 5.12-DLS-1**

1. Permitted only on Ninth Street in the AIH-MS. Permitted only in Stone Avenue in STS.

2. The use must be entirely contained in the interior of the building and is not permitted in any yard or patio.

3. Large recreational facilities of more than 25,000 sq. ft. of floor area (including gross floor area and any outside areas providing service to the public) are not allowed.

4. Circuses, carnivals, or tent shows are not allowed.

5. Drive-through services are not allowed.

6. Non-chartered financial institution facilities, such as payday loan facilities are not allowed.

7. Drive-in and drive-through restaurants are not allowed.

8. Soup kitchens are not allowed.

9. Blood donor centers are not allowed.

10. Only scientific, non-industrial type of research and development is allowed.

11. The use is limited to public transit stops.

12. No surface parking lots. Vehicle parking must be located in a structure.

13. Hotels may not provide individual room access from the exterior of the building.

14. Limited to Bed & Breakfast only. Permitted for up to 20 guests for a maximum of 14 days. No more than 20 sleeping rooms may be used by guests. Meals may be served only to guests staying at the facility. Separate cooking facilities in guest rooms are prohibited.

15. Display or storage of fertilizer, manure, or other odorous material is not allowed.

16. Gas stations are not allowed.

17. Motor vehicle sales are not allowed.

18. No alcoholic beverage sales.

19. Adequate measures required to assure the health, safety and welfare of the occupants or adjacent residents' property in relation to any industrial process, use or storage. Additionally, appropriate building code occupancy separation must be ensured. On-site sale of the artists' products, including occasional shows of the artist' works are permitted secondary uses.

20. Limited to Neighborhood Parks Recreation. In addition to City of Tucson/Pima County Outdoor Lighting Code Chapter 6, Section 601-603, Recreational Facilities, any outdoor lighting associated with the use must be located and directed to eliminate glare toward streets and adjoining residential areas.

21. Care is permitted for a maximum of 20 residents.

22. Care is permitted for a maximum of 10 residents.

23. If licensing is required by the state of Arizona for the use, proof of such licensure must be provided.

24. Permitted as an accessory use to a Family Dwelling, excluding Day Care and Traveler's Accommodation Lodging. The use may not create any nuisance, hazard or other offensive condition, such as that resulting from noise, smoke, dust, odors or other noxious emissions.

25. Permitted as an accessory use to the Commercial Services and Retail use groups, and limited to 50% of the gross floor area.

26. Limited to baked goods, confectionary other food products manufacturing.

27. Permitted as an accessory land use to religious, commercial services, retail trade use groups and educational use. Salvaging and recycling is limited to recycling collection bins and to empty household product containers, such as, but not limited to, aluminum cans, glass and plastic bottles, and newspaper.

28. For Family Dwelling uses, only Multifamily Dwelling Developments are allowed.

29. Group Dwellings that meet the IID definition for that term in Section 11.4.8.G require Mayor and Council approval pursuant to Section 3.4.4 *Mayor and Council Special Exception Procedure*.

E. **Downtown Links Roadway**

Development under the Downtown Links Sub-District portion or the UDC is prohibited within the right-of-way of the future downtown links roadway project. Preliminary location of future right-of-way is depicted on sub-area maps.

F. **Historic Preservation**

The maps included in this document attempt to show the "contributing" or "eligible" properties from information available as of June 2014. It is the responsibility of each applicant for this zoning option to verify the current eligibility status of the property in question with the Office of Historic Preservation.

G. **Loading, Solid Waste, Landscaping and Screening for all Areas and Sub-Areas in the DLS**

Loading and solid waste collection and landscaping and screening requirements in all DLS Areas and Sub-Areas are provided in Table 5.12-DLS-2.

TABLE 5.12-DLS-2

LOADING AND SOLID WASTE
Loading requirements must comply with Section 7.4 *et seq.* for the land use group or class. **(1)**
Solid waste collection requirements must comply with COT Administrative Manual Section 8.01 et seq. for solid waste. **(2)**
LANDSCAPING AND SCREENING
A complete or partial exception to the landscaping and screening requirements in Section 7.6 may be granted by the PDSD Director, if shade along sidewalks, pedestrian circulation paths or outdoor patios is provided for pedestrians and customers in accordance Section 5.12.6.A.2. Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalk is allowed if no safety hazard is created. All pedestrian access must conform to the accessibility standards of the City's Building Code.
SPECIFIC STANDARDS **1.** Off-street loading zone standards may be reduced or waived if PDSD and the Dept. of Transportation determine that no traffic safety issue is created. **2.** On-site refuse collection container requirements governing access, type, and location may be modified if the Environmental Services Dept. determines that no public health or traffic safety issues are created. Group solutions (multiple site, multiple owners) to refuse collection are encouraged.

H. **Solar Exposure**

Solar Exposure standards for all Sub-Districts in the DLS provided in Table 5.12-DLS-3.

TABLE 5.12-DLS-3

SOLAR EXPOSURE		
Maximum Glass on East and West	50% of Façade	
Minimum shade on East and West glass **(1)**	50%	
Maximum glass on North and South	Unlimited	
Minimum shade on North and South glass	0%	
SPECIFIC REQUIREMENTS **1.** Percentage of glass must be shaded between 10 AM and 3 PM between May through October.		

I. **Parking**

Parking standards for all DLS Areas and Sub-Areas are shown in Figure 5.12-E and Table 5.12-DLS-5. Additionally the General IID parking standards in Section 5.12.6.M apply.

FIGURE 5.12.E

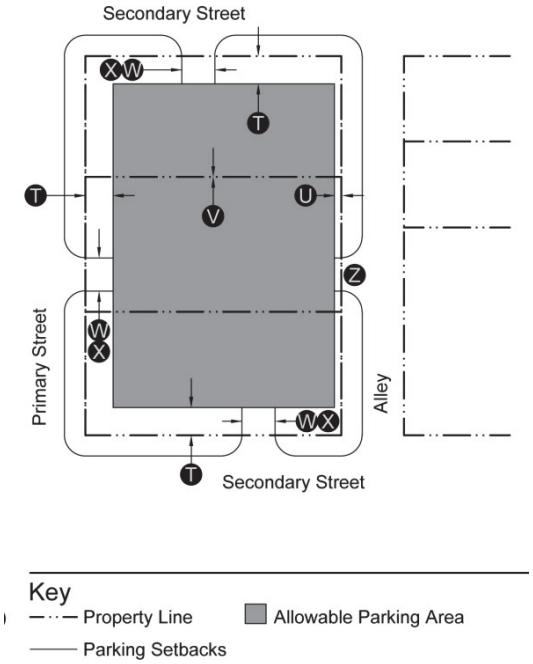


TABLE 5.12-DLS-5

PARKING		
Location (Distance from Property Line)		
Street Setback **(5)**	30 Ft.	**T**
Pedestrian Easement Setback	5 Ft.	**U**
Side Setback **(8)**	0 Ft.	**V**
Required Spaces		
Off-street **(1, 4)**	Non-residential = 0 Residential = 1/DU	
Accessible **(2, 3)**	Compliance with the accessible parking requirements in the UDC for the underlying zone.	
Bicycle Facilities **(2)**	Compliance with the requirements in the UDC for the underlying zone.	
Vehicular Access Points (9)		
Maximum Allowable Width	24 Ft.	**W**
Maximum Allowable Number	1 Drive/Primary Street **(6)**	**X**
Alley Access **(7)**	1 Drive per property at FAS and IHA-RS Sub-Areas only	**Z**

SPECIFIC REQUIREMENTS

1. Commercial parking not required. Residential uses are required to provide 1 space per unit. Further reduction in required on-site residential parking can be achieved through an IID Parking Plan prepared pursuant to Section 5.12.E; leased spaces from an off-site location; or an on-site care-share program.

2. Required accessible spaces and bicycle facilities may not be reduced or eliminated. The number of required accessible spaces is governed by the Building Code. The number of bicycle spaces required for a proposed use is governed by Section 7.4.8.

3. Accessible spaces may be provided 1) on-site, 2) off site within one quarter of a mile of the project site through a shared parking agreement, or 3) on street on the same side of the street up to five spaces.

4. Surface parking is allowed only within a structure at sites developed with Floor Area Ratios of 3.0 and above.

5. In the Armory Park, Low Density Residential Infill Sub-Area, parking setback may be reduced to 10 feet from the front property line.

6. At corner lots, vehicular access points may not be located on a primary street. At all other lots, vehicular access points are limited to one per primary street, except in the Fourth Avenue Sub-Area (FAS), where vehicular access lanes may not be located on Fourth Avenue.

7. Access to parking spaces in the Iron Horse, Low Density Residential Infill Sub-Area and the Fourth Avenue Historic and Fourth Avenue Sub-Areas may be had by way of existing alleys **(Z)**.

8. Zero foot setback is also allowed at Union Pacific frontage.

9. In the El Presidio Sub-Area (ESP) vehicular access to Block 175 (bounded by Church Avenue, Council Street, Court Avenue, and Franklin Street) Shall be limited to access from Church Avenue.

J. **Alleyways and Pedestrian Access Lanes**

Development in the DLS is intended to encourage and support an active, secure and comfortable pedestrian environment. Property fronting alleys and pedestrian lanes should have interesting treatments, such as landscaping and wall art. Alleys and pedestrian access lanes are opportunities for a great place to walk and other active uses, such as spillover activities from the ground level Commercial Services and Retail Trade uses. Special festive lighting is encouraged in alleyways to complement street lighting and to illuminate the space for events. At corner sites, building design and orientation may be organized to have active "frontage" on the alleyway. Architectural elements such as landscaping should be incorporated into properties fronting alleys to screen utility service activities.

(Ord. 11246, 2/18/2015)

5.12.12. TOOLE AVENUE AREA (TAA)

Toole Avenue Sub-Area (TAS)
The intent of this zone is to allow for and encourage development of northern Toole Avenue as per the Historic Warehouse Arts District Master plan. Incentives offered under the Downtown Core Sub-district of the infill incentive zone such as exemptions from MS&R setback, perimeter yards, lot coverage, parking and landscape screening requirements are included under this zone. Additionally, multifamily residential development (not currently allowed in the underlying I-1 zone) shall be permitted.

UA Annex Sub-Area (UAS)
The intent of this zone is to allow for multifamily residential uses in areas that are within the underlying I-1 zoning, as well as to allow for parking incentives.

El Presidio Sub-Area (EPS)
El Presidio is one of Tucson's most historically significant neighborhoods and one of the country's oldest continuously inhabited places. Immediately adjacent to downtown, the neighborhood is located in the area of the 1776 Spanish fortress, Presidio San Agustin del Tucson. El Presidio is Tucson's birthplace, and as such, specific building heights, setbacks, and reductions in required parking has been mapped out to encourage density within this historic context. The development bridging downtown and El Presidio should protect the historic integrity and honor the distinctive character of this unique neighborhood.

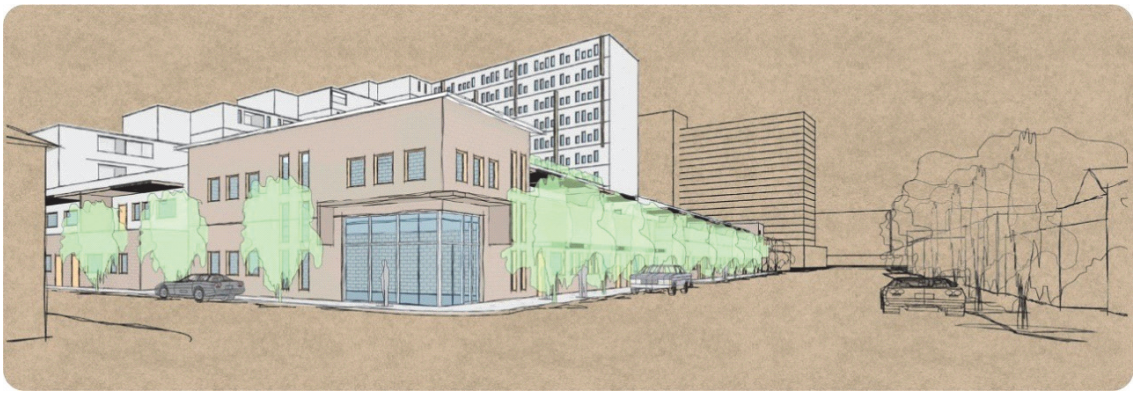
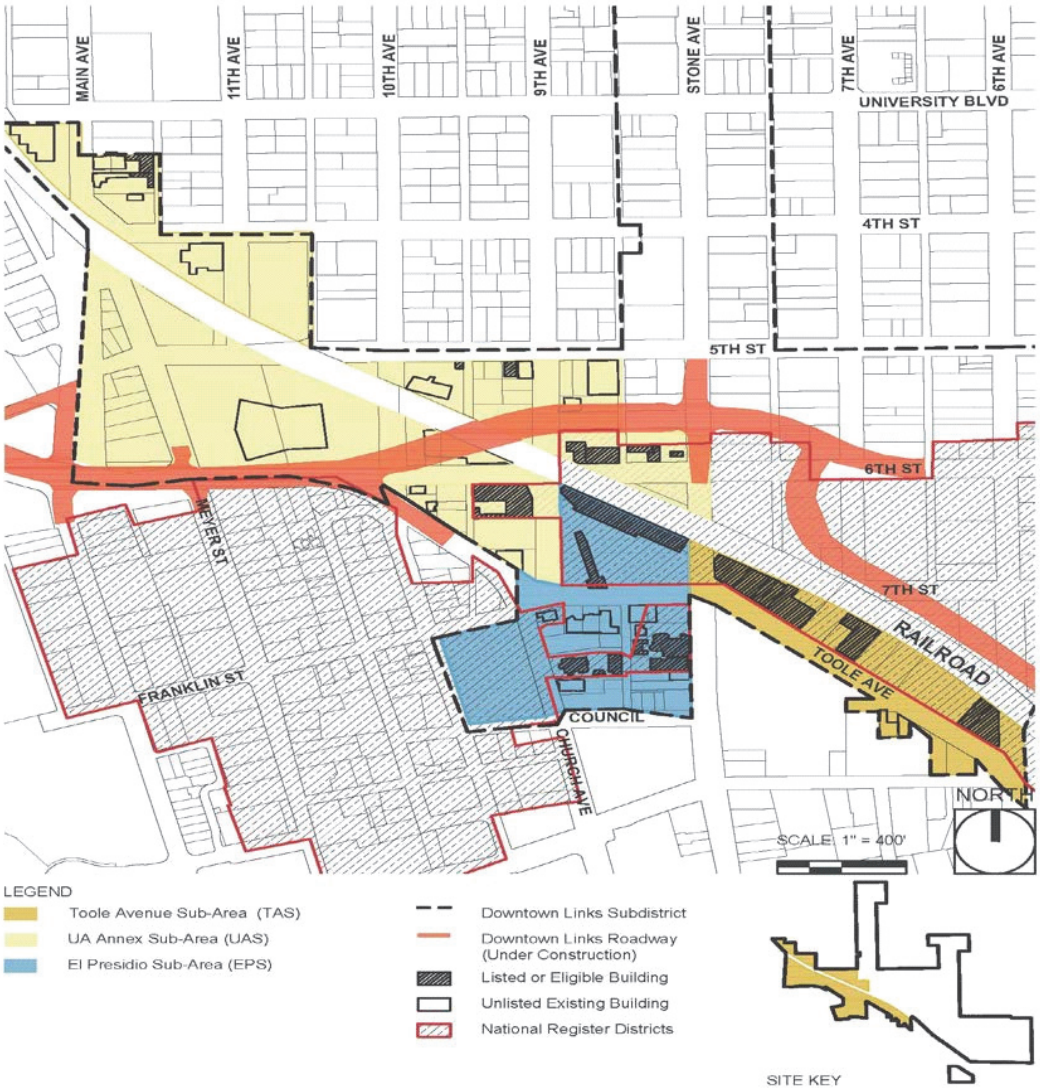


FIGURE 5.12-TAA-A: MAP OF TOOLE AVENUE AREA AND SUB-AREAS



A. **Toole Avenue Sub-Area (TAS)**

1. **Standards**
   Figure 5.12-TAA-A shows the boundaries of the TAA and its Sub-Areas. Toole Avenue Sub-Area zoning regulations contained herein may be used in lieu of underlying zoning.

2. **Building Placement**
   Building placement and setback requirements in the TAS are as shown in Figure 5.12-TAS-A and Table 5.12-TAS-1.

FIGURE 5.12-TAS-A

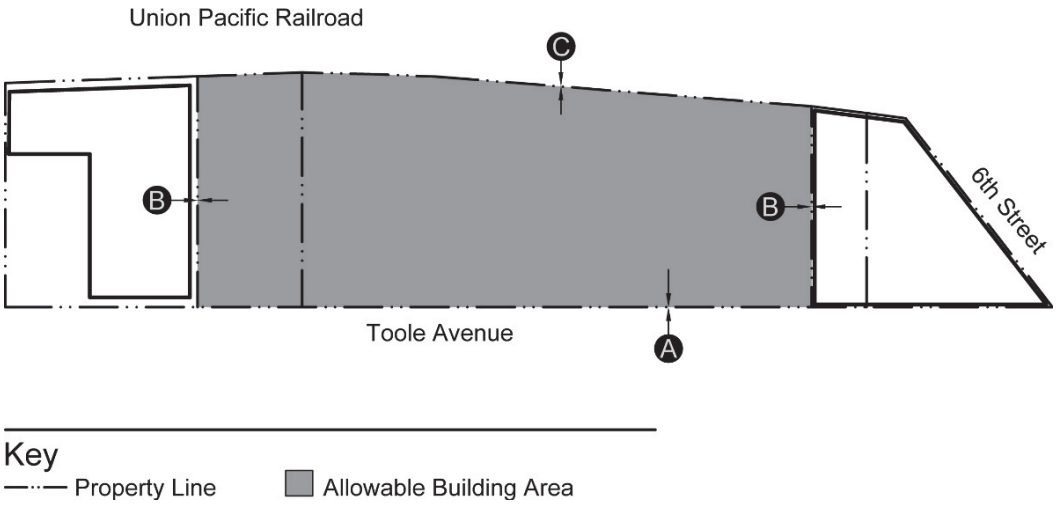


TABLE 5.12-TAS-1

UA ANNEX SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		
Build to Line (Distance from Property Line) (1)		
Street Side	0 Ft.	**A**
Setback (Distance from Property Line)		
Side Yard	0 Ft.	**B**
Rear Yard	0 Ft.	**C**
SPECIFIC REQUIREMENTS **1.** Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line.		

3. **Building Heights, Floor Uses**
   Building height and floor use requirements in the TAS are as shown in Figure 5.12-TAS-B and Table 5.12-TAS-2.

FIGURE 5.12-TAS-B

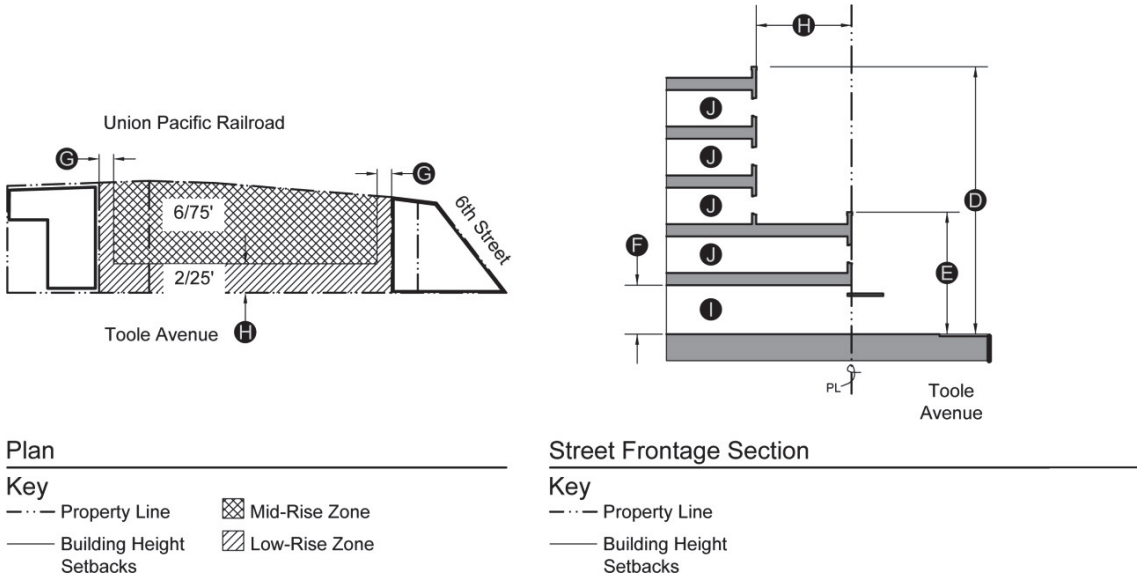


TABLE 5.12-TAS-2

TOOLE AVENUE SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		
Mid-Rise Building Height **(1)**	Six stories with a maximum height of 75 feet	**D**
Low-Rise Building Height	Two stories with a maximum height of 25 feet	**E**
First Floor Ceiling	12 Ft. Min Clearance	**F**
Building Height Setbacks (distance from property line)		
Mid-Rise Side Yard Setback	20 Ft.	**G**
Mid-Rise Street Side Setback	40 Ft.	**H**
FLOOR USES		
Ground Floor **(2,3,4,5)**	Commercial Services and Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if the Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table.	**I**
Upper Floors	Residential or Commercial Services	**J**

SPECIFIC REQUIREMENTS

1. Mid-Rise building height is 6 Stories or 75 Ft. (D) from the mid-rise setbacks (G, H).
2. All new construction shall have scale-defining architectural elements or details at first two levels.
3. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.
4. Uses that create significant human activity at Street level such as pedestrian traffic and increases in business activity.
5. First floor level to be differentiated in form from upper levels.

