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**C L A R I O N**

**TO: Jim Mazzocco, Planning Administrator  
City of Tucson, Arizona**

**FROM: Chris Duerksen, Managing Director**

**RE: Outline Of Proposed Reorganized Unified Development Code**

**DATE: May 29, 2008**

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In the Diagnosis that Clarion Associates recently submitted to the City of Tucson (April 2008) as part of the Land Use Code Revision Project, we recommended that the city's development codes could be made significantly more user-friendly by integrating the Land Use Code (LUC), Chapter 23A Development Compliance Code, Development Standards, and portions of the Design Guidelines Manual into a unified development code (UDC). Additionally, we recommended that all procedures, zone district/use provisions, and substantive regulations be consolidated into separate sections of the UDC for ease of reference (as opposed to being scattered throughout several documents). We also suggested that new supporting documents such as an administrative manual and technical engineering manual be created as repositories for repetitive and construction-type standards salted throughout the city's current development codes but not typically included in a modern UDC.

As a follow-up to the Diagnosis, the city has requested that Clarion review the city's development codes and prepare an outline of how those four documents might be integrated into a single document. That outline is presented below setting forth where each major section of the four current documents would appear in a new UDC.<sup>1</sup> Additionally, we have indicated where related materials (such as submittal requirements and construction standards) could be moved to an administrative manual or technical

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<sup>1</sup> Because there are many short and obscure provisions that might be termed "odds and ends" scattered throughout the Land Use Code, Chapter 23A, and the Development Standards (e.g., the section in the LUC entitled "Special Planning Documents) that either do not fit neatly in a revised code or will require discussion with staff to determine the best location for them, this analysis focuses only on major standards and procedures.

engineering manual as is done in many progressive communities with user-friendly development codes.

## DISCUSSION

### A. Code Reorganization

Modern unified development codes are typically organized in the following manner (using the numbering system from the current Land Use Code<sup>2</sup>):

- Article I: General Provisions** (Scope/applicability, severability, relationship to other ordinances, etc.)
- Article II: Review Authorities** (Who makes decisions, scope of powers of decision-making bodies with summary table)
- Article III: Review Procedures** (Procedures for each type of review or permit, such as rezonings, subdivisions, and variances, with summary table and flow charts)
- Article IV: Zone Districts** (Listing of all zone districts, allowable uses, and special district regulations with summary use table)
- Article V: Use Regulations** (Standards for special exception uses, temporary uses, accessory uses, etc.)
- Article VI: Dimensional Standards and Measurements** (Height, setback, and other similar standards; rules of measurement)
- Article VII: Development Standards** (All substantive standards such as landscaping, parking, natural resource protection, etc.)
- Article VIII: Subdivision Standards** (Standards and requirements relating to subdivisions, not including procedures)
- Article IX: Nonconformities** (Provisions relating to nonconforming uses, structures, and lots)
- Article X: Enforcement and Penalties**
- Article XI: Definitions and Rules of Construction**

This section provides a breakdown of where existing provisions of the Land Use Code, Title 23A, Development Standards, and Design Guidelines Manual would fit in a modern UDC based on the above outline.

#### **Article I General Provisions**

The following sections of the existing codes would fit in the General Provisions article.

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<sup>2</sup> The numbering system in each of Tucson's four development codes is different, adding yet another layer of complexity and confusion to use of the documents. Integrating the four documents will allow for the creation of a normal, uniform numbering system.

Land Use Code

- a. Article I, General Provisions
  - All of Division 1 Title, purpose, scope, etc.
  - Division 2, Sec. 1.2.1-1.2.4 only
- b. Article II, Sec. 2.1.9 and Article III, Sec. 3.1.3 (Entitled “development regulations,” but actually relate to applicability/scope)

Chapter 23A Development Compliance Code

- a. Article 1, General Provisions, Sec. 23A-1 to 23A-5, 23A-8 to 23A-10 (Much redundancy/overlap with LUC Article 1; will need to be reconciled)

**Article II Review Authorities/Powers**

The various sections describing which bodies make decisions and the scope of their powers are scattered throughout the Land Use Code and Development Standards. There are no summary tables as included in the sample codes provided to city staff that could help users sort through and digest this information quickly.