4. **Lot Coverage, Open Space, Pedestrian Access**
Lot coverage, open space and pedestrian access requirements in the TAS are as shown in Figure 5.12-TAS-C and Table 5.12-TAS-3.

FIGURE 5.12-TAS-C

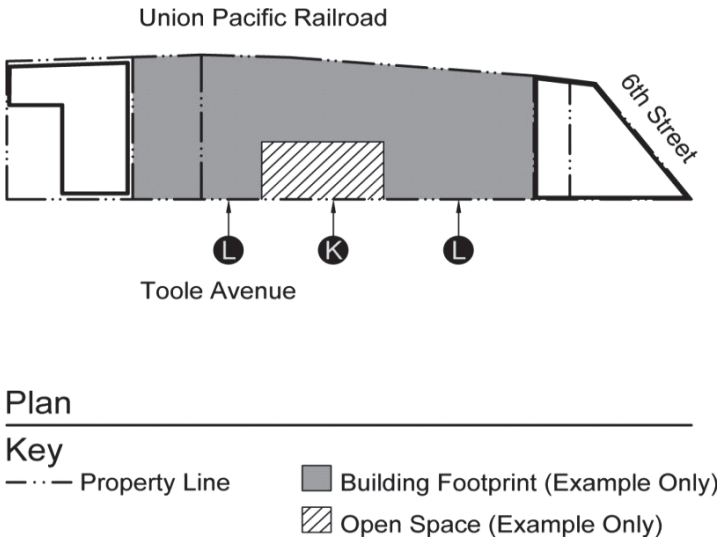


TABLE 5.12-TAS-3

TOOLE AVENUE SUB-AREA STANDARDS		
OPEN SPACE STANDARDS		
Lot Coverage		
Maximum Lot Coverage **(1)**	100%	
Open Space		
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft./DU or 20% of Lot Area **(7)**	
Open Space Non-Residential **(2,3,4)**	Min. of 30% of Lot Area	
Minimum Landscape Area	50% of Open Space **(8)**	
Pedestrian Access (5)		
Pedestrian Access to Open Space	Required	**K**
Main Entrance Location **(6)**	Primary Street (Toole Ave.)	**L**

SPECIFIC REQUIREMENTS
1. Lot Coverage is defined as the area of a site covered by buildings, storage areas and vehicular use areas.
2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable.
3. Usable open space may be any combination of private and common space.
4. Parking may not be counted as open space.
5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater.
8. Minimum landscape requirement applies only to common area open space.

5. **Building Massing Standards**
Building Massing Standards in the TAS are as shown in Figure 5.12-TAS-D and Table 5.12-TAS-4. The Building Massing Standards apply to all Sub-Areas in the Toole Avenue Area.

FIGURE 5.12-TAS-D

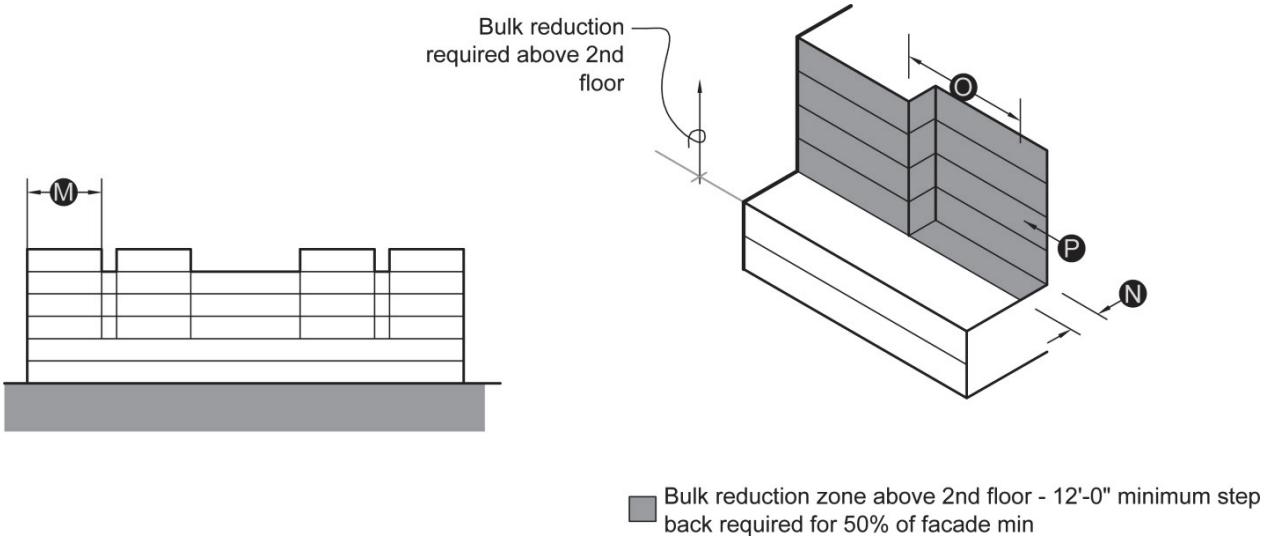


TABLE 5.12-TAS-4

TOOLE AVENUE SUB-AREA STANDARDS		
BUILDING MASSING STANDARDS		
Articulation		
Maximum unbroken building mass **(1)**	50 Ft. Max.	**M**
Bulk Reduction (Mid-Rise)		
Bulk Reduction Setback **(2)**	12 Ft. Min.	**N**
Bulk Reduction Required Area	50% of Façade	**O**
Bulk Reduction Zone	Required Above Second Floor	**P**
SPECIFIC REQUIREMENTS **1.** Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. And should include a variety of façades. **(M)** **2.** A step-back bulk reduction area a minimum of 12 ft. in depth (N) is required for at least 50% of the façade **(O)**. No bulk reduction is required below the third floor. See figures above.		

B. **UA Annex Sub-Area (UAS)**

1. **Standards**
Figure 5.12-TAA-A shows the boundaries of the TAA and its sub-areas. Zoning option standards for the UAS may be used in lieu of underlying zoning.

2. **Residential Density**
Within the UAS the maximum permitted residential density is 100 DU/AC, regardless of commercial use.

3. **Building Placement**
Building placement requirements in the UAS are as shown in Figure 5.12-UAS-A and Table 5.12-UAS-1.

FIGURE 5.12-UAS-A

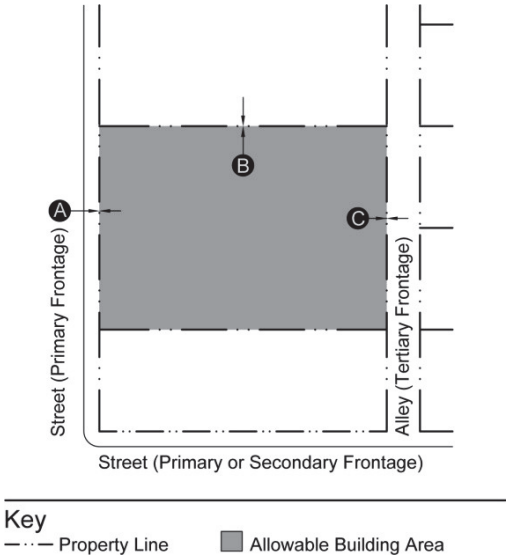


TABLE 5.12-UAS-1

UA ANNEX SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		
Build to Line (Distance from Property Line) (1)		
Street Side	0 Ft.	**A**
Setback (Distance from Property Line)		
Side Yard	0 Ft.	**B**
Rear Yard	0 Ft.	**C**
SPECIFIC REQUIREMENTS **1.** Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line.		

4. **Building Height, Floor Uses**
Building height and floor use requirements in the UAS are as shown in Figure 5.12-UAS-B and Table 5.12-UAS-2.

FIGURE 5.12-UAS-B

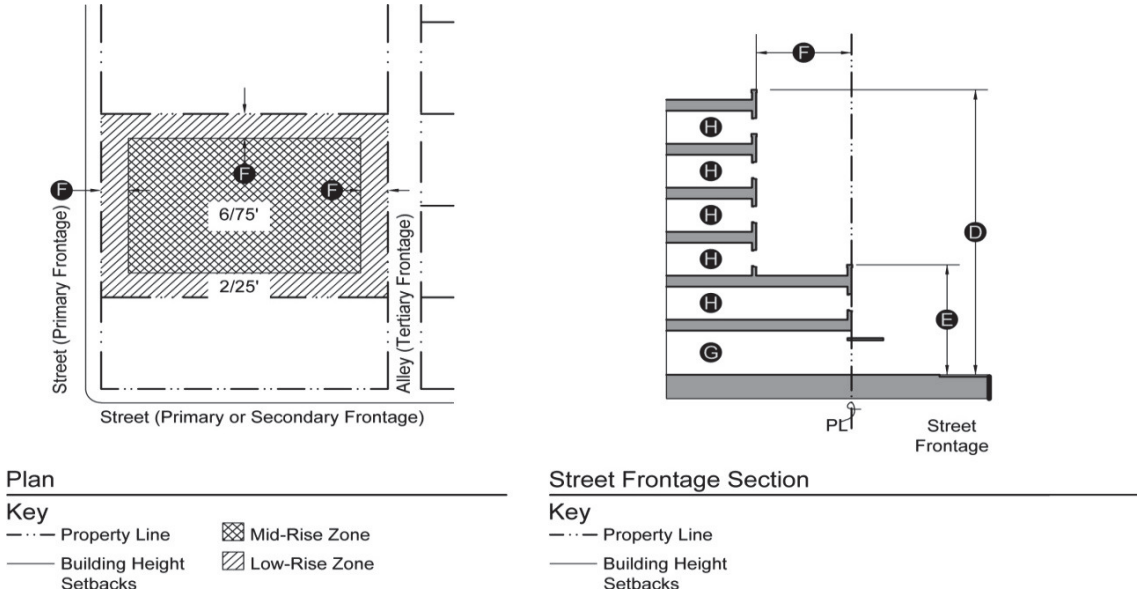


TABLE 5.12-UAS-2

UA ANNEX SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		
Mid-Rise Building Height **(1)**	75 Ft. Maximum or 6 Stories	**D**
Low-Rise Building Height	25 Ft. Maximum or 2 Stories	**E**
Building Height Setbacks (distance from property line)		
Mid-Rise Side Setback	20 Ft.	**F**
FLOOR USES		
Ground Floor **(2,3,4,5)**	Commercial Services and Retail Trade Uses ready that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table.	**G**
Upper Floors	Residential or Commercial Services	**H**

SPECIFIC REQUIREMENTS

1. Mid-Rise building height is 6 Stories or 75 Ft. **(D)** from the mid-rise setback **(F)**.

2. All new construction shall have scale-defining architectural elements or details at first two levels.

3. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.

4. Uses that create significant human activity at Street level such as pedestrian traffic and increases in business activity is achieved by providing a mix of commercial, retail, office and residential uses at the street level.

5. First floor level to be differentiated in form from upper levels.

5. **Lot Coverage, Open Space, Pedestrian Access**
Lot Coverage, open space, and pedestrian access requirements in the UAS are as shown in Figure 5.12-UAS-C and Table 5.12-UAS-3.

FIGURE 5.12-UAS-C

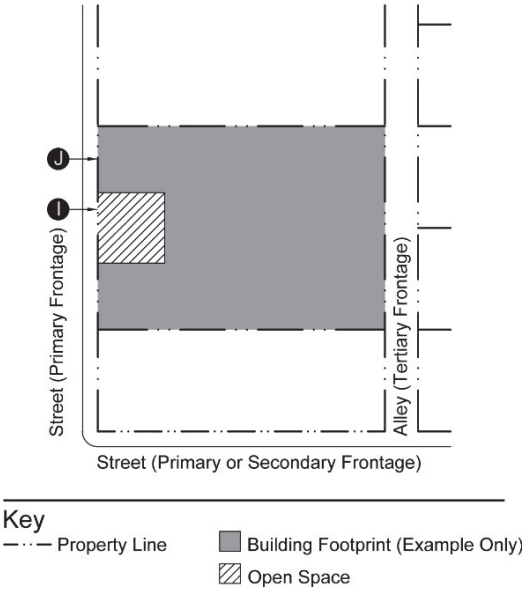


TABLE 5.12-UAS-3

UA ANNEX SUB-AREA STANDARDS		
OPEN SPACE STANDARDS		
Lot Coverage		
Maximum Lot Coverage **(1)**	100%	
Open Space		
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft./DU or 30% of Lot Area **(5)**	
Open Space Non-Residential **(2,3,4)**	Min. of 30% of Lot Area	
Minimum Landscape Area	50% of Open Space **(7)**	
Pedestrian Access		
Pedestrian Access to Open Space	Required	**I**
Main Entrance Location **(6)**	Primary or Secondary Street	**J**

SPECIFIC REQUIREMENTS
1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable
3. Usable open space may be any combination of private and common space.
4. Parking may not be counted as open space.
5. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.
6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
7. Minimum landscape requirement applies only to common area open space.

6. **Building Massing**
Building massing requirements in the UAS are as shown in Figure 5.12-UAS-D and Table 5.12-UAS-4.

FIGURE 5.12-UAS-D

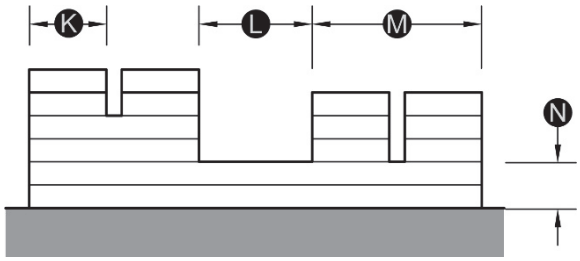


TABLE 5.12-UAS-4

UA ANNEX SUB-AREA STANDARDS		
BUILDING MASSING STANDARDS		
Articulation		
Maximum unbroken building mass **(1)**	50 Ft. Max.	**K**
View Corridors		
Low-Rise Façade **(2)**	25% of Façade Min.	**L**
Mid-Rise Façade **(3)**	150 Linear Ft. Unbroken Max.	**M**
Low-Rise Height	25 Ft. Max or 2 Stories	**N**
SPECIFIC REQUIREMENTS **1.** Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. and should include a variety of façades. **2.** To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise, and the mid-rise façade may not exceed 4 stories or 50 Ft. in height. On corner lots this requirement applies to one street only. **3.** Mid-rise façades of more than 150 continuous linear feet must be broken by a mid-rise façade not to exceed 4 stories or 50 Ft. in height as shown in the Figure above.		

C. **El Presidio Sub-Area (EPS)**

1. **Standards**
Figure 5.12-TAA-A shows the boundaries of the TAA and its sub-areas. In the El Presidio Sub-Area the zoning regulations contained herein may be used in lieu of underlying Zoning.

2. **Residential Density**
Within the El Presidio Sub-Area the maximum permitted residential density is 100 DU/AC regardless of commercial use.

3. **Building Placement**
Building placement and setback requirements in the EPS are as shown in Figure 5.12-EPS-A and Table 5.12-EPS-1.

FIGURE 5.12-EPS-A

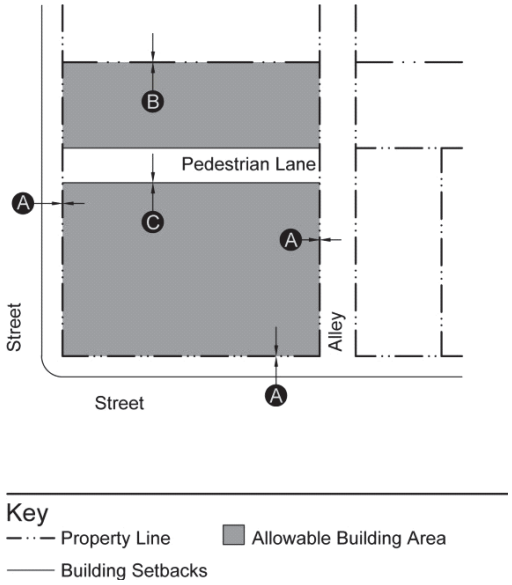


TABLE 5.12-EPS-1

EL PRESIDIO SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		
Build to Line (Distance from Property Line)		
Street or Alley (**1,2**)	0 Ft.	**A**
Setback (Distance from Property Line)		
Side Yard	0 Ft.	**B**
Pedestrian Lane	0 Ft.	**C**
SPECIFIC REQUIREMENTS **1.** Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line. **2.** Projects that develop 50% or more of mid-block land shall set aside a pedestrian lane for pedestrian access.		

4. **Building Heights, Floor Uses**
   Building heights and floor use requirements in the EPS are as shown in Figure 5.12-EPS-B and Table 5.12-EPS-2.

FIGURE 5.12-EPS-B

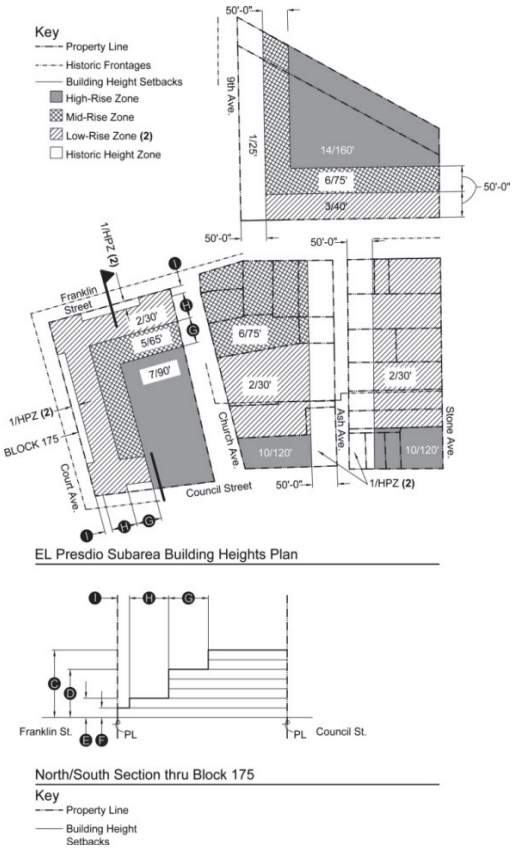


TABLE 5.12-EPS-2

EL PRESIDIO SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		
Maximum Building Height **(1)**	160 Ft. Max or 14 stories	
High-Rise Zone	90 Ft. - 160 Ft.	
Mid-Rise Zone	50 Ft. - 90 Ft.	
Low-Rise Zone	30 Ft. - 50 Ft.	
Historic Zone Height Setback **(2)**	Consistent with Historic District	
Block 175 Building Heights (3)		
Floors 6-7	90 Ft. Max or 7	**C**
Floors 3-5	65 Ft. Max or 5	**D**
Floor 2	30 Ft. Max or 2	**E**
Floor 1	Consistent with ct *	**F**
Block 175 Building Height Setbacks (3)		
Mid-Rise Setback	50 Ft.	**G**
Low-Rise Setback	50 Ft.	**H**
Historic Zone Height Setback	15 Ft.	**I**

FLOOR USES		
Ground Floor **(4,5)**	Commercial Services or Retail	
Upper Floors	Residential Services	
SPECIFIC REQUIREMENTS **1.** Maximum Building Height is 160 Ft. or 14 stories (C). See Figure 5.12-EPS-B for additional height limits and setbacks. **2.** Building heights are limited to one story. Further, heights of principal structures shall not exceed height of other principal structures within the development zone and height of accessory structures shall not exceed the height of other accessory structures within the development zone. See Figure 5.12-EPS-B for intent. Development Zone shall be as defined by the UDC within the context of HPZ overlay zone design standards. **3.** For Block 175, see Figure 5.12-EPS-B for specific building height and setback requirements. **4.** Ground floor level to be consistent in design with HPZ Standards. **5.** Street-level activity is encouraged by *		

* **Editor's Note:** So in Ord. 11246.

5. **Lot Coverage, Open Space, Pedestrian Access**
Lot coverage, open space and pedestrian access requirements in the EPS are as shown in Figure 5.12-EPS-C and Table 5.12.2-EPS-3.

FIGURE 5.12-EPS-C

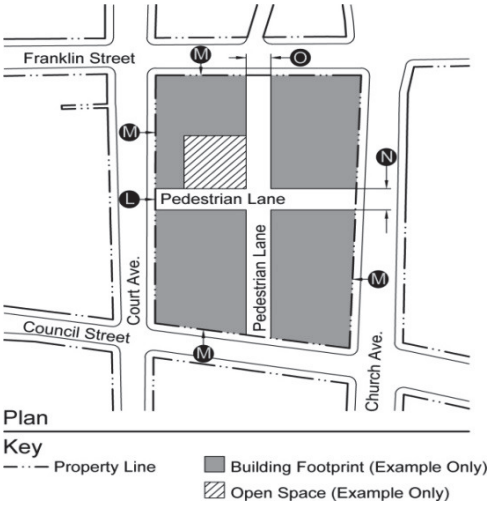


TABLE 5.12-EPS-3

EL PRESIDIO SUB-AREA STANDARDS		
OPEN SPACE STANDARDS		
Lot Coverage		
Maximum Lot Coverage **(1)**	100%	
Open Space		
Open Space at Multi-Unit Dwellings **(2,3,4)**	30 Sq. Ft./DU or 30% of Lot Area **(7)**	
Open Space Non-Residential **(2,3,4)**	Min. of 30% of Lot Area	
Minimum Landscape Area	50% of Open Space **(9)**	

Pedestrian Access (5)		
Pedestrian Access to Open Space	Required	**L**
Main Entrance Location **(6)**	Primary Street	**M**
Pedestrian Lanes (8)		
Minimum Width	30 Ft.	**N**

SPECIFIC REQUIREMENTS
1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable.
3. Usable open space may be any combination of private and common space.
4. Parking may not be counted as open space.
5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.
8. For projects that propose to develop the entire block: two pedestrian lanes are required at ground level only; one running roughly north/south through the site, and the other running roughly east/west.
9. Minimum landscape requirement applies only to common area open space.

6. **Massing Standards Building**
Building massing requirements in the EPS are as shown in Figure 5.12-EPS-D and Table 5.12-EPS-4.

FIGURE 5.12-EPS-D

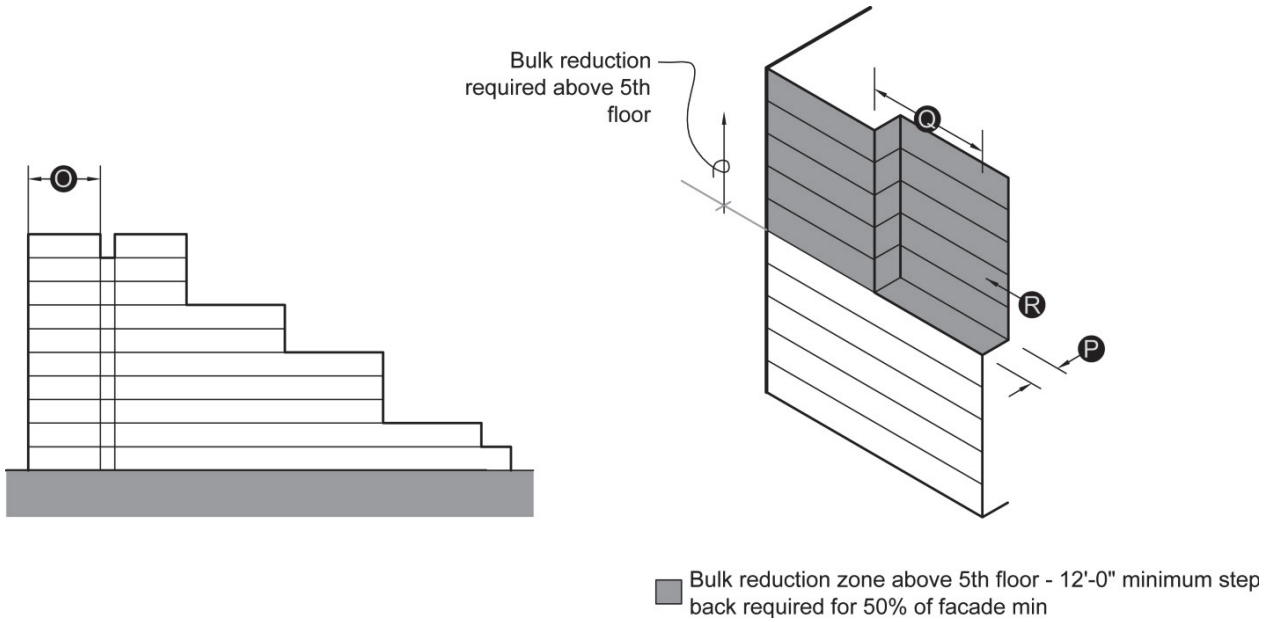


TABLE 5.12-EPS-4

EL PRESIDIO SUB-AREA STANDARDS		
BUILDING MASSING STANDARDS		
Articulation		
Maximum unbroken building mass **(1)**	50 Ft. Max.	**O**
O Bulk Reduction (High Rise)		
Bulk Reduction Setback **(2)**	12 Ft. Min.	**P**
Bulk Reduction Required Area	50% of Façade	**Q**
Bulk Reduction Zone	Required Above Fifth Floor	**R**
SPECIFIC REQUIREMENTS **1.** Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. **(O)** and should include a variety of façades. **2.** A step-back bulk reduction area a minimum of 12 ft. in depth **(P)** is required for at least 50% of the façade **(Q)**. No bulk reduction is required below the sixth floor. See figures above.		

(Ord. 11246, 2/18/2015)

5.12.13 WAREHOUSE TRIANGLE AREA (WTA)

The intent of this zone is to allow for and encourage high density infill of the warehouse triangle with transit oriented and mixed use development. The DL-AZ will go further than the infill incentive district in granting development flexibility and incentives in many areas. Multifamily residential uses will be allowed in current I-1 zone, allowable building heights and densities are increased and developments will be exempt from non-residential parking requirements.

FIGURE 5.12-WTA-A: MAP OF WAREHOUSE TRIANGLE AREA

A. Warehouse Triangle Area (WTA) Standards

1. Standards

Figure 5.12-WTA-A shows the boundaries of the Warehouse Triangle Area. Warehouse Triangle Area optional standards apply.

2. **Building Placement**
Building placement requirements in the WTA are as shown in Figure 5.12-WTA-B and Table 5.12-WTA-1.

FIGURE 5.12-WTA-B

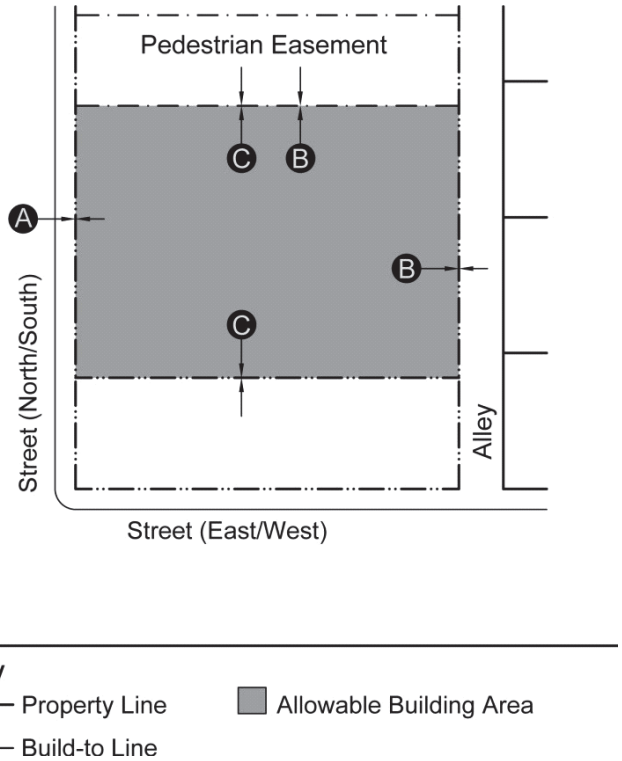


TABLE 5.12-WTA-1

WAREHOUSE TRIANGLE AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		
Build-to-Line (Distance from Property Line) (1)		
Street Side	0 Ft.	**A**
Setback (Distance from Property Line)		
Alley Side	0 Ft.	**B**
Pedestrian Easement	0 Ft.	**B**
Side Yard	0 Ft.	**C**
SPECIFIC REQUIREMENTS **1.** Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line. **2.** Street side façades must be built to Build-to-Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply. **3.** Alley and pedestrian easement side façades must be built to Build-to-Line at a minimum of 50% of new building frontage, to help define an urban edge to property.		

3. **Building Heights, Floor Uses**
Building height and floor use requirements in the WTA are as shown in Figure 5.12-WTA-C and 5.12-WTA-2.

FIGURE 5.12-WTA-C

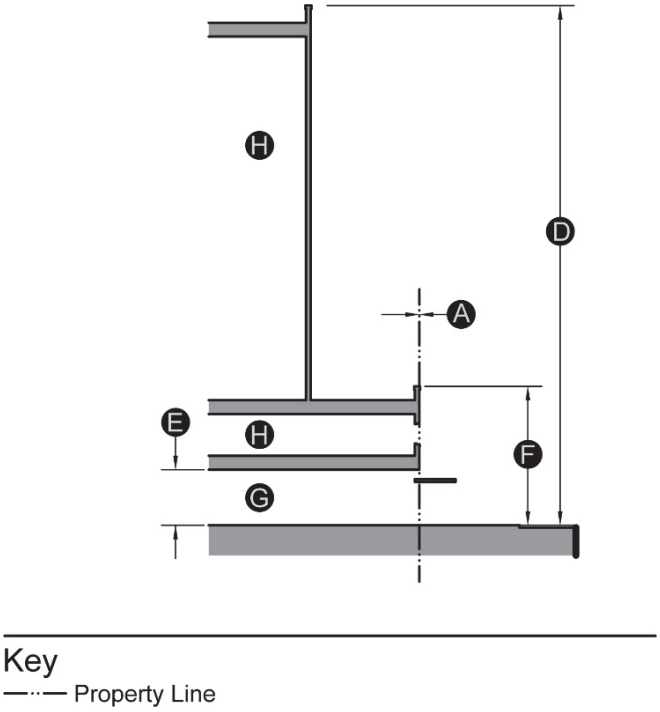


TABLE 5.12-WTA-2

WAREHOUSE TRIANGLE AREA STANDARDS		
BUILDING HEIGHT STANDARDS		
Maximum Building Height **(1)**	160 Ft. Max or 14 Stories	**D**
First Floor Ceiling	12 Ft. Min Clearance	**E**
Minimum Building Height at Build-to-Line	25 Ft.	**F**
Building Height Setback (Distance from Property Line)		
High-Rise Building Street Frontage **(2)**	20 Ft.	**G**
FLOOR USES		
Ground Floor **(2, 3, 4, 5)**	Commercial Services and Retail Trade Uses ready that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table.	**H**
Upper Floors	Residential or Commercial Services	**I**
SPECIFIC REQUIREMENTS **1.** No more than 14 stories and no more than 160 Ft. **2.** The High-Rise Setback is 20 Ft. **(G)** at the Street Frontage above two stories.		

4. **Lot Coverage, Open Space, Pedestrian Access**
Lot coverage, open space and pedestrian access requirements in the WTA are as shown in Figure 5.12-WTA-D and Table 5.12-WTA-3.

FIGURE 5.12-WTA-D

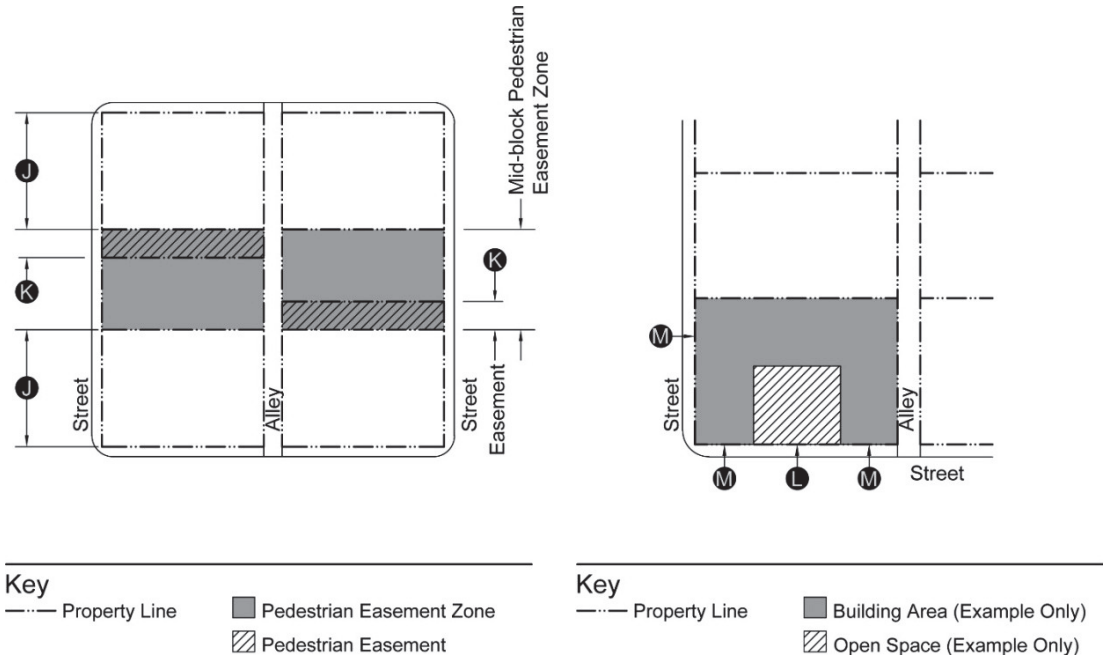


TABLE 5.12-WTA-3

WAREHOUSE TRIANGLE AREA STANDARDS		
LOT COVERAGE, OPEN SPACE AND PEDESTRIAN STANDARDS		
Lot Coverage		
Maximum Lot Coverage (1)	100%	
Open Space		
Open Space at Multi-Unit Dwellings **(2, 3, 4)**	30 Sq. Ft./DU or 30% of Lot Area **(7)**	
Open Space Non-Residential **(2, 3, 4)**	Min. of 30% of Lot Area	
Minimum Landscape Area	50% of Open Space **(9)**	
Pedestrian Easement (8)		
Maximum Distance from Street	125 Ft.	**J**
Minimum Width	30 Ft.	**K**
Pedestrian Access (5)		
Pedestrian Access to Public Open Space	Required	**L**
Main Entrance Location **(6)**	Primary Street	**M**

SPECIFIC REQUIREMENTS
1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable.
3. Usable open space may be any combination of private and common space.
4. Parking may not be counted as open space.
5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.
8. Projects that develop 50% or more of the land area within the Mid-block Pedestrian Easement Zone (see map/plan above) shall set aside and develop a mid-block pedestrian passage and easement.
9. Minimum landscape requirement applies only to common area open space.

5. **Building Massing Standards**
Building Massing Standards in the WTA are as shown in Figure 5.12-WTA-E and Table 5.12-WTA-4.

FIGURE 5.12-WTA-E

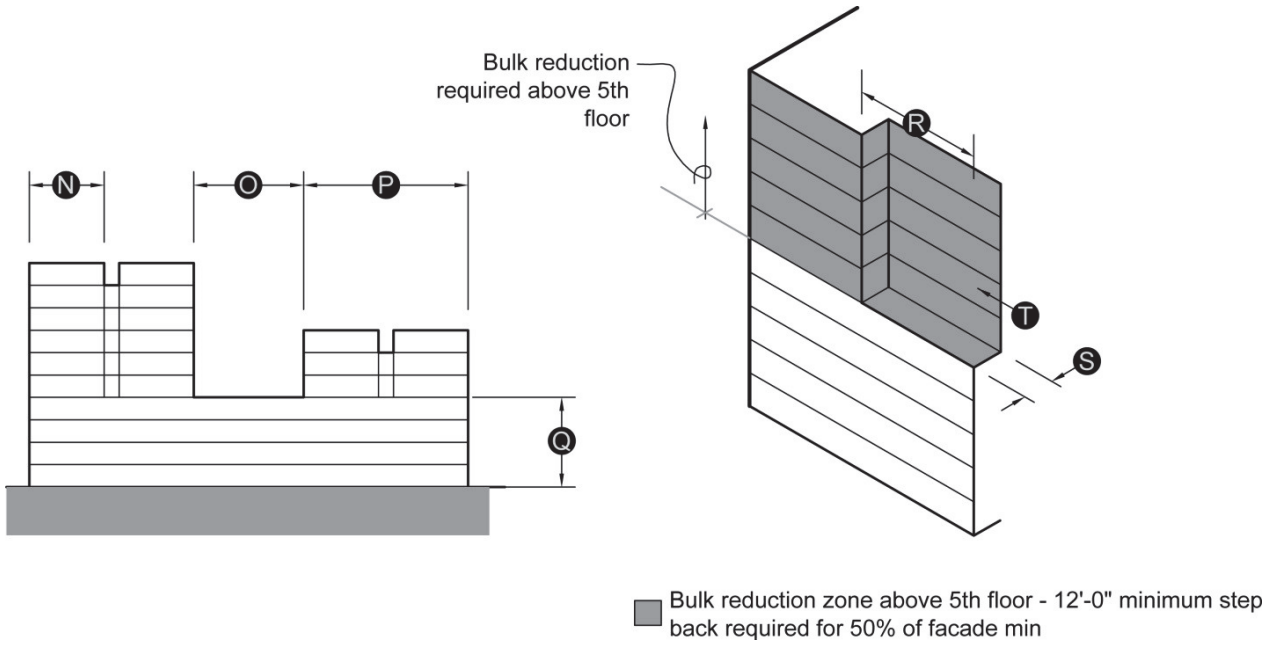


TABLE 5.12-WTA-4

WAREHOUSE TRIANGLE AREA STANDARDS		
BUILDING MASSING STANDARDS		
Articulation		
Maximum unbroken building mass **(1)**	50 Ft. Max.	N
View Corridors		
Mid-Rise Façade **(2)**	25% of Façade Min.	O
High-Rise Façade **(3)**	150 Linear Ft. Unbroken Max.	P
Mid-Rise Height	50 Ft. Max or 4 Stories	Q
Build Reduction (High Rise)		
Bulk Reduction Setback **(4)**	12 Ft. Min.	S
Bulk Reduction Required Area	50% of Façade Min.	R
Bulk Reduction Zone	Required above 4th Floor	T

SPECIFIC REQUIREMENTS

1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. **(N)** and should include a variety of façades.

2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise **(O)**, and the mid-rise façade may not exceed 4 stories or 50 Ft. **(Q)** in height. On corner lots this requirement applies to one street only.

3. High-rise façades of more than 150 continuous linear feet **(P)** must be broken by a mid-rise façade **(O)** not to exceed 4 stories or 50 Ft. **(Q)** in height as shown in Figure above.

4. A step-back bulk reduction area a minimum of 12 ft. in depth **(S)** is required for at least 50% of the façade **(R)**. Bulk reduction is required above the fifth floor **(T)**. See figures above.

(Ord. 11246, 2/18/2015)

5.12.14 FOURTH AVENUE AREA (FAA)

The intent of this zone is to take advantage of the Modern Street Car project and promote medium-density infill transit-oriented development. Development incentives for this zone include greater allowable density and zero parking requirements for commercial uses.

Fourth Avenue Historic Sub-Area (FHS)

The intent of this zone is to provide parking relief for developments within the HPZ neighborhood portion of Fourth Avenue, but to otherwise preserve and maintain the historic character of the area.

Fourth Avenue Sub-Area (FAS)

The intent of this zone is to take advantage of the Modern Street Car project and promote medium-density infill transit-oriented development. Development incentives for this zone include greater allowable density and zero parking requirements for commercial uses.

FIGURE 5.12-FAA-A: MAP OF FOURTH AVENUE AREA AND SUB-AREAS

A. **Fourth Avenue Historic Sub-Area (FHS)**

1. **Standards**
The Fourth Avenue Historic Sub-Area includes portions of the West University Historic Preservation Zone that overlap with the Downtown Links Sub-District. Properties within these areas may be developed using the optional parking standards contained herein, but remain subject to all other underlying zone requirements including, but not limited to, historic preservation zone design standards and design review.

B. **Fourth Avenue Sub-Area (FAS)**

1. **Standards**
Figure 5.12.FAA-A depicts the boundaries of the Fourth Avenue Sub-Areas in which the Fourth Avenue Sub-Area optional zoning standards apply.

2. **Building Placement**
Building placement and setback requirements in the FAS are shown in Figure 5.12-FAS-A and Table 5.12-FAS-1.

FIGURE 5.12-FAS-A

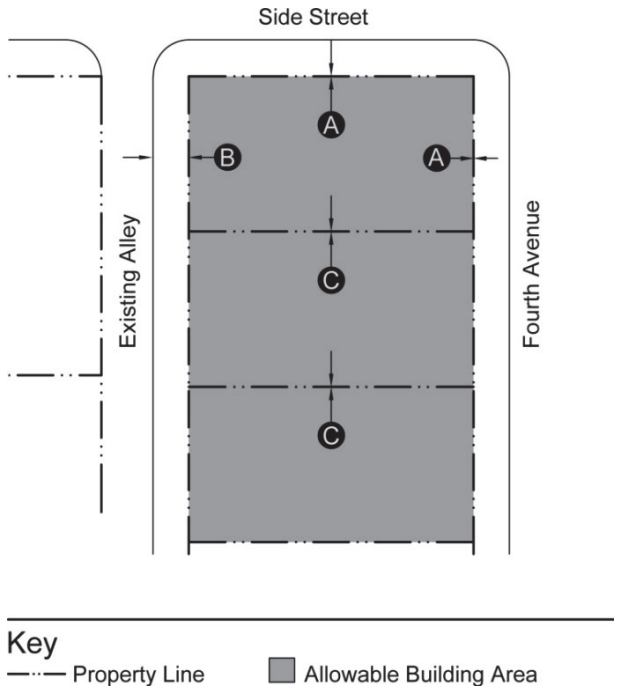


TABLE 5.12-FAS-1

FOURTH AVENUE AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		
Setback (Distance from Property Line)		
Street Side (1)	0 Ft. or Prevailing	**A**
Alley Side	0 Ft.	**B**
Side Yard	0 Ft.	**C**
SPECIFIC REQUIREMENTS 1. Street side setbacks to be 0 Ft. or consistent with prevailing historic setback.		