Land Use Code

- |  |  |
|--|--|
| a. Article V, Administration, Division 1           | Powers and Duties of review bodies)                                    |
| b. Article V, Division 2, Sec. 5.2.2.3 and 5.2.2.3 | Administration of General Plan and Specific Plans)                     |
| c. Article IV, Subdivisions, Sec. 4.1.4            | Development Services Department (DSD) technical review of subdivisions |

Chapter 23A Development Compliance Code

- a. Article 1, Sec. 23A-6 Interpretation power of DSD Director

Development Standards

- |                  |  |
|------------------|--|
| a. DS 1-03.1.0   | Community Design Review Committee  |
| b. DS 1-03.5.0   | DSD Director review power  |
| c. DS 1-07.5.0   | Planning Director review power   |
| d. DS 1-08.0     | Mayor/Council decision on plan amendment                                     |
| e. DS 1-09.0     | DSD review of standard   |
| f. DS 1-05.5.0   | Development plan approval authorities  |
| g. DS 9-08.2.2/5 | Historic preservation review authority                                       |
| h. DS 11-01.17.0 | Modifications of grading standards by the Community Design Review Committee. |
| i.               |  |

### Article III Review Procedures

Sections describing procedures for review of various types of development applications appear in random fashion throughout the LUC, Chapter 23A, and the Development Standards. They are often redundant and overlapping and will need to be reconciled when consolidated. As with the review bodies, there is no table to summarize the steps in each review process. A few procedures are illustrated with step-by-step flow charts (e.g., planning commission procedure in Section 5.4.2), but most are not. Again, modern codes contain both summary tables and flow charts.

#### Land Use Code

- |                             |   |
|-----------------------------|---|
| a. Article I, Sec. 1.2.10   | Variance and Modification Requests, Appeals   |
| b. Article II, Sec. 2.8.8.5 | Historic Preservation Zone procedures (Reconcile with historic preservation procedures in Development Standards 9-08.2.). |
| c. Article IV Subdivisions  | All subdivision-related procedures (e.g., Sections 4.1.5-6; 4.2.4; 4.3.3) should be removed to the procedures section.    |
| d. Article V, Sec. 5.3.4/5  | Procedures for the Design Development Option  |
| e. Article V, Sec. 5.3.9    | Procedures for Special Exception Land Uses  |
| f. Article V, Division 4    | General legislative procedures, planning commission legislative procedure, zoning examiner legislative procedure.         |

#### Chapter 23A Development Compliance Code

- |  |                                 |
|--|---------------------------------|
| a. Article 1, Division 1, Sections 23A-21/35 | General zoning review procedure |
| b. Article 1 Division 2                      | Limited notice procedures       |
| c. Article 1 Division 3                      | Full notice procedures          |
| d. Article 1 Division 4                      | Appeal procedures               |

#### Development Standards

- |                |   |
|----------------|---|
| a. DS 1-01.1.0 | Procedures for establishment of design standards  |
| b. DS 1-06.0   | Planned Area Development rezoning procedures  |
| c. DS 1-07.0   | Rezoning procedures   |
| d. DS 1-08.0   | Plan Amendment procedures   |
| e. DS 1-09.0   | Subdivision plat approval   |
| f. DS 2-02.0   | Development/site plan procedures  |
| g. DS 7-01.0   | Abandonment of easements in resubdivision   |
| h. DS 9-08.2.0 | Historic processes and procedures (Reconcile with historic preservation procedures in LUC Historic Preservation Zone.). |

## **Article IV Zone Districts**

For the most part, the zoning districts are grouped together in Article II of the Land Use Code and are easy to find. The main question facing the city is whether the overlay zones in Division 8 (e.g., hillside development, environmental resources) might more appropriately be categorized as developments standards and placed in the new Article VII. Overlay zones are typically (although not always) applied to discrete geographic areas such as scenic corridors or historic districts, not scattered features or resources.