3. **Building Heights, Floor Uses**
Building height and floor use requirements in the FAS are as shown in Figure 5.12-FAS-B and Table 5.12-FAS-2.

FIGURE 5.12-FAS-B

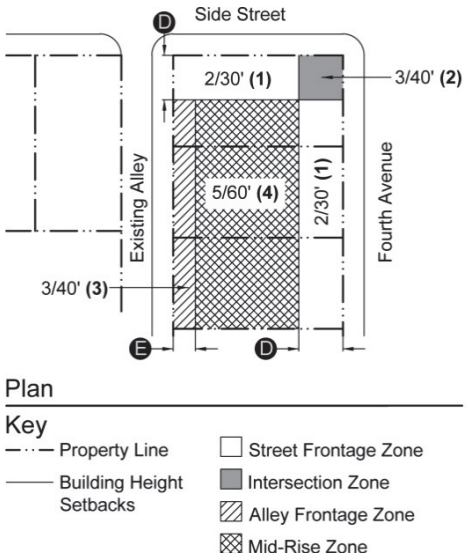


TABLE 5.12-FAS-2

FOURTH AVENUE AREA STANDARDS		
BUILDING HEIGHT STANDARDS		
Street Frontage Building Height **(1)**	30 Ft. Max or 2 Stories	
Building Height at Intersection **(2)**	40 Ft. Max or 3 Stories	
Mid-rise Building Height **(3)**	60 Ft. Max or 5 Stories	
Building Height Setbacks (distance from property line)		
Mid-Rise Side Setback	50 Ft.	**D**
FLOOR USES		
Ground Floor **(4, 5, 6, 7)**	Commercial Services and Retail Trade Uses ready that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table.	
Upper Floors	Residential or Commercial Services	
SPECIFIC REQUIREMENTS **1.** Building heights along the street frontage are restricted to two stories or 30 Ft. to respect the scale of established or historic structures, or both. **2.** Building heights at intersection may extend three stories or 40 Ft. within a 50 Ft. x 50 Ft. area at an intersection. **3.** Building heights may extend to five stories or 60 Ft. at the rear of properties beginning at 50 Ft. **(E)** from the property line. **4.** All new construction shall have scale-defining architectural elements or details at first two levels. **5.** A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades. **6.** Street-level activity is achieved by providing a mix of commercial, retail, office and residential uses at street level. **7.** First floor level to be differentiated in form from upper levels.		

4. **Lot coverage, Open Space, Pedestrian Access**
   Lot coverage, open space and pedestrian access requirements in the FAS are as shown in Table 5.12-FAS-3.

TABLE 5.12-FAS-3

FOURTH AVENUE AREA STANDARDS		
OPEN SPACE STANDARDS		
Lot Coverage		
Maximum Lot Coverage **(1)**	100%	
Open Space		
Open Space at Multi-Unit Dwellings **(2, 3, 4)**	30 Sq. Ft./DU or 30% of Lot Area **(5)**	
Open Space Non-Residential **(2, 3, 4)**	Min. of 30% of Lot Area	
Minimum Landscape Area	50% of Open Space **(6)**	
SPECIFIC REQUIREMENTS **1.** Covered by impervious surfaces such as, but not limited to buildings, drives, or parking. **2.** Usable open space does not need to be located on the ground - green roof or terrace is acceptable. **3.** Usable open space may be any combination of private and common space. **4.** Parking may not be counted as open space. **5.** Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater. **6.** Minimum landscape requirement applies only to common area open space.		

5. **Building Massing Standards**
Building massing standards in the FAS are as shown in Figure 5.12-FAS-D and Table 5.12-FAS-4.

FIGURE 5.12-FAS-D

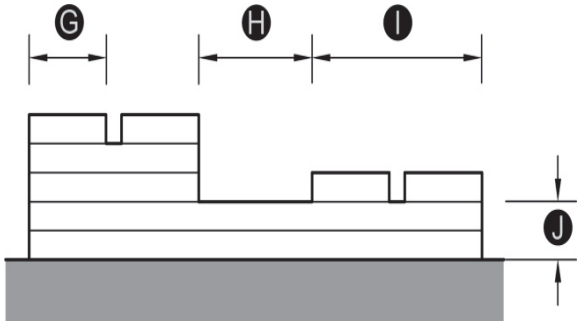


TABLE 5.12-FAS-4

FOURTH AVENUE AREA STANDARDS		
BUILDING MASSING STANDARDS		
Articulation		
Maximum unbroken building mass **(1)**	50 Ft. Max.	**G**
View Corridors		
Mid-Rise Façade (2)	25% of Façade Min.	**H**
High-Rise Façade (3)	150 Linear Ft. Unbroken Max.	**I**
Mid-Rise Height	50 Ft. Max or 4 Stories	**J**
SPECIFIC REQUIREMENTS **1.** Any building over 50 Ft. wide **(G)** must be broken down to read as a series of buildings no wider than 50 Ft. and should include a variety of façades. **2.** To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise **(H)**, and the mid-rise façade may not exceed 4 stories or 50 Ft. in height **(J)**. On corner lots this requirement applies to one street only. **3.** High-rise façades of more than 150 continuous linear feet **(I)** must be broken by a mid-rise façade not to exceed 4 stories or 50 Ft. **(J)** in height as shown in the Figure above.		

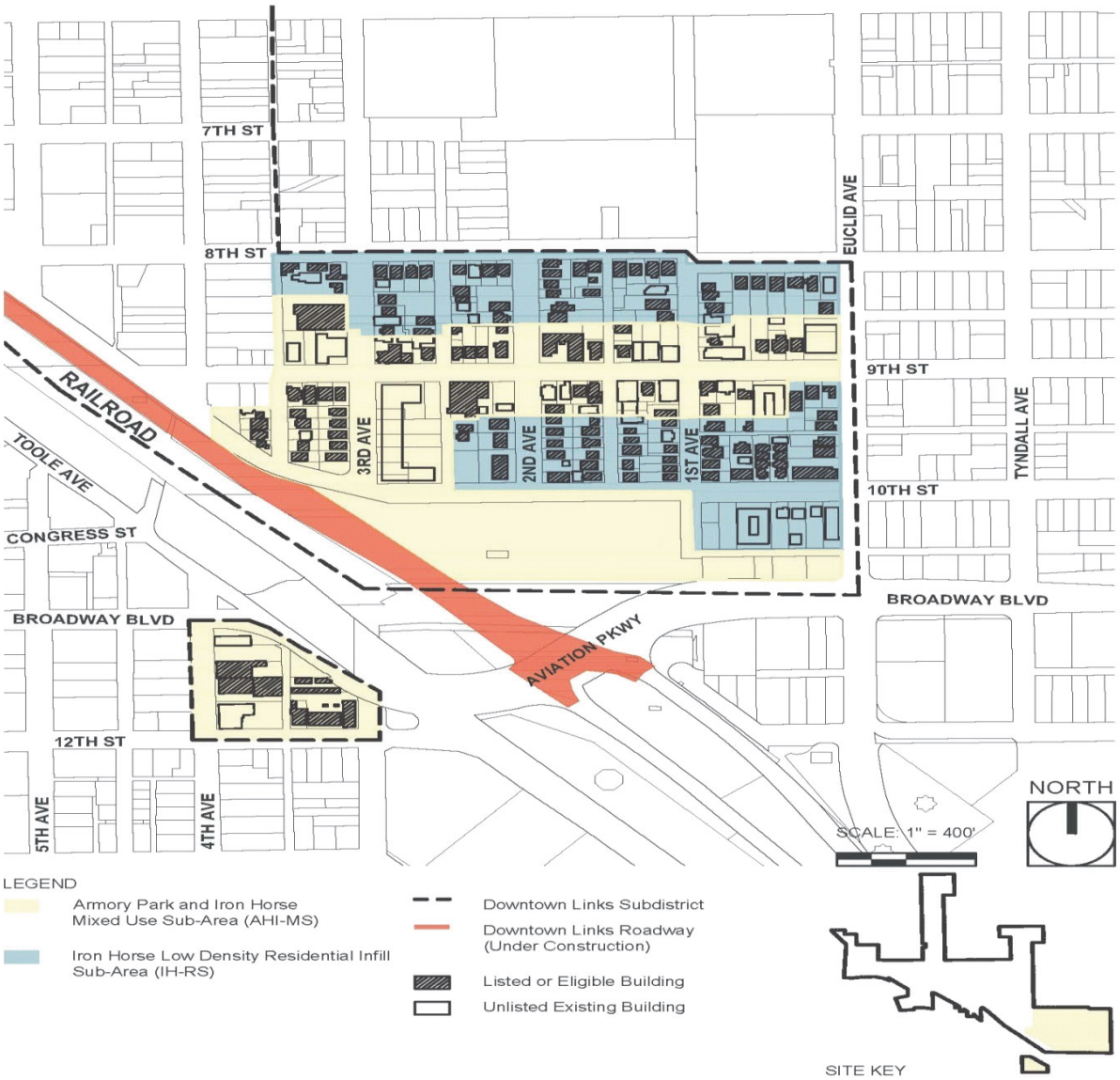
(Ord. 11246, 2/18/2015)

5.12.15 IRON HORSE AREA (IHA)

Armory Park and Iron Horse, Mixed Use Sub-Area (AIHMS)
The intent of this zone is to promote transit oriented development that is compatible with the historic scale of Iron Horse Neighborhood, especially along Ninth Street. The most significant development incentive is an exemption from parking requirements.

Iron Horse, Low Density Residential Sub-Area (IH-RS)
The intent of this zone is to promote single-family infill development at somewhat higher density while protecting the historic character and privacy of existing properties. Key development incentives include reduction in minimum lot size and reduction in parking.

FIGURE 5.12-IHA-A: MAP OF IRON HORSE AREA AND SUB-AREAS



A. **Armory Park and Iron Horse, Mixed Use Sub-Area (AIH-MS)**

1. **Standards**
Armory Park and Iron Horse Mixed Use Sub-Area zoning option standards apply.

2. **Building Placement**
Building placement and setback requirements in the AIH-MS are as shown in Figure 5.12-AIH-MS-A and Table 5.12-AIH-MS-1.

FIGURE 5.12-AIH-MS-A

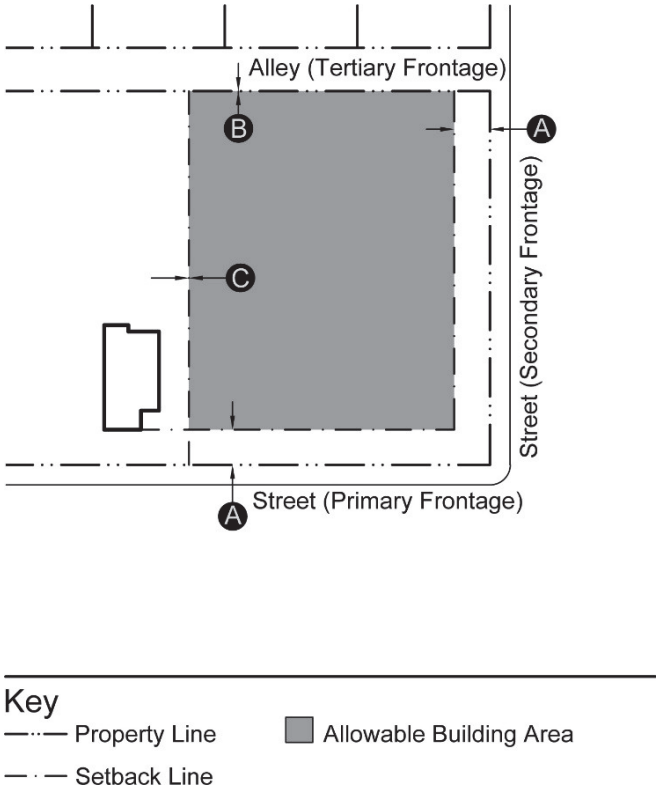


TABLE 5.12-AIH-MS-1

ARMORY PARK AND IRON HORSE MIXED USE SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		
Setback (Distance from Property Line)		
Street Side **(1)**	Consistent with Prevailing	**A**
Alley Side	0 Ft.	**B**
Side Yard	0 Ft.	**C**
SPECIFIC REQUIREMENTS **1.** Street side setbacks to be consistent with prevailing setback at other than multi-unit residential.		

3. **Building Heights, Floor Uses**
Building height and floor use requirements in the AIH-MS are as shown in Figure 5.12-AIH-MS-B and Table 5.12-AIH-MS-2.

FIGURE 5.12-AIH-MS-B

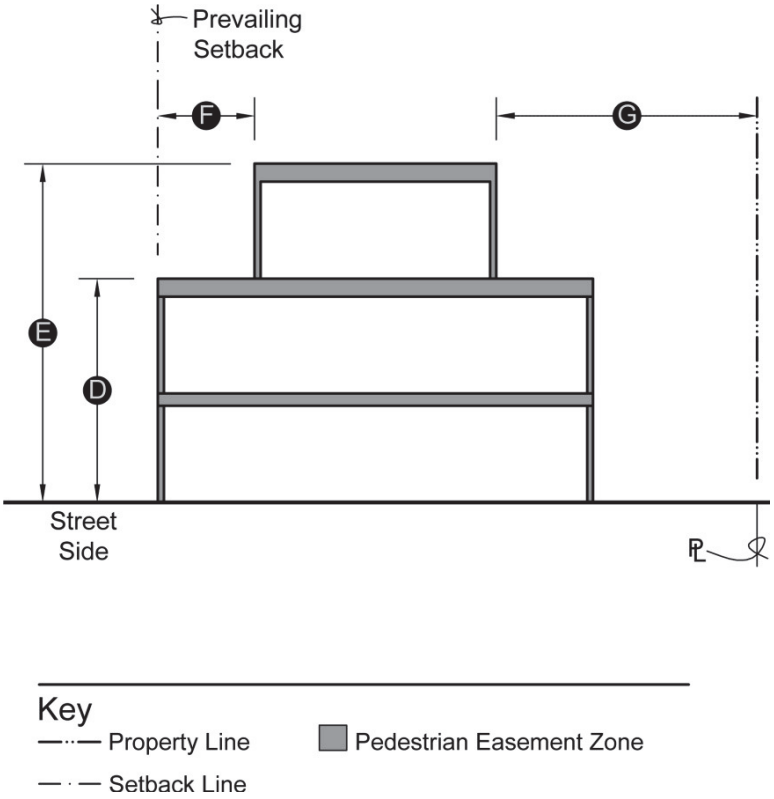


TABLE 5.12-AIH-MS-2

ARMORY PARK AND IRON HORSE MIXED USE SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		
Street Frontage building height **(1)**	25 Ft. Max or 2 Stories	**D**
Mid-rise building height **(2)**	40 Ft. Max or 3 Stories	**E**
Building Height Setbacks (distance from property line)		
Mid-Rise Setback **(2)**	12 Ft.	**F**
Setback from Adjacent Residential Use **(3)**	25 Ft.	**G**
FLOOR USES		
Ground Floor **(4, 5, 6, 7)**	Commercial Services and Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table.	
Upper Floors	Residential or Commercial Services	

SPECIFIC REQUIREMENTS
1. Building heights along the street frontage are restricted to two stories or 25 Ft. or 2 stories (D) to respect the scale of established or historic structures, or both.
2. Mid-rise building height may extend to 40 Ft. or 3 stories (D) and the mid-rise setback is 12 Ft. **(F)** from the street frontage façade of the building.
3. At adjacent residential building frontage, building must setback 25 ft. **(G)** at the mid-rise building height.
4. All new construction shall have scale-defining architectural elements or details at first two levels.
5. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.
6. Uses that create significant human activity at Street level such as pedestrian traffic and increases in business activity is achieved by providing a mix of commercial, retail, office and residential uses at street level.
7. First floor level to be differentiated in form from upper levels.

4. **Lot Coverage, Open Space, Pedestrian Access**
Lot coverage, open space and pedestrian access standard in the AIH-MS are as shown in Figure 5.12-AIH-MS-C and Table 5.12-AIHMS-3.

FIGURE 5.12-AIH-MS-C

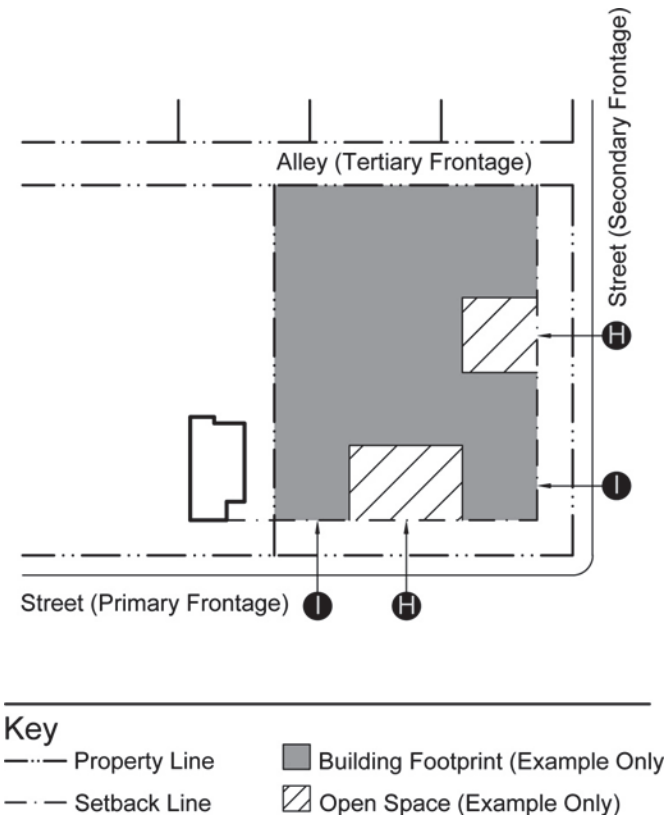


TABLE 5.12-AIH-MS-3

ARMORY PARK AND IRON HORSE MIXED USE SUB-AREA STANDARDS		
OPEN SPACE STANDARDS		
Lot Coverage		
Maximum Lot Coverage **(1)**	100%	
Open Space		
Open Space at Multi-Unit Dwellings **(2, 3, 4)**	30 Sq. Ft./DU or 20% of Lot Area **(7)**	
Open Space Non-Residential **(2, 3, 4)**	Min. of 30% of Lot Area	
Minimum Landscape Area	50% of Open Space **(8)**	
Pedestrian Access (5)		
Pedestrian Access to Open Space	Required	**H**
Main Entrance Location **(6)**	Primary or Secondary Street	**I**

SPECIFIC REQUIREMENTS
1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable.
3. Usable open space may be any combination of private and common space.
4. Parking may not be counted as open space.
5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater.
8. Minimum landscape requirement applies only to common area open space.

B. **Iron Horse, Low Density Residential Sub-Area (IHRS)**

1. **Standards**
Iron Horse, Low Density Residential Infill Sub-Area zoning option standards apply.

2. **Building Placement**
Building placement and setback requirements in the IH-RS are as shown in Figure 5.12-IHRS-A and Table 5.12-IH-RS-1.

FIGURE 5.12-IH-RS-A

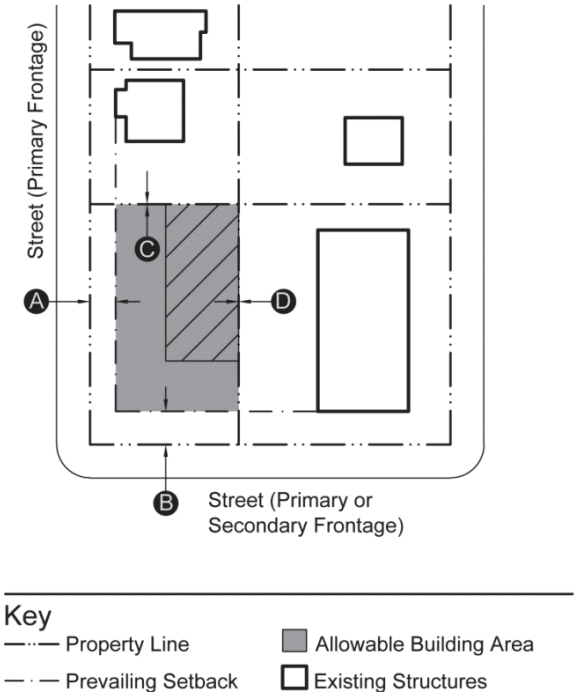


TABLE 5.12-IH-RS-1

IRON HORSE, LOW DENSITY RESIDENTIAL SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		
Setback (Distance from Property Line)		
Primary Street **(1)**	Match Prevailing	**A**
Secondary Street	10' or Prevailing (2)	**B**
Side Yard	0 Ft.	**C**
Rear Yard	0 Ft.	**D**
SPECIFIC REQUIREMENTS **1.** Primary street is the street frontage to which dwellings face or are oriented. **2.** Match prevailing setbacks of structures adjacent to parcel on same side of street of same block. If no prevailing setbacks are established required setback is 10 feet.		

3. **Building Heights and Massing Standards**
   Building height and floor use requirements in the IH-RS are as shown in Figure 5.12-IH-RSB and Table 5.12-IH-RS-2.