### Land Use Code

- |                              |  |
|------------------------------|--|
| a. Article I, Section 1.2.6  | More restrictive zoning list   |
| b. Article I, Division 3     | Mapping  |
| c. Article II, Division 1    | Zones general provisions   |
| d. Article II, Divisions 2-7 | Zone districts (e.g., commercial, industrial, residential)   |
| e. Article II, Division 8    | Overlay zones (We recommend that the hillside development zone and the environmental resource zone be considered for retooling as development standards that would be generally applicable wherever the affected resources were located. They would be combined with DS 9.01 [Hillside Development Zone Standards] and DS 9.06 [Environmental Resource Zone standards] ) |
| f. Article II, Division 9    | Open Space Zone (This zone should be included as a base zone district along with those in Divisions 2-7.)  |

### Chapter 23A Development Compliance Code

- a. Section 23A-35 Residential Cluster Project (Consider as an overlay zone together with residential Development Standards 2-10.0.).

### Development Standards

- a. DS 2-10.0 Residential Cluster Project (Consider as an overlay zone together with Section 23A-35.).
- b. DS 9-10.0 Rio Nuevo and Downtown Zone (Consider combining with LUC Section 2.8.10—Rio Nuevo and Downtown Overlay Zone.)

## **Article V Use Regulations**

The new article on use regulations would cover a variety of topics related to use-specific standards such as those involving temporary uses, accessory uses, and special exception uses.

Land Use Code

- a. Article III, Sec. 3.5.7.2/4 Home occupation regulations
- b. Article III, Sec. 3.2.5 Accessory Uses and Structures
- c. Article III, Division 5 Performance criteria (these are actually use specific standards for various use groups such as commercial, adult, civic, etc.). Combine with special exception land use approval criteria in Article V, Section 5.3.9.
- d. Article V, Sec. 5.3.7 Temporary uses or structures
- e. Article V, Sec. 5.3.9 Special exception land uses (approval criteria)

Chapter 23A Development Compliance Code

Not applicable

Development Standards

Not Applicable

**Article VI Dimensional Standards and Measurements**

Most of the dimensional standards (site area, floor area ratio, height, perimeter yards, lot coverage, etc.) appear in the Land Use Code in a Division entitled “Development Criteria.” The city has adopted a highly complex and very unusual alternative approach—called development designators--to what would be the normal method of establishing straightforward dimensional standards for each zone district (e.g., the maximum height of all buildings in a neighborhood commercial district might be 36 feet). In the Diagnosis, we recommended eliminating the development designator system in favor of a simpler, common approach. However, in the outline below we have referred to existing dimensional standard sections, including the development designators.

Land Use Code

- a. Article I, Division 2 All development criteria relating to physical dimensions of a site or use
- b. Article I, Sec. 3.2.7 Structure height measurement
- c. Article I, Sec. 3.2.9 Lot coverage
- d. Article I, Sec. 3.2.10 Residential density calculation
- e. Article I, Sec. 3.2.11 Floor area ratio calculation

Chapter 23A Development Compliance Code

Not Applicable

## Development Standards

As discussed in the Diagnosis, the Development Standards contain many technical dimensional/numerical engineering and construction standards for facilities such as streets and sidewalks that should be moved to a stand-alone technical engineering manual. This is common practice in almost all other cities.

### **Article VII Development Standards**

Probably the most confusing aspect of the current city development codes is that substantive review standards (e.g., landscaping, building design) are scattered in an apparent random fashion throughout the four documents. We recommended in the Diagnosis that most of these be consolidated in one section for ease of reference. There are several sets of standards that, due to their comprehensive nature, targeted application, unique review procedures, or length (e.g., floodplain, signs), could remain as stand-alone sections. Also, many of the sections contain lengthy submittal, and other routine administrative requirements (such as plant lists) and fee lists that, as we recommended in the Diagnosis, should be moved to an administrative manual.