FIGURE 5.12-IH-RS-B

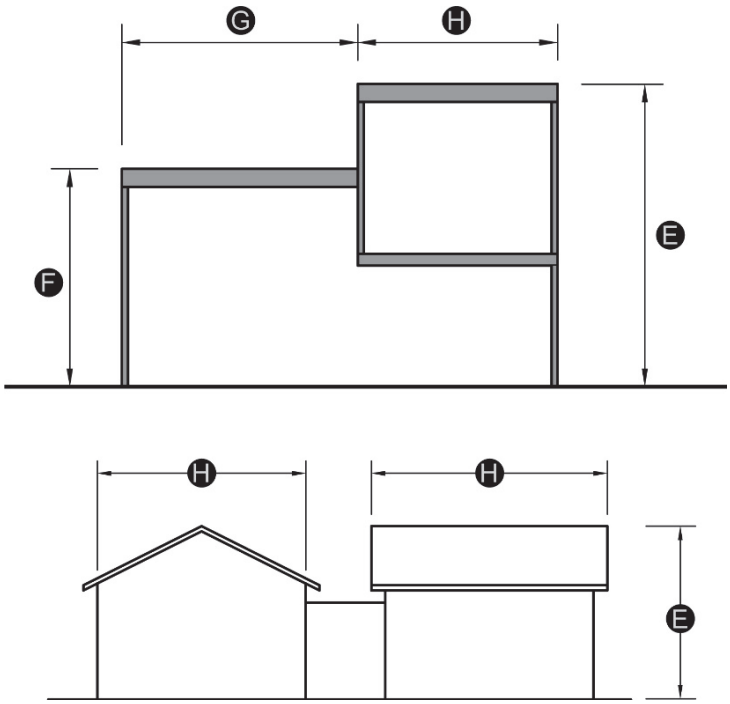


TABLE 5.12-IH-RS-2

IRON HORSE, LOW DENSITY RESIDENTIAL SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		
Maximum Building Height	32 Ft.	**E**
Street Frontage Max	20 Ft.	**F**
Building Height Setbacks (distance from property line)		
Second Story Setback	20 Ft.	**G**
BUILDING MASSING		
Maximum Unbroken Building Mass **(1)**	30 Ft.	**H**
SPECIFIC REQUIREMENTS **1.** Any building over 30' wide must be broken down to read as a series of buildings no wider than 30 Ft., and should include a variety of building heights and roof forms.		

4. **Lot Coverage and Lot Size**
   Lot coverage and lot size requirements in the IH-RS are as shown in Table 5.12-IH-RS-3.

TABLE 5.12-IH-RS-3

IRON HORSE, LOW DENSITY RESIDENTIAL SUB-AREA STANDARDS		
LOT COVERAGE		
Maximum Lot Coverage **(1)**		
LOT SIZE		
Minimum Lot Size	2,500 Sq. Ft.	
SPECIFIC REQUIREMENTS **1.** Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.		

5. **Privacy Standards**
Required privacy standards in the IH low density residential sub-area are as shown in Figure 5.12-IH-RS-C and Table 5.12-IH-RS-4.

FIGURE 5.12-IH-RS-C

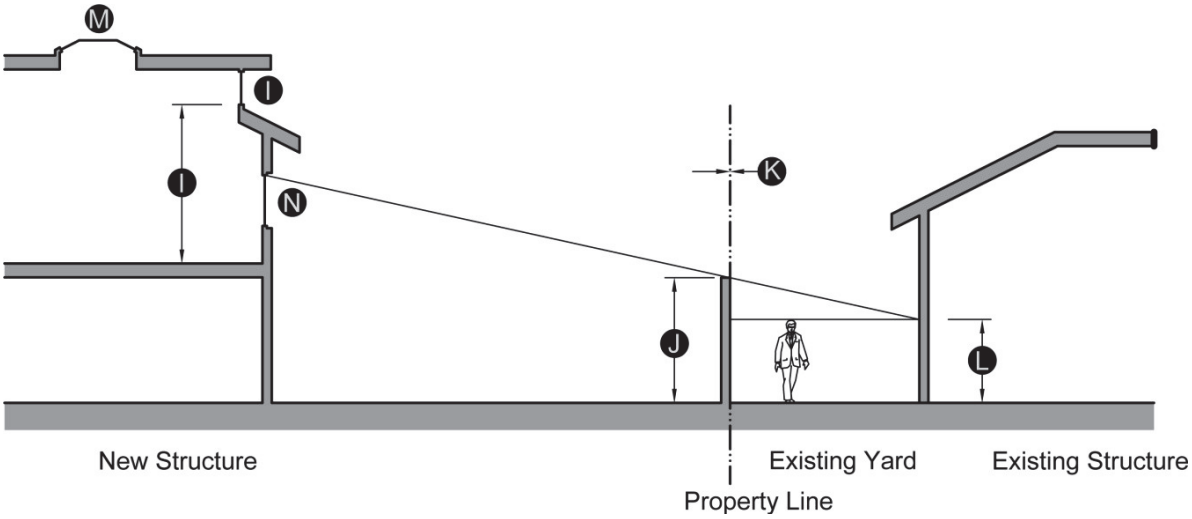


TABLE 5.12-IH-RS-4

IRON HORSE, LOW DENSITY RESIDENTIAL SUB-AREA STANDARDS		
PRIVACY STANDARDS		
Clerestory Height	9 Ft. Min. above 2nd Floor	**I**
Site Wall Height	9 Ft. Max. **(1)**	**J**
Site Wall Setback	0 Ft. Min. **(1)**	**K**
Privacy Zone	6 Ft. **(2)**	**L**
ALTERNATIVE MEANS OF DAYLIGHT		
Clerestory above 9 Ft.		**I**
Skylights		**M**
Translucent Fixed Glass		**N**
SPECIFIC REQUIREMENTS **1.** Brick or stuccoed concrete masonry site walls may extend above Unified Development Code requirements to 9 Ft. but may require structural engineering and building permits. **2.** Privacy shall be afforded to existing developed adjacent rear or side yards by limiting second story fenestration. The lower 6' of adjacent yards shall not be visible from new second floor windows.		

(Ord. 11246, 2/18/2015)

5.12.16 STONE/SIXTH AREA (SSA)

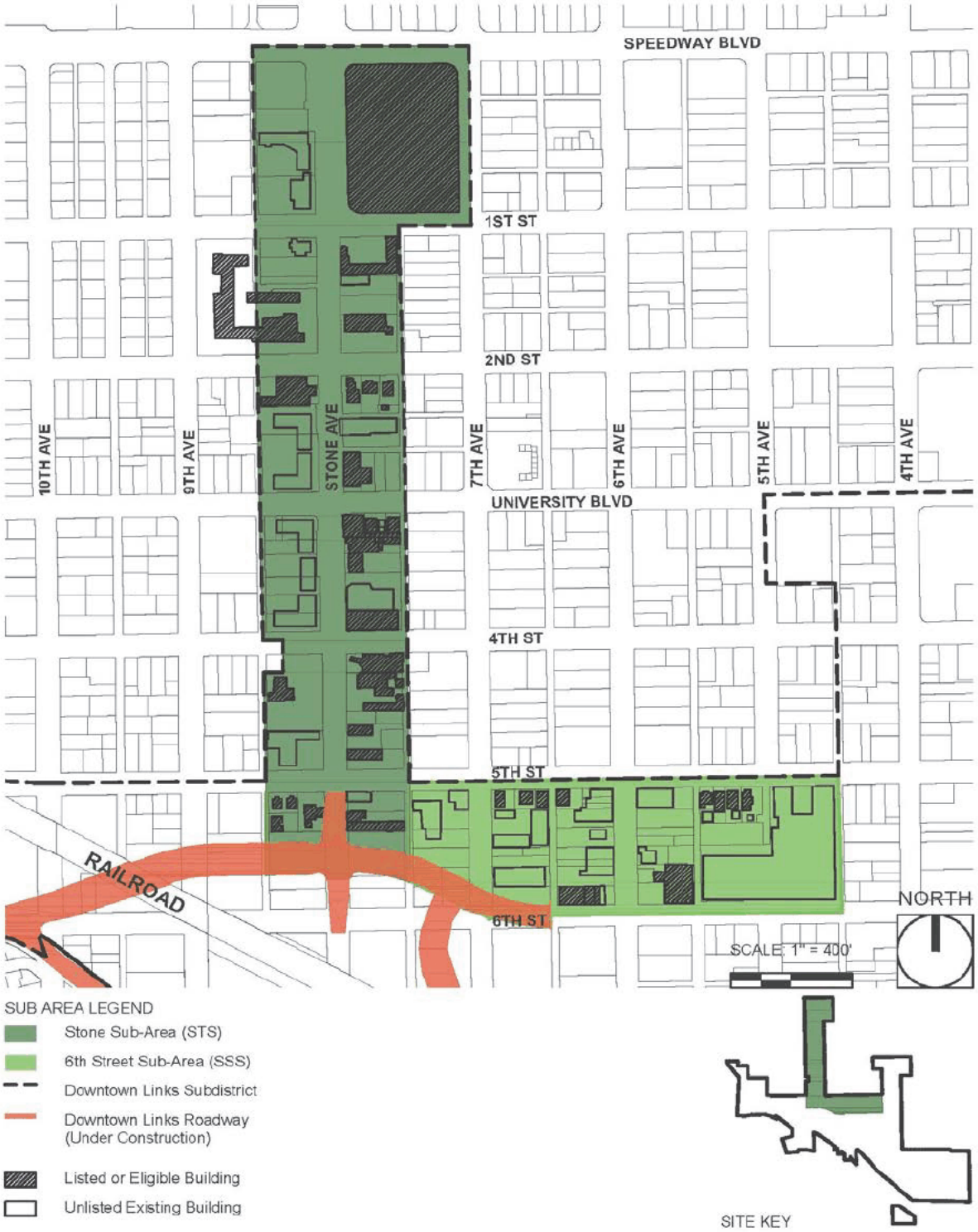
Stone Sub-Area (STS)

The intent of the Stone Sub-Area is to promote higher density mixed use development along the Stone corridors. Benefits of this development include reduction in parking, zero lot lines and increases in allowable building heights.

Sixth Street Sub-Area (SSS)

The intent of the Sixth Street Sub-Area is to promote higher density mixed use development along the 6th Avenue, 6th Street and 7th Avenue corridors. Benefits of this development include reduction in parking, zero lot lines and increases in allowable building density.

FIGURE 5.12-SSA-A: MAP OF STONE/SIXTH AREA



A. **Stone Sub-Area (STS)**

1. **Standards**
Figure 5.12-SSA-A captures the boundaries of the SSA and the boundaries of the Stone Avenue Sub-Area. Stone Sub-Area zoning option standards apply.

2. **Building Placement**
Building placement and setback requirements in the STS are as shown in Figure 5.12-STS-A and Table 5.12-STS-1.

FIGURE 5.12-STS-A

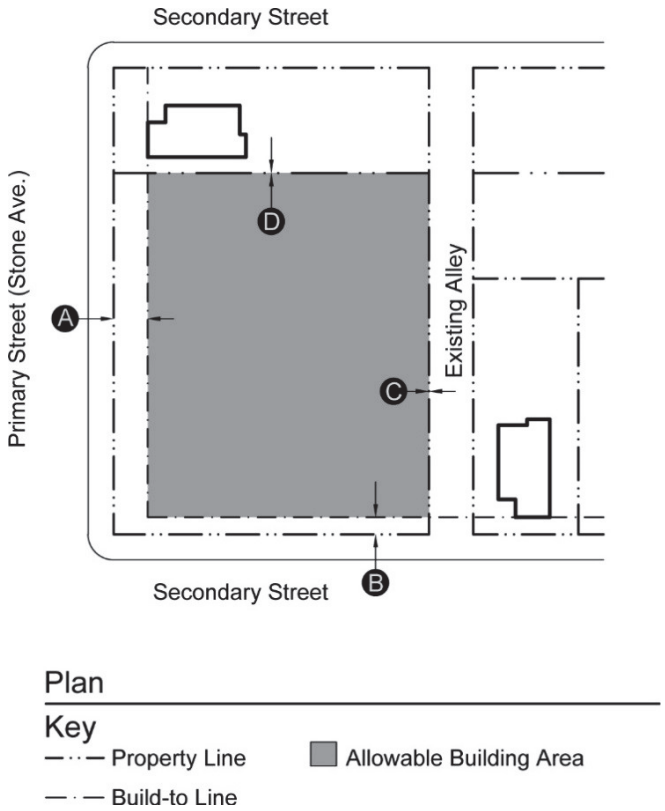


TABLE 5.12-STS-1

STONE AVENUE SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		
Build to Line (Distance from Property Line) (1)		
Primary Street (Stone Ave.) **(2)**	0-20 Ft.	**A**
Setback (Distance from Property Line)		
Secondary Street	Consistent with Prevailing	**B**
Alley Side	0 Ft.	**C**
Side Yard	0 Ft.	**D**
SPECIFIC REQUIREMENTS **1.** Build-to requirements apply to: 1) Stone Ave. frontage when building footprint exceeds 25% of lot area. **2.** Street side façades must be built to Build to Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply. Build to Line can range from 0-20' to be consistent with prevailing.		

3. **Building Heights and Floor**
Use Building height and floor use requirements in the STS are as shown in Figure 5.12-STS-B, Figure 5.12-STS-C and Table 5.12-STS-2. Note: Figure 5.12-STS-B applies typically throughout the Stone Avenue Sub-Area except at specific blocks shown on Figure 5.12-STS-C.

FIGURE 5.12-STS-B

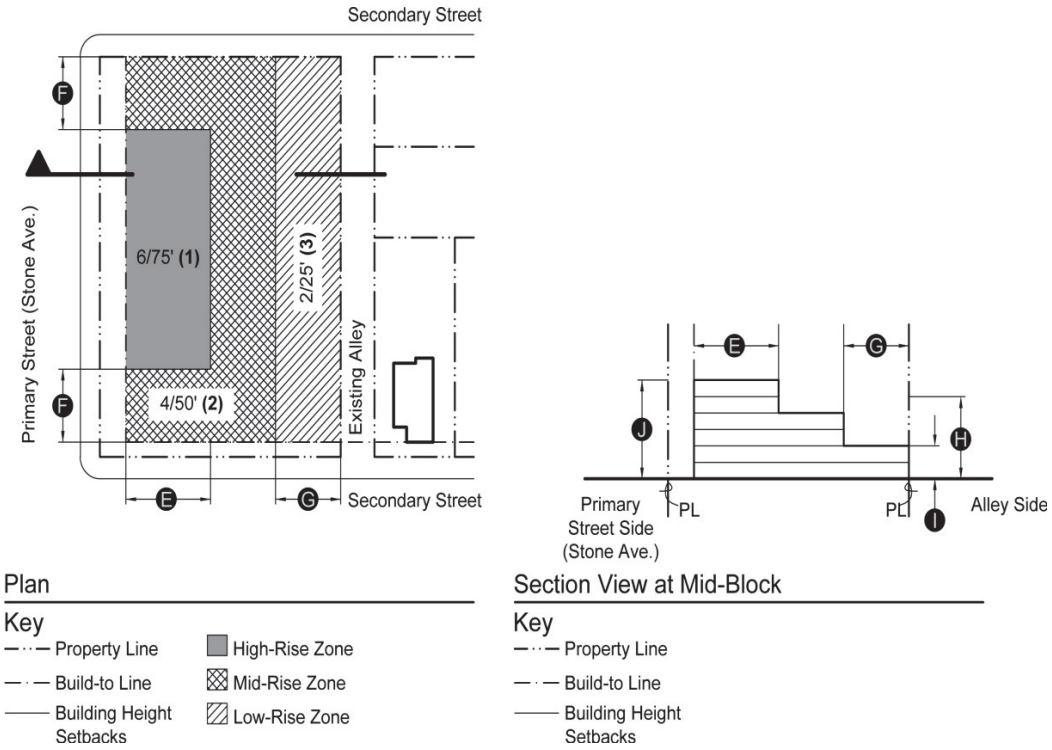


FIGURE 5.12-STS-C

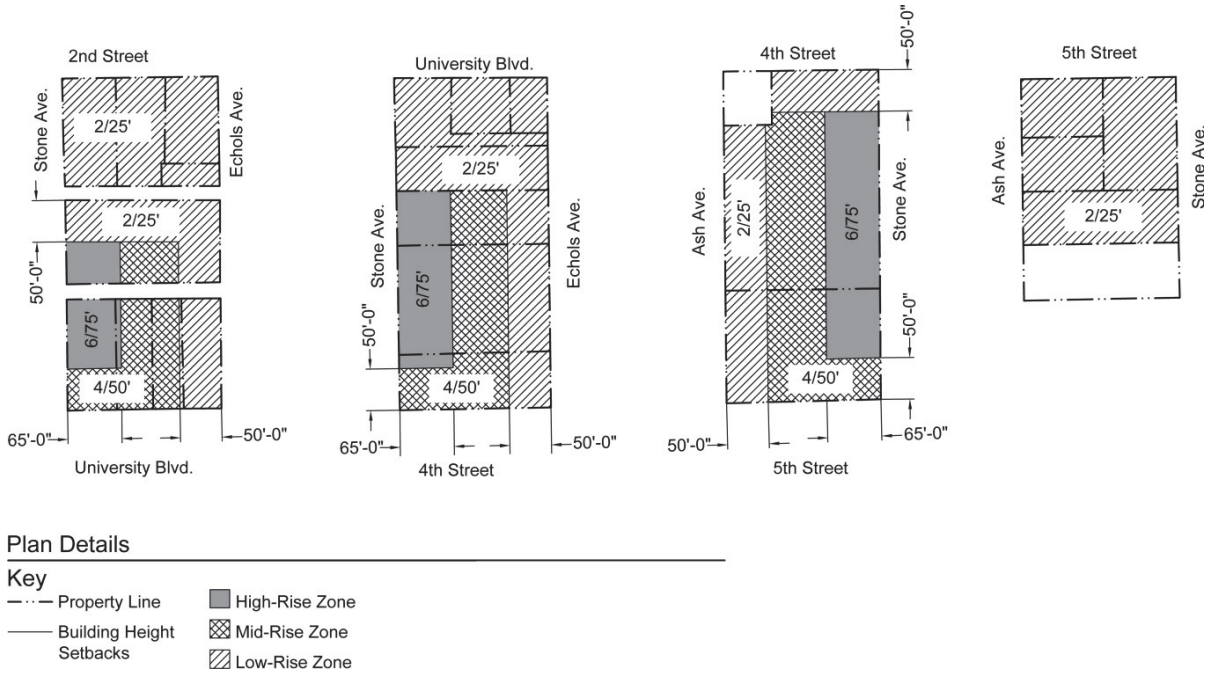


TABLE 5.12-STS-2

STONE AVENUE SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		
High-Rise Building Height **(1)**	6 Stories with a Max of 75 Ft.	**J, E**
High-Rise Setback from corner	65 Ft.	**E**
Mid-Rise Building Height **(2)**	4 stories with a Max. of 50 Ft.	**H, F**
Mid-Rise Setback from corner	50 Ft.	**F**
Low-Rise Building Height **(3)**	25 Ft. Max or 2 Stories	**I, G**
FLOOR USES		
Ground Floor **(4, 5, 6, 7)**	Commercial Services or Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table.	
Upper Floors	Residential or Services are preferred	

SPECIFIC REQUIREMENTS

1. High-rise building height is 6 stories or a maximum of 75 ft. **(H)** for the remainder of the block.

2. Mid-rise building height is 4 stories with a maximum of 50 Ft. **(I)** for the first 50' **(H)** from 6th Street and 6th or 7th Ave. **(F)**.

3. Low-rise building height is 25 Ft. or 2 stories **(J)** for the first 50 Ft. **(I)** from the setback **(G)**.

4. All new construction shall have scale-defining architectural elements or details at first two levels.

5. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.

6. Street-Level Activity is achieved by providing a mix of commercial, retail, office and residential uses at street level.

4. **Lot Coverage, Open Space, Pedestrian Access**
Lot coverage, open space and pedestrian access requirements in the STS are as shown in Figure 5.12-STS-D and Table 5.12-STS-3.

FIGURE 5.12-STS-D

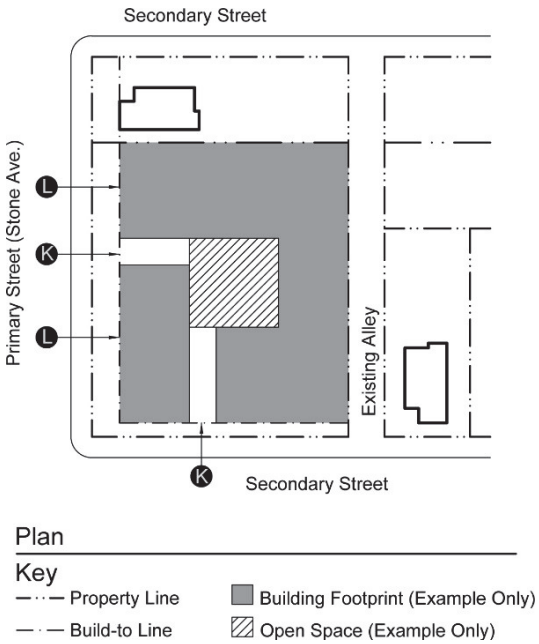


TABLE 5.12-STS-3

STONE AVENUE SUB-AREA STANDARDS		
LOT COVERAGE STANDARDS		
Maximum Lot Coverage **(1)**	100%	
OPEN SPACE		
Open Space at Multi-Unit Dwellings **(2, 3, 4)**	30 Sq. Ft/DU or 20% of Lot Area **(7)**	
Open Space Non-Residential **(2, 3, 4)**	Min. of 20% of Lot Area	
PEDESTRIAN ACCESS (5)		
Pedestrian Access to Open Space	Required	**K**
Main Entrance Location **(6)**	Primary Street (Stone Ave.)	**L**

SPECIFIC REQUIREMENTS
1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable.
3. Usable open space may be any combination of private and common space.
4. Parking may not be counted as open space.
5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater.