## Land Use Code

- |                              |  |
|------------------------------|--|
| a. Article II, Sec. 2.1.10   | Outdoor display of products                    |
| b. Article II, Sec. 2.8.1    | Hillside Development Zone                      |
| c. Article II, Sec. 2.8.6    | Environmental Resource Zone                    |
| d. Article III, Sec. 3.1.1/3 | Development regulations general provisions     |
| e. Article III, Sec. 3.2.8   | Access provisions                              |
| f. Article III, Sec. 3.2.12  | Solar considerations                           |
| g. Article III, Sec. 3.2.13  | Streets  |
| h. Article III, Div. 3       | Motor vehicle and bicycle parking requirements |
| i. Article III, Div. 4       | Off-street loading                             |
| j. Article III, Div. 6       | Residential Cluster Project (or overlay zone)  |
| k. Article III, Div. 7       | Landscaping and screening                      |
| l. Article III, Div. 8       | Native plant preservation                      |

## Chapter 23A Development Compliance Code

Not Applicable

## Development Standards

- |              |  |
|--------------|--|
| a. DS 2-06.0 | Landscaping and screening standards  |
| b. DS 2-08.0 | Pedestrian access  |
| c. DS 2-09.0 | Bicycle parking facility design requirements                               |
| d. DS 2-15.0 | Native plant preservation standard   |
| e. DS 3-01.0 | Street development standard (excluding engineering/construction standards) |

- i. DS 3-05.0 Vehicular use area design criteria (excluding technical requirements regarding striping, paving, etc.)
- j. DS 6-01.0 Solid waste disposal (excluding technical specifications and refuse agreements)
- k. DS 9-01.0 Hillside development zone (combine with hillside overlay zone)
- l. DS 9-06.0 Floodplain, wash, and environmental resource zone standard (combine with environmental resource overlay zone)

### Design Guidelines Manual

As discussed in the Diagnosis, the design guidelines manual contains many modern standards relating to overall site and building design for residential, office/commercial, industrial, and large retail development. To the extent possible, they should be rewritten to be clearer and codified as development standards to provide more certainty in the development review process. Where the city feels the guidelines need to remain flexible, they should be included in the new development standards article, but with a clear indication that they are advisory only. Additionally, the provisions of the design guidelines manual need to be carefully reconciled with existing site and building design standards that are scattered throughout the current development codes (e.g, large retail design criteria in the LUC Sec. 3.5.9.7 and the landscaping standards in the LUC Article III, Div. 7).

Finally, the sensitive lands cluster option (Article V.F) is a valuable tool that the city should consider adding either to the subdivision article, the environmental resource zone standards, or to a new development standard section addressing open space.

### Other Ordinances

We recommend that the city consider integrating other development standards found in stand-alone ordinances and codes into the Unified Development Code (e.g., the City of Tucson/Pima County Outdoor Lighting Code).

### **Article VIII Subdivision Standards**

Similar to the general development standards discussed above, the substantive review standards that apply to subdivisions are scattered throughout the city's development codes. We recommend they be consolidated in a single article for ease of reference.

### Land Use Code

- a. Article IV Subdivisions (not including procedures or technical engineering standards)

### Chapter 23A Development Compliance Code

Not Applicable

Development Standards

- a. DS 1-04.0 Subdivision assurance procedures

**Article IX Nonconformities**

All provisions related to nonconforming uses, structures, and lots should be consolidated into one article. These provisions will need to be expanded and supplement extensively.

Land Use Code

- a. Article I, Sec. 1.2.7 Continuing existing uses
- b. Article V, Sec. 5.3.6 Nonconforming use or structure

Chapter 23A Development Compliance Code

Not Applicable

Development Standards

Not Applicable

**Article X Enforcement and Penalties**

Article X will consolidate all existing provisions relating to violations, enforcement, and penalties that are found throughout the current development codes.

Land Use Code

- a. Article II, Sec. 2.8.8.9.1 Penalties for unauthorized demolition
- b. Article III, Sec. 3.8.7 Enforcement and penalties (native plant preservation)
- c. Article V, Division 5 Compliance and enforcement

Chapter 23A Development Compliance Code

- a. Article I, Sec. 23A-8 Violation
- b. Article I, Sec. 23A-54 Conditional use: Suspension or termination

Development Standards

Not Applicable

## **Article XI Definitions and Rules of Construction**

Definitions are dispersed throughout all the city's development codes. Sometimes they are contradictory depending on the section. All definitions need to be reconciled and consolidated into a single article in the new UDC along with all rules of construction.