5. **Building Massing Standards**
Building massing standards in the STS are as shown in Figure 5.12-STS-E and Table 5.12-STS-4.

FIGURE 5.12-STS-E

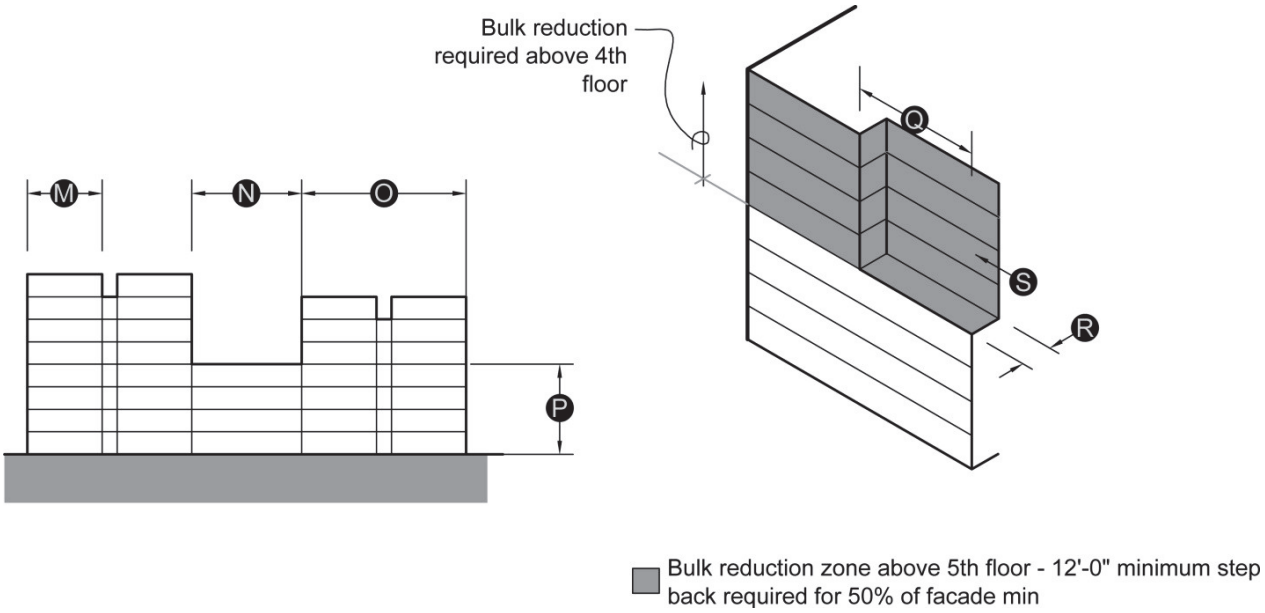


TABLE 5.12-STS-4

STONE AVENUE SUB-AREA STANDARDS		
BUILDING MASSING STANDARDS		
Articulation		
Maximum unbroken building mass **(1)**	50 Ft. Max.	**M**
View Corridors		
Mid-Rise Façade **(2)**	25% of Façade Min.	**N**
High-Rise Façade **(3)**	150 Linear Ft. Unbroken Max.	**O**
Mid-Rise Height	50 Ft. Max or 4 Stories	**P**
Build Reduction (High Rise)		
Bulk Reduction Setback **(4)**	12 Ft. Min.	**R**
Bulk Reduction Required Area	50% of Façade Min.	**Q**
Bulk Reduction Zone	Required above 4th Floor	**S**

SPECIFIC REQUIREMENTS
1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. **(M)** and should include a variety of façades.
2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise **(N)**, and the mid-rise façade may not exceed 4 stories or 50 Ft. **(P)** in height. On corner lots this requirement applies to one street only.
3. High-rise façades of more than 150 continuous linear feet **(O)** must be broken by a mid-rise façade **(N)** not to exceed 4 stories or 50 Ft. **(P)** in height as shown in Figure above.
4. A step-back bulk reduction area a minimum of 12 ft. in depth **(R)** is required for at least 50% of the façade **(Q)**. Bulk reduction is required above the fourth floor **(S)**. See figures above.

B. **Sixth Street Sub-Area (SSS)**

1. **Standards**
Figure 5.12-SSA-A captures the boundaries of the SSA and the boundaries of the Sixth Street Sub-Area. Sixth Street Sub-Area zoning option standards apply.

2. **Building Placement**
Building placement and setback requirements in the SSS are as shown in Figure 5.12-SSS-A and Table 5.12-SSS-1.

FIGURE 5.12-SSS-A

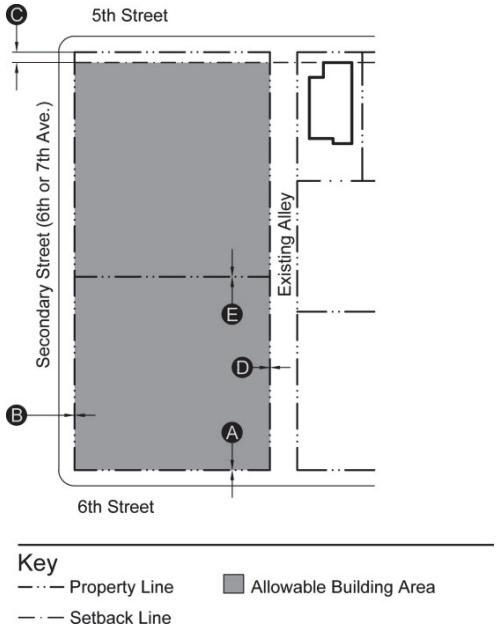


TABLE 5.12-SSS-1

6TH STREET SUB-AREA STANDARDS		
BUILDING PLACEMENT STANDARDS		
Build to Line (Distance from Property Line)		
6th Street **(1, 2)**	0 Ft.	**A**
Setback (Distance from Property Line)		
Secondary Street (6th or 7th Ave.)	0 Ft.	**B**
5th Street	Consistent with Prevailing	**C**
Alley Side	0 Ft.	**D**
Side Yard	0 Ft.	**E**
SPECIFIC REQUIREMENTS **1.** Build-to line is defined as the line at which construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, street front property lines and is established to create an even building façade line on a street. Build-to line applies to street frontage only (both primary and secondary streets at corner lots) and only applies when new building footprint exceeds 25% of the site area. Where applicable 75% of new building frontage must be located at or near the build-to line. Build-to requirements apply to: 1) 6th Street frontage when building footprint exceeds 25% of lot area. **2.** Street side façades must be built to Build to Line at a minimum of 75% of the new building frontage, to help define an urban street frontage, where build-to requirements apply.		

3. **Building Heights, Floor Uses**

Building height and floor use requirements in the SSS are as shown in Figure 5.12-SSS-B, Figure 5.12-SSS-C and Table 5.12-SSS-2. Note: Figure 5.12-SSS-B applies typically throughout the Sixth Avenue Sub-Area except at specific blocks shown on Figure 5.12-SSS-C.

FIGURE 5.12-SSS-B

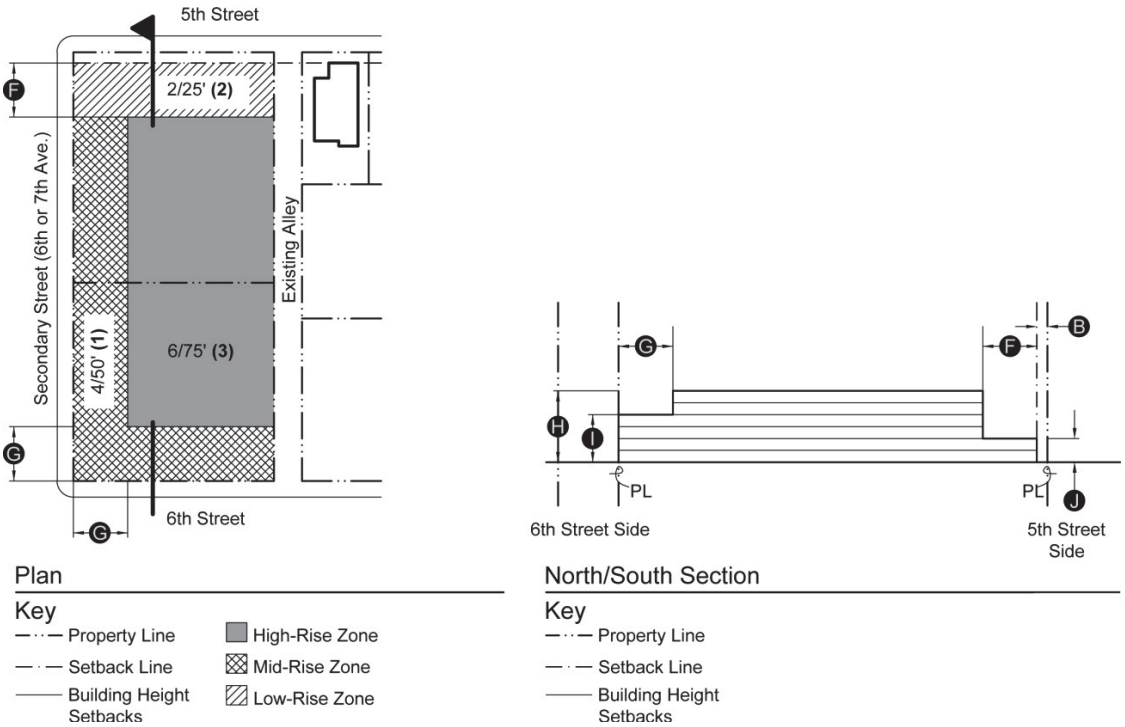


FIGURE 5.12-SSS-C

TABLE 5.12-SSS-2

6TH STREET SUB-AREA STANDARDS		
BUILDING HEIGHT STANDARDS		
High-Rise Building Height **(1)**	75 Ft. Max or 6 Stories	**H**
Mid-Rise Building Height **(2)**	50 Ft. Max or 4 stories	**I, G**
Low-Rise Building Height **(3)**	25 Ft. Max or 2 Stories	**J, F**
FLOOR USES		
Ground Floor **(4, 5, 6, 7)**	Commercial Services and Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table.	
Upper Floors	Residential or Services	

SPECIFIC REQUIREMENTS

1. High-rise building height is 75 ft. max., or 6 stories **(H)** for the remainder of the block.
2. Low-rise building height is 25 Ft. or 2 stories **(J)** for the first 50 Ft. **(F)** from the setback **(B)**. and 6th or 7th Ave. **(G)**.
3. Mid-rise building height is 50 Ft. max., or 4 stories **(I)** for the first 50' **(G)** from 6th Street
4. All new construction shall have scale-defining architectural elements or details at first two levels.
5. A single plane of façade at the street level may not be longer than 50 Ft. without architectural relief or articulation such as windows, trellises and arcades.
6. Street-level activity is achieved by providing a mix of commercial, retail, office and residential uses at street level.
7. First floor level to be differentiated in form from upper levels.

4. **Lot Coverage, Open Space, Pedestrian Access**
Lot coverage, open space and pedestrian access requirements in the SSS are as shown in Figure 5.12-SSS-D and Table 5.12-SSS-3.

FIGURE 5.12-SSS-D

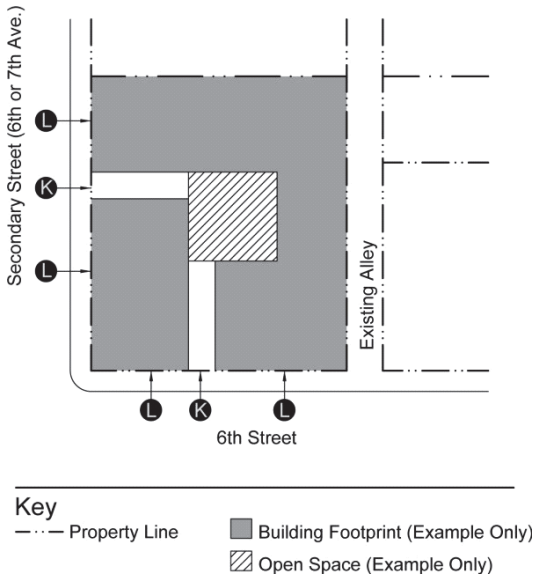


TABLE 5.12-SSS-3

6TH STREET SUB-AREA STANDARDS		
LOT COVERAGE STANDARDS		
Maximum Lot Coverage **(1)**	100%	
OPEN SPACE		
Open Space at Multi-Unit Dwellings **(2, 3, 4)**	30 Sq. Ft/DU or 20% of Lot Area **(7)**	
Open Space Non-Residential **(2, 3, 4)**	Min. of 20% of Lot Area	
PEDESTRIAN ACCESS (5)		
Pedestrian Access to Open Space	Required	**K**
Main Entrance Location **(6)**	Primary Street (Stone Ave.)	**L**

SPECIFIC REQUIREMENTS
1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable.
3. Usable open space may be any combination of private and common space.
4. Parking may not be counted as open space.
5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 20% of lot area, whichever is greater.

5. **Building Massing Standards**
Building massing standards in the SSS are as shown in Figure 5.12-SSS-E and Table 5.12-SSS-4.

FIGURE 5.12-SSS-E

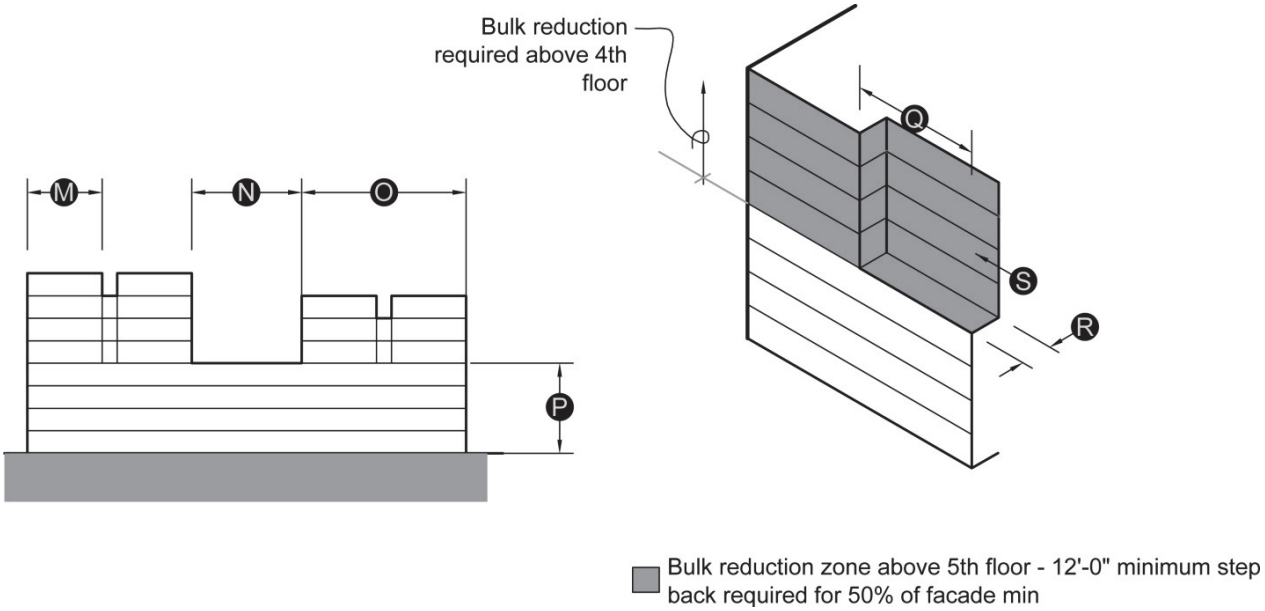


TABLE 5.12-SSS-4

6TH STREET SUB-AREA STANDARDS		
BUILDING MASSING STANDARDS		
Articulation		
Maximum unbroken building mass **(1)**	50 Ft. Max.	**M**
View Corridors		
Mid-Rise Façade **(2)**	25% of Façade Min.	**N**
High-Rise Façade **(3)**	150 Linear Ft. Unbroken Max.	**O**
Mid-Rise Height	50 Ft. Max or 4 Stories	**P**
Build Reduction (High Rise)		
Bulk Reduction Setback **(4)**	12 Ft. Min.	**R**
Bulk Reduction Required Area	50% of Façade Min.	**Q**
Bulk Reduction Zone	Required above 4th Floor	**S**

SPECIFIC REQUIREMENTS

1. Any building over 50 Ft. wide must be broken down to read as a series of buildings no wider than 50 Ft. **(M)** and should include a variety of façades.

2. To preserve view corridors, a minimum of 25% of the façade must be set aside as mid-rise **(N)**, and the mid-rise façade may not exceed 4 stories or 50 Ft. **(P)** in height. On corner lots this requirement applies to one street only.

3. High-rise façades of more than 150 continuous linear feet **(O)** must be broken by a mid-rise façade **(N)** not to exceed 4 stories or 50 Ft. **(P)** in height as shown in Figure above.

4. A step-back bulk reduction area a minimum of 12 ft. in depth **(R)** is required for at least 50% of the façade **(Q)**. Bulk reduction is required above the fourth floor **(S)**. See figures above.

(Ord. 11246, 2/18/2015)

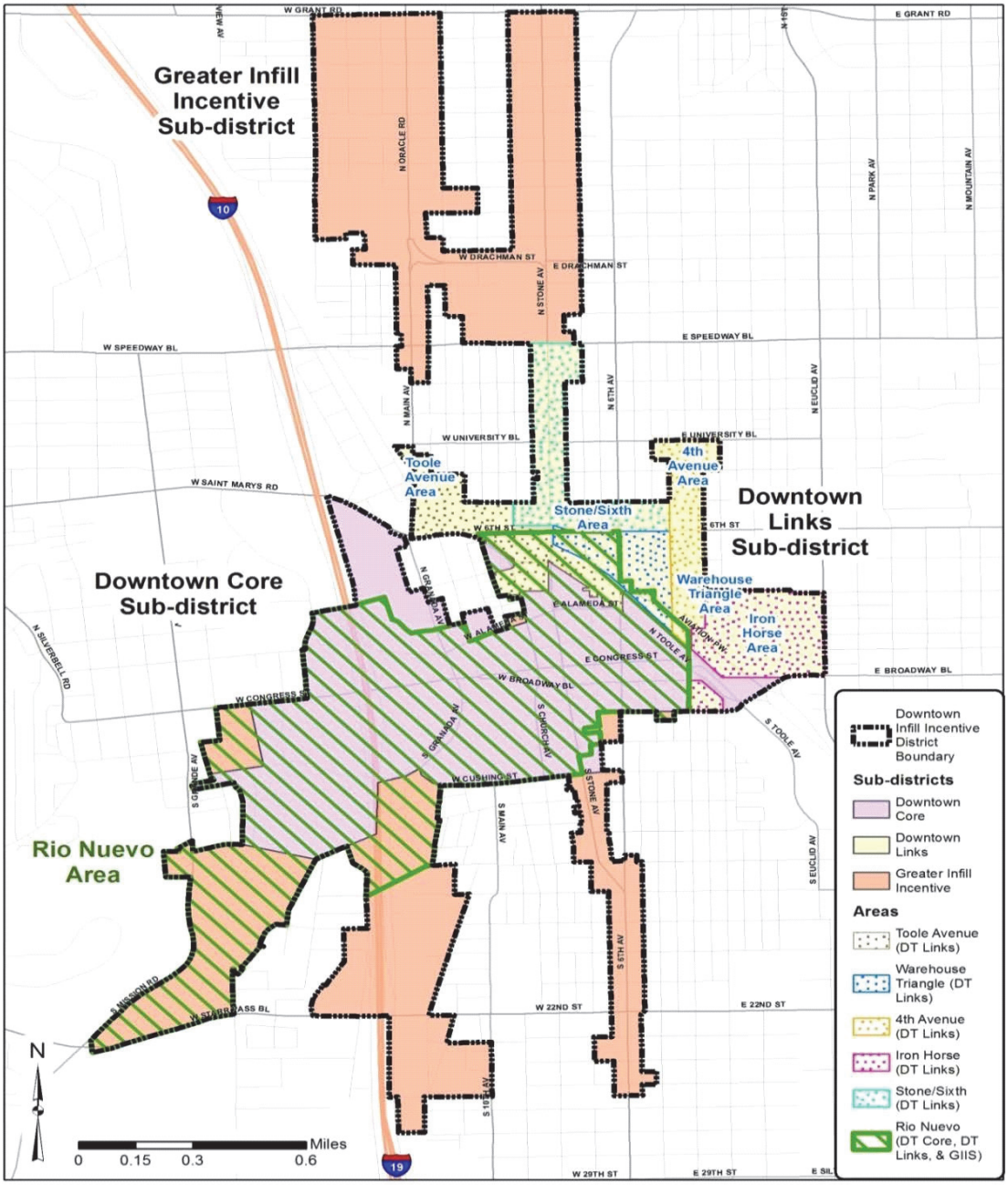
5.12.17. IID DISTRICT TERMINATION

The provisions of Section 5.12, *Downtown Area Infill Incentive District*, shall end on January 31, 2019, unless Mayor and Council extend the date by a separate ordinance.