### Land Use Code

- a. Article VI Definitions
- b. Article VI, Div. 3 Land use groups (integrate into definitions)

### Chapter 23A Development Compliance Code

- a. Article I, Sec. 23A-8 Violation
- b. Article IV Definitions

### Development Standards

- a. DS 1-07.0 Cluster Option Report Checklist III (Definitions)
- b. DS 9-08.1.3 Historic Preservation Zone definitions
- c. DS 11-01.18.0 Excavation and grading definitions
- d. DS 12-02.0 Development standards glossary

### Other

- a. Outdoor Lighting Code, Sec. 4 (Definitions)

## **B. Relocation Of Administrative And Technical Materials**

We recommended in the Diagnosis that the hundreds of pages of routine administrative materials and technical engineering/construction standards be removed from the new Unified Development Code. This will go a long way towards making the new code manageable in terms of size (down from the 1,500+ pages in the current development codes). It will also allow these provisions to be updated or changed without going through a formal hearing and amendment process.

Routine administrative materials include submittal requirements, plant lists, and application fees among others. We suggested that these materials be placed in a stand-alone document called an administrative manual. We have give staff sample copies and internet links to good examples of such manuals already in place in other communities.

Technical engineering/construction standards include street standards, bicycle facility specifications, paving criteria, and similar details now found throughout the codes. Again, most communities do not include these materials in their development codes, but

instead place them all in a technical engineering/construction manual. Notably, Tucson has already removed some technical materials from the code relating to stormwater and floodplain management.

Finally, we recommend that the lengthy section on impact fees in Chapter 23A be removed entirely from the development codes. Impact fees are not generally considered to be land development regulations, but growth financing tools. All impact fee provisions should be located in a separate section of the city code.

Set forth below is a summary of the main administrative and technical materials that we recommend be removed from the new UDC:

#### Land Use Code

- a. Article III, Sec. 3.8.4 Native plants--general provisions and requirements (submittal requirements, protected plant list)

#### Chapter 23A Development Compliance Code

- a. Article III Impact fees

#### Development Standards

- a. DS 1-02.0 Presentation form for proposed development standards
- b. DS 1-05.0 Development review fee schedule
- c. DS 1.07.0 Rezoning procedures Exhibits 1-5 (checklists/submittal requirements)
- d. DS 2-02.2.0 Site plan content and specifications
- e. DS 2-03.2.0 Tentative plat format and content
- f. DS 2-03.6.0 Final plat format and content
- g. DS 2-03.7.0 Final plat submittal requirements
- h, DS 2-03.9.3 Minor subdivision plat submittal requirements
- i. DS 2-03.10.2 Land splits submittal requirements
- j. DS 2-03 Exhibit 1—Instructions for folding
- k. DS 2-04.2.0 Site plan submittal requirements
- l. DS 2-05.2.0 Development plan format and content
- m. DS 2-05.3.0 Development plan submittal requirements and Exhibit 1
- n. DS 2-06.0 Security plant materials list
- o. DS 2-07.0 Landscape plan content and specifications
- p. DS 2-08.5.0 Construction standards (technical)
- q. DS 2-08.9.0 Sidewalk figures
- r. DS 2-09.5.0 Bicycle parking layout and security measures
- s. DS 2-09.8.0 Bicycle figures
- t. DS 2-15.3.0 Native plant submittal standards/inventory methodology
- u. DS 2-15.5.0 Tagging and flagging procedures
- v. DS 2-16.0 Landscape plant materials

- w. DS 3-01.0 Street development standards (remove technical specifications such as street paving materials and related figures)
- x. DS 6-01.4.0/5.0 Specifications (for solid waste containers and bins, etc.)
- y. DS 9-01.2.0 HDZ plan format and content
- z. DS 9-01.3.0 HDZ plan submittal requirements
- aa. DS 9-05.0 Sound attenuation standards (these are all technical sound construction methods)
- bb. DS 9-08.8.0 Historic district property listings
- cc. DS 11-01.4.0 Grading permit requirements
- dd. DS 11-01.5.0 Grading fees
- ee. DS 12-01.0 Development standards history

### **C. Improved Formatting, Page Layout, and Graphics**

In the Diagnosis, we recommended a number of techniques to improve the user-friendliness of the city's current development codes and sent examples of illustrative modern codes to the staff for review. Attached to this document are some specific examples of formatting tools, page layouts, and graphics being used in other communities to make their codes easier to use. When coupled with consolidation of the current development codes into a unified development code as discussed in the preceding sections, they can go a long way to achieving the city's aim of a land-use code that will be user-friendly and effective in achieving the city's planning goals.

### **ATTACHMENTS**

- 1. Summary Of Reorganized Unified Development Code**
- 2. User-Friendly Formatting Techniques**
- 3. Modern Page Layout/Format**
- 4. Illustrative Suggested Zone District Format**

**19-2.4. RS-1: LOW-DENSITY SINGLE-FAMILY RESIDENTIAL 1**

**A. PURPOSE AND INTENT<sup>3</sup>**

The RS-1 district is established to accommodate large-lot single-family detached residential uses and accessory development compatible with the desert landscape. The district provisions discourage any use that would substantially interfere with the development of single-family detached dwellings or the quiet residential nature of the district. Complimentary uses such as parks, open space, minor utilities, accessory dwellings, and certain temporary uses are also allowed.

**B. DISTRICT STANDARDS**

Table 19-2.4 lists the dimensional standards applicable in the RS-1 district. The following figures illustrate typical lot configuration details in the district:

1. Figure 19-2.4.A: Typical street layout and lot patterns;
2. Figure 19-2.4.B: Typical building forms; and
3. Figure 19-2.4.C: Graphic depiction of district dimensional standards. *(NOTE: All sketch-up diagrams in this DRAFT are generic and for illustration purposes only. Individual diagrams for each district currently are being prepared.)*



Figure 19-2.4.A:  
RS-1 Typical Lot Pattern

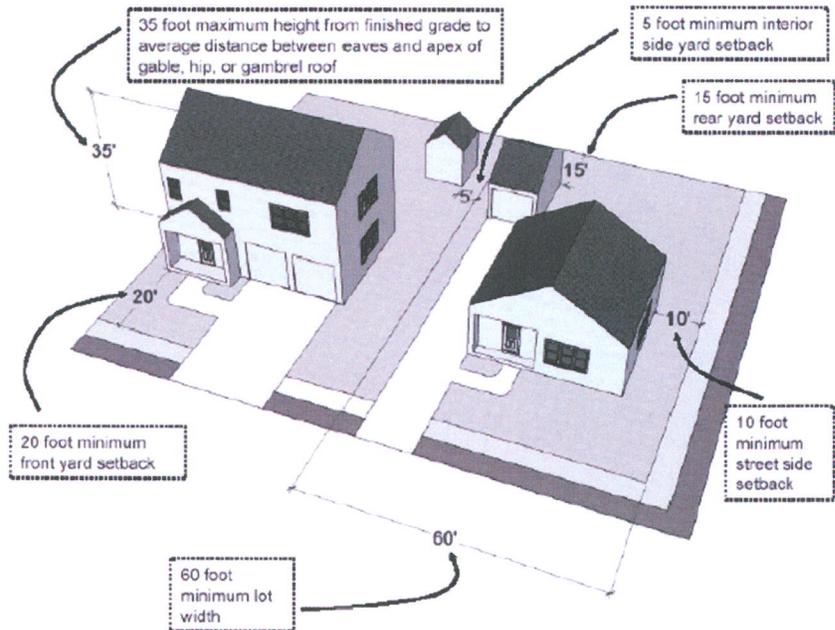


Figure 19-2.4.B:  
RS-1 Typical Building Form

**TABLE 19-2.4:  
DIMENSIONAL STDS  
RS-1 DISTRICT**

| DISTRICT STANDARDS                  |        |
|-------------------------------------|--------|
| District size, minimum              | N/A    |
| Density, maximum (units/gross acre) | 1      |
| LOT STANDARDS                       |        |
| Lot area, minimum (sq ft)           | 40,000 |
| Lot width, minimum (ft)             | 100    |
| Lot coverage, max. (%)              | N/A    |
| SETBACKS, MINIMUM                   |        |
| Front (ft)                          | 25     |
| Side, interior (ft)                 | 10     |
| Side, corner (ft)                   | 15     |
| Rear (ft)                           | 30     |
| BUILDING STANDARDS                  |        |
| Height, maximum (ft)                | 35     |
| Spacing between units (ft)          | N/A    |
| Dwelling unit size, minimum (sq ft) | 1,200  |
| Floor area ratio (FAR)              | N/A    |