(Ord. 11246, 2/18/2015)

5.12.18. ILLUSTRATIVE MAP FIGURE 5.12.18-1: ILLUSTRATIVE MAP OF INFILL INCENTIVE DISTRICT (IID)

FIGURE 5.12.18-1: ILLUSTRATIVE MAP OF INFILL INCENTIVE DISTRICT (IID)



(Ord. 11246, 2/18/2015)

ARTICLE 6: DIMENSIONAL STANDARDS AND MEASUREMENTS

Section

6.1. PURPOSE
6.2. APPLICABILITY
6.3. DIMENSIONAL STANDARDS
6.3.1. Organization
6.3.2. Determining a Use's Dimensional Standards
6.3.3. Explanation and Applicability of Terms Used in the Dimensional Standard Tables
6.3.4. Dimensional Standard and Exceptions Tables
6.4. RULES OF MEASUREMENT AND EXCEPTIONS TO DIMENSIONAL STANDARDS
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6.4.2. Lot Size
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6.5. PRINCIPAL LAND USE
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6.6. ACCESSORY USES, BUILDINGS, AND STRUCTURES
6.6.1. Accessory Uses
6.6.2. Accessory Buildings And Structures
6.6.3. Specifically Within Residential Zones
6.6.4. Specifically Within Nonresidential Zones

6.1. PURPOSE

This article provides the general dimensional standards that apply to principal and accessory structures for each zoning district in the City. The standards are intended to protect open space, solar access, and the privacy of all properties and to minimize negative impacts between developments. This article also provides the method for measuring the dimensional standards to ensure consistent application of the standards.

6.2. APPLICABILITY

The standards in this article apply to all principal and accessory structures and uses established in the City of Tucson.

6.3. DIMENSIONAL STANDARDS

6.3.1. ORGANIZATION

The dimensional standards for each zone are organized into the following tables:

Table Number		Tables
6.3-1	A	Dimensional Standards for the RH, SR, SH, RX-1, & RX-2 Zones
	B	Exceptions to the RH, SR, SH, RX-1, & RX-2 Dimensional Standards
6.3-2	A	Dimensional Standards for the R-1, R-2, R-3, MH-1, & MH-2 Zones
	B	Exceptions to the R-1, R-2, R-3, MH-1, & MH-2 Dimensional Standards
6.3-3	A	Dimensional Standards for the O-1, O-2, & O-3 Zones
	B	Exceptions to the O-1, O-2, & O-3 Dimensional Standards
6.3-4	A	Dimensional Standards for the C-1, C-2, C-3, OCR-1, & OCR-2 Zones
	B	Exceptions to the C-1, C-2, C-3, OCR-1, & OCR-2 Dimensional Standards
6.3-5	A	Dimensional Standards for the P-I, I-2, & I-2 Zones
	B	Exceptions to the P-I, I-1, & I-2 Dimensional Standards
6.3-6	A	Dimensional Standards for the OS, IR, P, & RV Zones
	B	Exceptions to the OS, IR, P, & RV Dimensional Standards
6.3-7	A	Dimensional Standards for the NC, RVC, & MU Zones
	B	Exceptions to the NC, RVC, & MU Dimensional Standards

6.3.2. DETERMINING A USE'S DIMENSIONAL STANDARDS

A. To determine all of a proposed use's required dimensional standards, refer to the following:

1. The applicable dimensional standard table provided in this article;

2. The applicable exceptions to the dimensional standard provided in this article;

3. The applicable use-specific standards provided in Section 4.9, *Use-Specific Standards*; and,

4. When applicable, the overlay requirements provided in Article 5, *Overlay Zones*.

B. When the standards of this Article conflict with other sections of the Unified Development Code (UDC), the most restrictive applies except as follows. Exception: when the standards of this article conflict with the use-specific standards provided in Article 4, the use-specific standards shall control.

C. Dimensional standards for accessory uses, buildings, and structures are provided in Section 6.6.

6.3.3. EXPLANATION AND APPLICABILITY OF TERMS USED IN THE DIMENSIONAL STANDARD TABLES

The following is an explanation and applicability of frequently used terms in the dimensional standard tables:

A. **Mobile Home Dwelling**
For the purposes of determining the applicable dimensional standards, a mobile home is considered a residential use. See Section 11.3.7.C for the definition of mobile home dwelling.

B. **Mobile Home Park**
For the purposes of determining the applicable dimensional standards, a mobile home park is considered a nonresidential use. See Section 11.3.7.C.1 for the definition of mobile home park.

C. **Multifamily Development**
For the purposes of determining the applicable dimensional standards, multifamily development is considered a nonresidential use. See Section 11.3.7.A.3 for the definition of multifamily development.

D. **Nonresidential Use**
For the purposes of determining the applicable dimensional standards, the following uses as defined in Section 11.3 are considered nonresidential uses:

1. A use from the Agricultural, Civic, Commercial, Industrial, Restricted Adult Activities, Retail, Storage, Storage, or Wholesaling Use Groups;

2. Group Dwelling, except as provided in Section 6.3.3.H.7;

3. Multifamily Development;

4. Mobile Home Park; and,

5. Residential Care Service Uses, except as provided in Section 6.3.3.H.4.

E. **Nonresidential Zone**
For the purposes of determining the applicable perimeter yard standard, the following are considered nonresidential zones: O-1, O-2, O-3, P, RV, NC, RVC, C-1, C-2, C-3, OCR-1, OCR-2, P-I, I-1, and I-2.

F. **Perimeter Yard**
The perimeter yard standard is based on whether the proposed use is nonresidential or residential (Sections 6.3.3.D or .H, respectively) and the use's adjacency to a nonresidential or residential zone (Sections 6.3.3.E or .I, respectively).

G. **Residential Density**
The maximum permitted number of residential dwelling units per lot or size. For example:

1/7,000 sf means that no more than one dwelling unit per 7,000 square feet is permitted.

36/acre means that no more than 36 dwelling units per acre are permitted.

H. **Residential Use**
For the purposes of determining the applicable dimensional standards, the following uses as defined in Section 11.3.7 are considered residential uses:

1. Duplex;

2. Manufactured Housing;

3. Mobile Home Dwelling;

4. Residential Care Service uses located or locating in an existing residential use as defined by this section;

5. Single-Family Dwelling, Attached;

6. Single-Family Dwelling, Detached; and,

7. Single-Family Dwellings that meet the nonconforming group dwelling criteria in accordance with Section 4.9.7.B.9.

I. **Residential Zone**
For the purposes of determining the applicable perimeter yard standard, the following are considered residential zones: OS, IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, MU, PAD, and PCD.

J. **Single-family (SF) Use**
The same uses as provided in Section 6.3.3.H, *Residential Use*.

6.3.4. DIMENSIONAL STANDARD AND EXCEPTIONS TABLES

TABLE 6.3-1.A: DIMENSIONAL STANDARDS FOR THE RH, SR, SH, RX-1, & RX-2 ZONES

Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone				
	RH	SR	SH	RX-1	RX-2
Residential Density (maximum)	1/180,000 sf	1/144,000 sf	2/36,000 sf	1/36,000 sf	1/16,000 sf
Lot Size/Site Area (minimum)	180,000 sf	144,000 sf	36,000 sf	36,000 sf	16,000 sf
Lot Coverage (maximum)	Res: N/A Nonres: 20%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%
Height (maximum)	30'	30'	30'	30'	25'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➜ Res Zone	25'	25'	20'	20'	20'
Res Use ➜ Nonres Zone	(H)	(H)	(H)	(H)	(H)
Nonres Use ➜ Res Zone	4(H)	4(H)	20'	20'	20'
Nonres Use ➜ Nonres Zone	0'	0'	0'	0'	0'

Key:

Max. = Maximum permitted
Min. = Minimum requirement
P = Permitted Use
S = Special Exception Use
Uses without a "P" or "S" indicate the use is permitted within the zone

(Am. Ord. 11070, 5/14/2013)

TABLE 6.3-5.A: DIMENSIONAL STANDARDS FOR THE P-I, I-2, & I-2 ZONES

Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone		
	P-I	I-1	I-2
Residential Density (maximum)	N/A	N/A	1 unit for a caretaker
Lot Size/Site Area (minimum)	0	0	0
Lot Coverage (maximum)	N/A	N/A	N/A
Height (maximum)	50'	75'	140'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]			
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➜ Res Zone	1½(H)	2(H)	2(H)
Res Use ➜ Nonres Zone	0	0	0
Nonres Use ➜ Res Zone	1½(H)	1½(H)	2(H)
Nonres Use ➜ Nonres Zone	0	0	0

Key:

(H) = Height of the proposed exterior building wall
MF = Multifamily Development (Section 6.3.3.C)
MH = Mobile Home Dwelling (Section 6.3.3.A)
MH Park = Mobile Home Park (Section 6.3.3.B)
N/A = Not Applicable
Nonres = Nonresidential (Section 6.3.3.D or .E, whichever is applicable)
Res = Residential (Section 6.3.3.H or .I, whichever is applicable)
SF = Single-family Use (Section 6.3.3.J)
sf = square feet
➜ = adjacent to

TABLE 6.3-5.B: EXCEPTIONS TO THE P-I, I-1, & I-2 DIMENSIONAL STANDARDS

Zone	Use	Exceptions to the Zone's Dimensional Standards
P-I	Educational Use: Elementary and Secondary Schools (S)	Height (max.) = 75'
	Renewable Energy Generation (P)	Height (max.) = 16'

	• Civic Assembly (P)
	• Cultural Use (P)
	• Educational Use, Instructional or Postsecondary Institution (P)
	• Membership Organization (P)
	• Postal Service (P)
	• Religious Use (P)
	• Alcoholic Beverage Service:
	  • Excluding Large Bar (P)
	  • Large Bar (S)
	  • With a Microbrewery as an accessory Use (P)
	• Animal Service (P)
	• Entertainment:
	  • Excluding Dance Halls (P)
	  • Dance Hall (S)
	• Food Service: Soup Kitchen (S)
	• Funeral Service (P)
	• Medical Service:
	  • Extended Healthcare (P)
	  • Major (P)
	  • Outpatient, Limited to blood donor centers (S)
	• Trade Service and Repair, Minor (P)
	• Food and Beverage Sales:
	  • Excluding Large Retail Establishments (P)
	  • Large Retail Establishments (S)
	• General Merchandise Sales:
	  • Excluding Large Retail Establishments (P)
	  • Large Retail Establishments (S)
		Height (max.) = 40'

I-1	Golf Course (P)	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Billboard (P)	Lot Size (min.) = 1,500 sf Height (max.) = In accordance with Chapter 3, Sign Code, of the Tucson Code
	Perishable Goods Manufacturing (P)	Height (max.) = 50'
	• Residential Care Services: Rehabilitation Services or Shelter Care (P) • Residential Care Services: Shelter Care - victims of domestic violence (P)	Height (max.) = 140' Nonres Use adjacent to Res Zone (min.) = 2(H)
	• Alcoholic Beverage Service - Large Bar (S) • Communications (P & S) • Entertainment - Dance Hall (S)	Height (max.) = 300' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Renewable Energy Generation	Height (max.) = 16'

A. **Typical Headings and Uses**
Typical uses cited in the description of each Land Use Class are not intended to be exclusive or restrictive. Reference is made to the description of the Land Use Class in determining whether or not a certain use is included within a particular Land Use Class.

B. **Determination of Appropriate Land Use Class**
Where a specific use does not conform to the wording of any Land Use Class description or conforms to the wording of two or more Land Use Class descriptions, the Zoning Administrator shall determine the most appropriate Land Use Class for that use. Such a determination is an administrative decision.

11.3.2. AGRICULTURAL USE GROUP

The Agricultural Use Group includes Land Use Classes that involve the commercial production of crops and animals. The following Land Use Classes comprise the Agricultural Use Group.

A. **Animal Production**
The keeping, grazing, feeding, or breeding of animals by the property owner or occupant for commercial gain. Typical uses include horse ranches and dairy, poultry, and rabbit farms.

B. **Crop Production**
The growing and harvesting of agricultural products to provide food, fiber, or horticultural vegetation for ornamental purposes, or any combination of these uses. Typical uses include the growing of field crops, fruit and nut orchards, nurseries, and greenhouse operations.

C. **General Farming**
Any combination of Animal and Crop Production limited to personal use.

D. **Stockyard Operation**
The temporary confinement of livestock in conjunction with their transport, fattening, or auctioning on a wholesale or retail basis. Typical uses include feedlots and cattle pens.

11.3.3. CIVIC USE GROUP

The Civic Use Group includes Land Use Classes and Land Use Types that primarily involve public services. The following Land Use Classes and Land Use Types comprise the Civic Use Group.

A. **Cemetery**
Land used or dedicated for the interment of the dead.

B. **Civic Assembly**
An establishment used to hold meetings, conventions or trade fairs, exhibitions, or other community, social, and multipurpose uses. Typical uses include convention centers, neighborhood centers, and community centers.

C. **Correctional Use**
The monitoring and control of the offender population, including persons on pretrial status, on prerelease status, or persons incarcerated to serve a sentence. The Correctional Use Land Use Class is divided into the following three land use types:

1. **Supervision Facility**
A community-based Correctional Use that provides transitional housing, assistance with employment, counseling, and other services to offenders who are placed in a

Supervision Facility under terms of probation, parole, or pretrial status. Offenders assigned to a Supervision Facility are generally allowed to leave the facility for off-site employment, job training, or other purposes as permitted by the operators of the facility.

2. **Custodial Facility**
A community-based Correctional Use that provides a custodial residential setting, assistance with employment, counseling, or other services for offenders sentenced to such a facility in lieu of prison or placed in such a facility as part of a prerelease program. Offenders placed in a Custodial Facility are generally allowed to leave the facility but are monitored in their activities by staff. A facility in this subclass is not designed to be a secure facility.

3. **Jail or Prison**
A Correctional Use that provides for the incarceration or detention of offenders serving a sentence as required under the City, county, state, or federal criminal justice system. A Jail or Prison is a secure place or building designed for the incarceration of offenders who are sentenced to a period of time under confinement.

D. **Cultural Use**
The collection and display of objects having literary, artistic, historic, natural, historic or scientific value for public appreciation. Typical uses include museums, libraries, botanical gardens, zoos, nature reserves, and wildlife refuges.

E. **Educational Use**
Provides a student with instruction through a course or group of courses. Educational Uses are divided into the following land use types:

1. **Elementary and Secondary Schools**
Provides primary and secondary education for grades kindergarten through 12, as required by the Arizona State Board of Education. Typical uses include elementary, middle, junior high, and high schools.

2. **Postsecondary Institution**
Provides academic, professional, business, technical, or industrial education beyond grade 12, leading to a degree or entry into a paid occupation. Typical uses include community colleges and universities and business, career, beauty, and trade schools.

3. **Instructional School**
Provides domestic, recreational, and other types of instruction for all age groups. Typical uses include dance, cooking, music, martial arts, and handicraft instruction.

F. **Membership Organization**
A philanthropic, social, business or fraternal organization. Typical uses include labor unions, boys' and girls' clubs, and veterans' organizations.

G. **Postal Service**
Letter and parcel delivery service. Typical uses include postal stations.

H. **Protective Service**
Provides protection of the public health, safety, and welfare. Typical uses include police, fire, and ambulance services.

I. **Religious Use**
Assembly for religious worship. Typical uses include churches, synagogues, and temples.

(Am. Ord. 11257, 4/21/2015)

11.3.4. COMMERCIAL SERVICES USE GROUP

The Commercial Services Use Group includes Land Use Classes that permit facilities for the buying or selling of commodities or services, such as consulting, technical, transportation, and repair services. The following Land Use Classes, Land Use Types, and examples comprise the Commercial Services Use Group.

A. **Administrative and Professional Office**
Provides administrative, consulting, management, and professional services to businesses and individuals. Typical uses include legal services, real estate firms, travel agencies, security and commodity brokers, and employment services.

B. **Alcoholic Beverage Service (Bar)**
The retail sale of alcoholic beverages, such as beer, wine, and liquor, for consumption on the premises. Typical uses include cocktail lounges, taverns, and bars. Refer to the definition of Food Service to differentiate between an Alcoholic Beverage Service use (bar) that serves food and a Food Service use (restaurant) which serves alcoholic beverages.

1. **Bar, Large**
A bar that encompasses 18,000 square feet or more of total area, including gross floor area and any outside areas providing service to the public, such as outdoor seating and recreation areas.

C. **Animal Service**
The boarding, training, or grooming of animals, including short-term medical treatment. Typical uses include boarding kennels, dog training services, pet grooming shops, and veterinary clinics.

D. **Artisan Residence**
A structure or portion of a structure used as both a residential dwelling for an artist and any artistic nonresidential use permitted in the zoning district in which the unit is located. The residential use and the artistic nonresidential use must be conducted by the same artist. The dwelling unit may not be separately leased.

E. **Automotive - Service and Repair**
Servicing and repairing automobiles, motorcycles, or utility vehicles, such as pickup trucks and vans generally used as personal vehicles.

1. **Automotive - Minor Service and Repair**
Minor maintenance that involves operations that do not create excessive noise, such as auto washing, lubrication, and oil changing.

2. **Automotive - Major Service and Repair**
Major maintenance or repair services. Typical uses include muffler, brake, tune-up, stereo, alarm, air conditioning, and tire installation shops; general repair shops; service departments of dealerships; and automotive engine and transmission rebuilders.

3. **Automotive Washing - Full Service**
An establishment where personnel are used to wash, dry, polish, or vacuum an automobile.

4. **Automotive Washing - Self Service**
An establishment where the washing, drying, polishing, or vacuuming of an automobile is done by the driver or the occupant.

F. **Billboard**
An off-site sign relating to a business, activity, use, or service conducted off the site or a product not sold on the site.

G. **Building and Grounds Maintenance**
Provides maintenance or custodial services for buildings and properties. Typical uses include janitorial, landscaping, carpet cleaning, and window cleaning services.

H. **Commercial Recreation**
A commercial establishment for use by the general public or a private club for members only used for participatory recreational activities. Spectator events at a Commercial Recreation use are incidental. Typical uses include athletic clubs, gymnasiums, tennis courts, and indoor shooting ranges.

I. **Communications**
The general transmission or reception of signals as specifically regulated by the Federal Communications Commission (FCC) for the transfer of verbal or visual information in an analog or digital mode. Typical uses include radio and television broadcasting stations and telecommunication service centers.

1. **Communication, Wireless**
A commercial system designed and operated for the transmission and reception of signals to and from multiple transmitter locations to multiple reception locations. Typical uses include cellular telephone, personal communication service (PCS), enhanced specialized mobile radio (ESMR), and paging services.

J. **Construction Service**
Provides construction activity to be performed at a construction site and may include related work being performed on shop premises. Typical uses include construction companies, carpentry services, and plumbing services.

K. **Day Care**
A use providing care, supervision, planned activities, or guidance on a regular basis for periods of less than 24 hours for persons not related to the operator. This includes adult day care and child care.

1. **Adult Day Care**
A Day Care for elderly or disabled adults.

C. **Food and Beverage Wholesaling**
The selling of food or beverage products to other businesses. Typical uses include produce companies and beverage distributors.

D. **Hazardous Material Wholesaling**
The selling to other businesses materials that are explosive, highly combustible, corrosive, toxic, highly oxidizing, or radioactive. Typical uses include petroleum supply and distribution of hazardous chemicals.

11.4. OTHER TERMS DEFINED

11.4.1. PURPOSE

This section provides definitions for terms that are not land uses and are not contained in Section 11.3 above.

11.4.2. DEFINITIONS – A

Abandonment
A process whereby easement interests are terminated by a legally recorded document.

Use, Abandonment of
The relinquishment of a property, or the cessation of a use or activity by the owner or tenant for a period of six months, excluding temporary or short term interruptions for the purpose of remodeling, maintaining, or otherwise improving or rearranging a facility. A use is deemed abandoned when the use is suspended as evidenced by the cessation of activities or conditions that constitute the principal use of the property.

Abutting
Having a common boundary. Parcels or lots having only a common corner are not considered abutting.

Access Easement
Ingress-egress to a parcel provided over some other parcel through an area dedicated for such perpetual use.

Access Lane
The area within a vehicular use area serving as a travel lane or the area providing access to a property. Unlike the Parking Area Access Lane, the Access Lane does not provide direct ingress and egress to individual parking spaces.

Accessory Use or Structure
A use or a structure subordinate to the principal use or building on a lot and serving a purpose customarily incidental to the use of the principal building. An accessory use or structure must be established or built together with or after the establishment or construction of the principal use or building.

Acre
An area equal to 43,560 square feet.

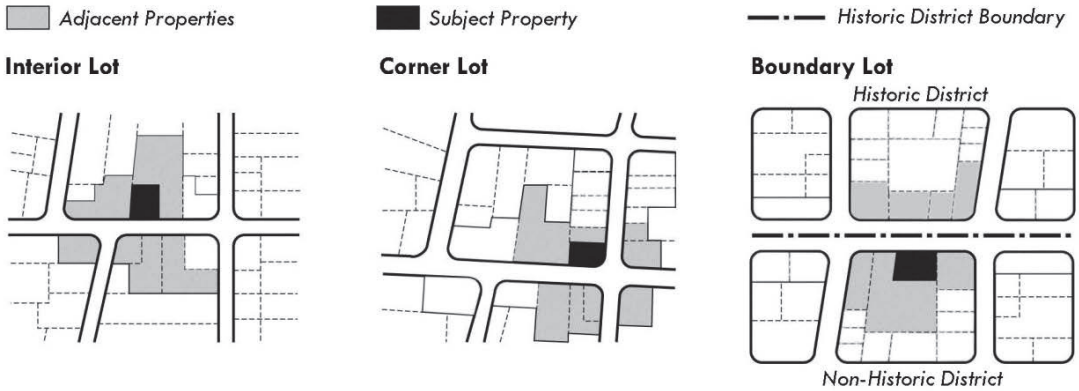
Adjacent
Two or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way 20 feet or less in width. Parcels or lots having only a common corner are considered adjacent. Within the Infill Incentive District, Optional Zoning Sub-Districts, Areas and Sub-Areas, the term “adjacent” or “adjacency” means:

A. Two or more parcels or lots sharing a common boundary or separated by an ally or a local or arterial street 30 feet or less in width. Parcels or lots having only a common corner are also considered adjacent.

B. Where the development parcel is an interior parcel, adjacent lots includes all residential lots or development on either side of the development parcel, those lots fronting on the same street in the same block as the development parcel, and all those lots on the opposite side of that street (See Figure, "Interior Lot");

C. Where the development parcel is a corner lot, the term "adjacent" includes all the residential corner lots or developments diagonally opposite the development parcel, fronting on the same two streets in the same block, and on the opposite sides of those streets as shown in the diagram below (See Figure, "Corner Lot");

D. Where the development parcel is adjacent to an HPZ, the term "adjacent" includes all lots across the street and diagonally across from the development parcel.



Adjoining
Same as abutting.

Adjudicated Delinquent
A youth who has been found by a judge in juvenile court to have committed a violation of the criminal law, that is, a delinquent act.

AICUZ Report (1992)
A report prepared by the Department of the Air Force that evaluated and summarized the aircraft operations at U.S. Air Force Bases with respect to the effects of noise and accident hazards, entitled Air Installation Compatible Use Zone (AICUZ).

Airport
Any area of land designed and set for the landing and taking off of aircraft.

Airport Hazard
Any structure, use of land, or tree within the Airport Environs Zone (AEZ) that obstructs the space required for flight of aircraft in taking off and landing at an airport or is otherwise hazardous to aircraft taking off or landing. Examples of hazards include, but are not limited to, uses that:

- Create interference with aircraft navigation by obstructing the use of radio and other navigational aids, such as generators, motors, or artificial lighting devices which create excessive static.

- Obstruct the visibility of aircraft through atmospheric emissions or cause glare to flyers through direct or indirect illumination, such as from incinerators, rock crushers, smelters, lights which resemble a layout or the color of a landing area, search lights, or flash-type advertising signs.

- Cause any other danger or hazard to the safety of aircraft taking off or landing, such as towers, poles, smokestacks, advertising balloons, aboveground bulk storage of petroleum products, landfills, or fireworks manufacturing.

Airstrip
An airport used solely by the owner of the property, accommodating general aviation aircraft and ultralight aircraft.

Airport Hazard District
A specifically designated area of land where uses that constitute hazards to airport operations are prohibited and heights are limited.

Alcoholic Beverage
Alcohol, brandy, whiskey, rum, tequila, mescal, gin, wine, porter, ale, beer and malt liquor, malt beverage, absinthe or compound or mixture of any of them, or of any of them with any other substance, alcohol bitters, bitters containing alcohol, and any liquid mixture of preparation, whether patented or otherwise, which produces intoxication, fruits preserved in ardent spirits, or beverages containing more than 0.5% of alcohol by volume.

Alley
Alleys are public ways used for the placement of utilities, refuse collection, or similar public services, and under certain circumstances as provided in the UDC, access to individual properties.

Alteration
Any aesthetic, architectural, mechanical, or structural change to the exterior surface of any part of an existing structure.

Amenities, Project
Aesthetic or other characteristics of a development that increase its desirability to a community or its marketability to the public. Project amenities include, but are not limited to, open space, natural undisturbed areas, landscaping, common areas, and recreation facilities.

Anatomical Areas
Same as Specified Anatomical Areas.

ANCLUC Study
Airport Noise Control and Land Use Compatibility Study, a document adopted by the City of Tucson and Pima County in 1982 that reviewed noise abatement measures in effect or proposed to be implemented by Tucson International Airport. The Study also established policies for compatible land uses for properties adjacent to the Tucson International Airport.

Antenna
One or more panels, rods, reflecting disks, or similar devices used for the transmission or reception of radio frequency signals.

Apartment Building
Same as Multifamily Development.

Appearance of Record
Means either: 1) An oral statement made at a hearing which identifies the person making the statement or made by the person's representative; or 2) A written statement giving the name and address of the person providing the statement and signed by the person or representative.

Approach Departure Corridor One (ADC-1)
A specifically designated area located within 12,000 feet from the northwest end of the runways at Davis Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential.

Approach Departure Corridor Two (ADC-2)
A specifically designated area located from 1,2001 to 30,000 feet from the southeastern end of runways at Davis-Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential.

Approach Departure Corridor Three (ADC-3)
A specifically designated area located from 30,001 to 50,200 feet at the southeastern end of runways at Davis-Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential, less than in the ADC-1or ADC-2 zones.

Archaeological Site
A historic or prehistoric site, location, or area containing material remains of human activity and life which include artifacts, monuments, or other cultural remains.

Archaeologist
A person having an M.A. or Ph.D. in anthropology or an allied field and at least one year of training or employment in an archaeological field or laboratory research. Any study conducted by or endorsed by such an archaeologist satisfies the Code of Ethics and Standards of Performance of the Society of Professional Archaeologists.

Arizona Nursery Association Standards (ANA)
Standards for plant material size and planting guidelines prepared and published by the Growers Committee of Arizona Nursery Association.

Arterial Road System
Arterial roads identified on the Major Street and Routes Plan that are the responsibility of the City of Tucson or that are designated in accordance with Section 23A-84(14).

Arterial Street
A street identified as an arterial or Interstate Route on the Major Streets and Routes (MS&R) Plan.

Artisan
One who practices an art or one trained to manual dexterity or skill in a trade.

Artists Studio/Residence Area
The area delineated by the map below.

[See map on following page.]

For exact boundaries, please see the official zoning maps.

Artist Studio/Residence Area

Assurable Infrastructure
Subdivision improvements for which assurances may be required include, but are not limited to, curbs, accessible ramps, pavement, driveway aprons, sidewalks, survey monuments, storm drainage, all weather access, flood control, erosion hazard control, utility infrastructure to the lot lines (water, sewer, electric, natural gas, communication cables), fire prevention systems, street signage, other private or public improvements and infrastructure in right-of-way or common areas required to be constructed, and other common elements as required by this code and other pertinent codes, or actions required to be completed by subdivider/developer, at no cost to the City.

Assurance
A legally binding and enforceable instrument ensuring the construction of all required assurable infrastructure by a subdivider. Assurances may be in the form of third party land trusts, or monetary sureties such as performance bonds, escrow funds, letters of credit, or such other security as are acceptable to the City.

Average Daily Traffic (ADT)
The total traffic for a calendar year divided by number of days in a year (365).

Average Finished Grade
The mean average elevation of ground after site preparation, measured five feet from a building at five-foot intervals. If the property line is closer than five feet from the building, then the measurement is taken from the property line.

Average Cross-Slope
The slope of the topographic configuration of land, graphically represented by contour lines, prior to any grading or other disturbance.

(Am. Ord. 11246, 2/18/2015)

11.4.3. DEFINITIONS – B

Barrier-Free Accessibility
Functional access for semiambulatory and nonambulatory persons, from a street or parking space to, into, and through a building.

Bay
Same as Service Bay.

Bedroom
The term bedroom includes all of the following: 1) Any room that is designated as a bedroom; 2) Any enclosed room that has a minimum area of 60 square feet and has an accessible opening to the exterior of the building in compliance with the International Building Code (IBC), whether termed a studio, family room, study, den, bonus room, or any other name, except for a living room, dining room, kitchen, and bathrooms; and 3) Any room designated as a bedroom for the purpose of any other code requirement.

Bicycle
A nonmotorized device propelled only by human power having two or three wheels, any of which is more than 16 inches in diameter.

Bicycle Locker
A fully enclosed space of sufficient size to park a two -wheeled bicycle with its accessories accessible only to the operator of the bicycle.

Bicycle Parking Facility
A structure that provides for the short- or long-term placement of bicycles.

Bicycle Parking Space
An area designated for the use of an individual bicycle.

Block
A unit of land bounded by streets or by a combination of streets and public lands, railroad rights-of-way, watercourses, or other barriers to the continuity of the unit of land. A block may be comprised of one or more lots. A block made up of one lot may also be referred to as a lot or parcel.

Block Plat
A map of a subdivision that consists of ten or fewer lots the size of which are in conformance with the applicable zoning requirements for lot size.

Buildable Area
The area of a lot or parcel where a building can be placed after setbacks from property lines, streets, buildings, erosion hazards, or any other point identified and areas identified or dedicated for non-building purposes, such as open space or driveways, are deducted.

Dedicate
The act of giving a gift or donation to another person or entity.

Dedicated
The act of giving a gift or donation to another person or entity and that such gift or donation has been accepted.

Density
The number of residential units per acre.

Design Grade
An elevation or series of elevations that provide the minimum modification of natural or existing grade that allows safe and appropriate access, drainage, and buildable areas.

Design Professional
A registered architect with historic preservation experience employed by or under contract with the City.

Developable Area
The land area of a site controlled by a single landowner or entity at the time of issuance of building permits or approval of a subdivision plat if subdividing the property, including those areas which are dedicated as natural areas within a Hillside Development Zone (HDZ) area, but exclusive of any floodway property as described in Chapter 26, Division 1, *Floodplain and Erosion Hazard Area Regulations*, of the Tucson Code. Those areas within a floodway shall be included in the developable area where the Planning and Development Services Department Engineer has approved construction of a principal building or of an accessory or incidental structure.

Developing Area
An area where less than 50% of the linear street frontage of all property, excluding alleys and drainageways, located on the same side of the street and within the same block as the proposed development is occupied by principal structures that conform to the minimum front street perimeter setback required for the applicable zoning classification or street frontage.

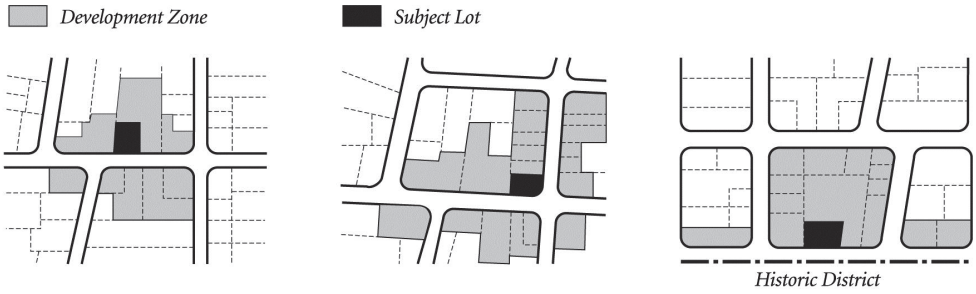
Developing Area Setback
A term used to describe the required perimeter yard from a street applicable where a developing area exists.

Development
Any human alteration to the state of land, including its vegetation, soil, geology, or hydrology, for any residential, commercial, industrial, utility, or other use, such as, but not limited to, clearing, grubbing, or grading of land, and structural improvements, e.g., buildings, walls, fences, signs, and vehicular use areas.

Development Inventory Report (DIR)
A DIR is a report using narrative, maps, graphics, tables and other informative means in describing existing conditions, needs assessments and other useful background information regarding the infrastructure, resources and other pertinent characteristics of the property within the proposed PCD District.

Development Project
Any residential, commercial, industrial or mixed use subdivision plat or site plan that is submitted to the City for approval or for permit.

Development Zone
As used in Section 5.8, *"H" Historic Preservation Zone (HPZ)*, Section 5.10, *Neighborhood Preservation Zone (NPZ)*, and, Section 5.11, *Rio Nuevo District, (RND)*, a certain designated area adjacent to the lot to be developed. Public and institutional structures within development zone are not considered to be part of the development zone when evaluating proposed development on an adjacent property, except for public and institutional structures on or eligible for inclusion on the National Register of Historic Places. The development Zone is determined as follows: (See Illustrations below.)



Interior Lot **Corner Lot** **Boundary Lot**

- Where the subject lot is an interior lot, the development zone includes that lot, all lots on either side of that lot and fronting on the same street in the same block, and all those lots on the opposite side of that street, except such portions of the development zone that fall outside the boundary of the HPZ, NPZ, or the RNA.

- Where the subject lot is a corner lot, the development zone includes that lot, the corner lot diagonally opposite that lot, all lots fronting on the same two streets in the same block, and all lots on the opposite sides of those streets, except such portions of the development zone that fall outside the boundary of the HPZ, NPZ, or the RNA.

- Where the subject lot is located adjacent to a historic zone boundary, the development zone includes that lot, all lots located within the same block, and those lots facing the same street as the subject lot within one block in either direction, except such portions of the zone that fall outside the boundary of the HPZ, NPZ, or the RNA.

Director
The chief executive officer of a City department.

Disguise
To furnish with a false appearance or to alter in such a manner as to hide the true character of an object.

District
A zone that has zoning options to encourage transit-oriented development or has specific urban design standards within the City. An example of a District is the Downtown Area Infill Incentive District. A "district" is also referred to as a zoning district.

District Area (DA)
A district area is a planning area within a Planned Community Development (PCD) District containing single or multiple designated land use and zoning districts. Multiple classifications or mixed-use classifications may be permitted in a DA in conformance with applicable specific plans and the General Plan. A DA in text or table format is the same area as referenced on a map but describes the area in more specific detail. The City may approve a particular definition of a DA for any individual PCD District.

Downtown Heritage Incentive Zone
An area the boundaries of which are congruent with the boundaries of the Downtown Redevelopment District.

Downtown Parking District
An area the boundaries of which are congruent with the boundaries of the Downtown Redevelopment District.

Downtown Redevelopment District
That area as delineated by the map below.

For exact boundaries, please see the official zoning maps.

Downtown Redevelopment District

Drip-line
The line that could be drawn on the soil around a tree or shrub directly under its outermost branch tips.

Drive-In
A land use designed and operated so as to allow persons to receive a service or purchase and consumer goods while remaining in a vehicle.

Drive-Through or Drive-Thru
A land use designed and operated so as to allow persons to receive a service or purchase goods, but not consume the purchased goods on the site, while remaining in a vehicle.

Driveway
A private access connecting two or fewer residential units to a roadway.

Drought Tolerant Vegetation
Low water-use plants which, after they are established, can survive within the Sonoran Desert climate with little or no supplemental watering.

Dumpster
A large container for receiving, collecting, transporting and dumping waste materials. (See Solid Waste collection standards in the Technical Manual.)

Dwelling Unit
A building or portion of a building that is designed, occupied, or intended for occupancy as living quarters exclusively for a single household, which includes one or more rooms, with sleeping and sanitary facilities and one enclosed kitchen. One accessory cooking facility per dwelling unit is permitted.

(Am. Ord. 11246, 2/18/2015)

11.4.6. DEFINITIONS – E

Earth Material
Any rock, natural soil, fill, or any combination thereof.

Enclosed
See Enclosure.

Enclosure
A structure that confines an area. The term "enclosed building" means a building enclosed with solid walls from floor to ceiling. Any wall penetrations, such as doors and windows, must include door or window fixtures that can solidly enclose the entire opening.

Environmental Resource Report
Exhibits, maps, and written narrative that document the following:

- The portion of the property within the resource corridor;
- The critical riparian habitat within the corridor;
- The location of wildlife habitat classes that may be found within the corridor as defined by the Critical and Sensitive Wildlife Habitats Map and Report;
- Any endangered species typically found within the corridor;
- The location of the resource corridor; and,
- Other information, such as narratives, conclusions, and recommendations.

11.4.8. DEFINITIONS – G

Garage
A building enclosed with walls or doors on three or more sides used for the parking of one or more motor vehicles.

Gateway Route
A street or parkway that is a heavily traveled entrance to and through the City, and is designated as a Gateway Route on the Major Streets and Routes (MS&R) Plan map. These routes link major employment areas, shopping centers, and recreational areas used regularly by a large number of residents and visitors and present a visual impression of Tucson's character.

General Aviation Aircraft
Aircraft with a maximum gross weight of 12,500 pounds, excluding ultralight aircraft.

General Plan
A comprehensive declaration of purposes, policies, and programs to guide the growth and development of the City and its environs, addressing the following elements: land use; circulation; conservation and environmental planning; parks, recreation, open space, and trails; public buildings, services, and facilities; cultural heritage; housing; conservation, rehabilitation, and redevelopment; safety; human resources; government; economic development; community character and design; growth area and population; cost of development; and water resources.

Governmental
Any agency or department of the federal, state, county, or City government.

Grade
The vertical location of the ground surface.

Grading
Any excavating, filling, or combination thereof.

Gross Floor Area
The sum of the horizontal areas of all floors of all buildings, including accessory buildings on a lot, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings and includes elevator shafts and the stairwells at each story. Gross floor area includes floor space with structural headroom of six feet and six inches or more used for mechanical equipment; penthouses; attic space; interior balconies; mezzanines; and service bays but does not include any interior space used for parking, loading, or loading space that is incidental to the principal use.

Group Dwelling
Within the Downtown Area Infill Incentive District (IID) the term "group dwelling" means a structure that:

A. meets the definition of "group dwelling" contained in Section 11.3.7.B; and,

B. is greater than two stories or 25 feet in height.

(Am. Ord. 11246, 2/18/2015)

11.4.9. DEFINITIONS – H

Height, Patio Wall or Fence
Same as Structure Height.

Height, Structure
Same as Structure Height.

Historic Landmark
A historic site or structure of the highest historic, cultural, architectural, or archaeological importance to Tucson that if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark is an outstanding or unique example of architectural style; is associated with a major historic event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district.

Historic Site or Historic Structure
A building, structure, object, or site, including vegetation or signs located on the premises, that:

- Dates from a particular significant period in Tucson's history, i.e., prehistoric, native indigenous, Pre-Colonial (before 1775), Spanish Frontier (Colonial) (1775-1821), Mexican Frontier (1821-1853), Territorial (1854-1912), Post-Territorial (1912-1920), or Post-World War I Development (1920-1945), or relates to events, personages, or architectural styles that are at least 50 years old; however, outstanding examples less than 50 years old should be evaluated on their own merits;

- Is associated with the lives of outstanding historic personages;

- Is associated with significant historic events or occurrences;

- Exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style or method of construction or is the notable work of a master builder, designer, or architect whose individual genius influenced his/her age;

- Contributes information of archaeological, historic, cultural, or social importance relating to the heritage of the community; or,

- Relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting.

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Ord. No.	*Adopted*	*Section(s) Affected*
11070	5/14/2013	1.1, 1.7.4, 2.2.6, 3.2.2, 3.2.3, 3.2.4, 3.3.3, 3.5.3, 3.5.5, 3.10.2, 3.10.3, 3.11.1, 4.8.3, 4.8.4, 4.8.5, 4.8.6, 4.8.7, 4.8.8, 4.8.9, 4.9.4, 4.9.13, 5.8.1, 5.11.8, 6.3.4, 6.4.4, 6.4.5, 6.4.6, 6.6.3, 7.4.5, 7.4.6, 7.6.4, 8.4.1, 8.7.1, 9.1.3, 11.4.7
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11150	3/18/2014	5.8, 5.8.1, 5.8.2, 5.8.3, 5.8.4, 5.8.5, 5.8.6, 5.8.7, 5.8.8, 5.8.9, 5.8.10, 5.8.11, 5.8.12
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11201	9/23/2014	3.3.3, 3.3.5, 4.8.7, 4.9.7, 6.3.4, 7.4.5
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11246	2/18/2015	2.2.6, 3.3.9, 5.11, 5.11.1, 5.11.2, 5.11.3, 5.11.4, 5.11.5, 5.11.6, 5.11.7, 5.11.8, 5.11.9, 5.12.1, 5.12.2, 5.12.3, 5.12.4, 5.12.5, 5.12.6, 5.12.7, 5.12.8, 5.12.9, 5.12.10, 5.12.11, 5.12.12, 5.12.13, 5.12.14, 5.12.15, 5.12.16, 5.12.17, 5.12.18, 11.4.2, 11.4.5, 11.4.8
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TUCSON, ARIZONA
ADMINISTRATIVE MANUAL

(A supplement to the Uniform Development Code)

Supplement No. 5 – Instruction Sheet

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ADMINISTRATIVE MANUAL

Supplement to the Unified Development Code

Adopted — October 9, 2012
Effective — January 2, 2013
Last Revision — April 21, 2015

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Effective — January 2, 2013
Last Revision — April 21, 2015