FIGURE 19-2.4.C: Typical Lot Configuration in the RS-1 District



**CHAPTER 19-2: RESIDENTIAL AND MIXED-USE ZONING DISTRICTS**

**SECTION 19-2.5 RS-2: LOW-DENSITY SINGLE-FAMILY RESIDENTIAL 2**

**19-2.5. RS-2: LOW-DENSITY SINGLE-FAMILY RESIDENTIAL 2<sup>4</sup>**

**A. PURPOSE AND INTENT**

The RS-2 district is established to accommodate large-lot single-family detached dwellings, attached residential uses, and accessory development compatible with the desert landscape. Duplexes existing on the effective date of this code may remain as conforming uses. The district provisions discourage any use that would substantially interfere with the development of single-family detached and attached dwellings or the quiet residential nature of the district. Complimentary uses such as parks, open space, minor utilities, accessory dwellings, and certain temporary uses are also allowed.

**B. DISTRICT STANDARDS**

Table 19-2.5 lists the dimensional standards applicable in the RS-2 district. The following figures illustrate typical lot configuration details in the district:

1. Figure 19-2.5.A: Typical street layout and lot patterns;
2. Figure 19-2.5.B: Typical building forms; and
3. Figure 19-2.5.C: Graphic depiction of district dimensional standards.

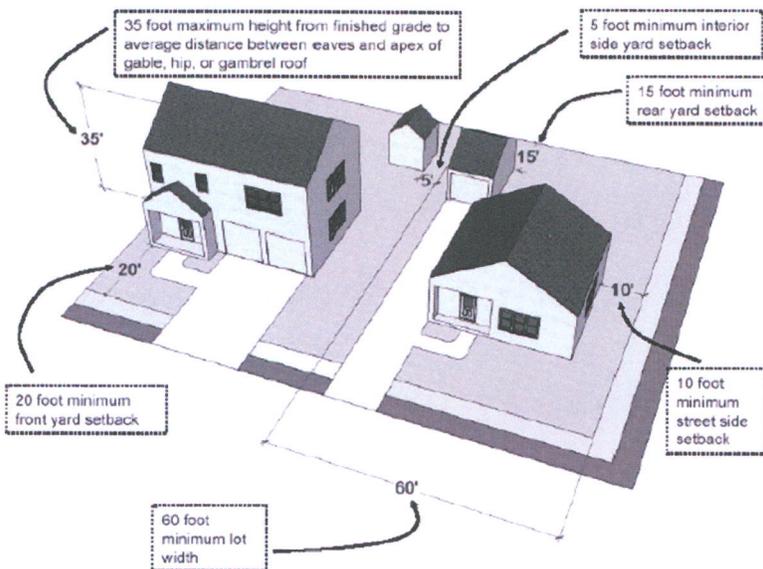


**Figure 19-2.5.A  
RS-2 Typical Lot Pattern**



**Figure 19-2.5.B  
RS-2 Typical Building Form**

**FIGURE 19-2.5.C Typical Lot Configuration in the RS-2 District**

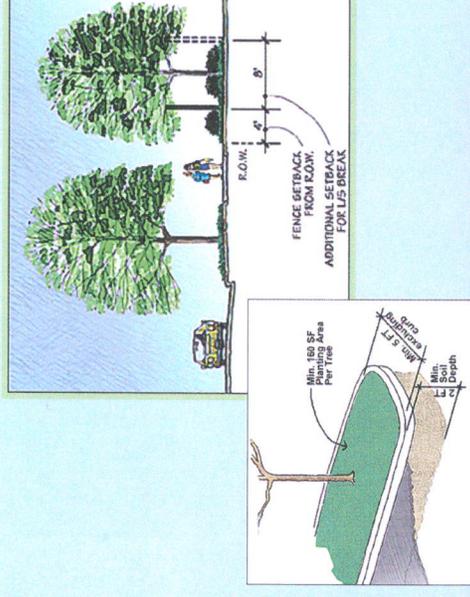
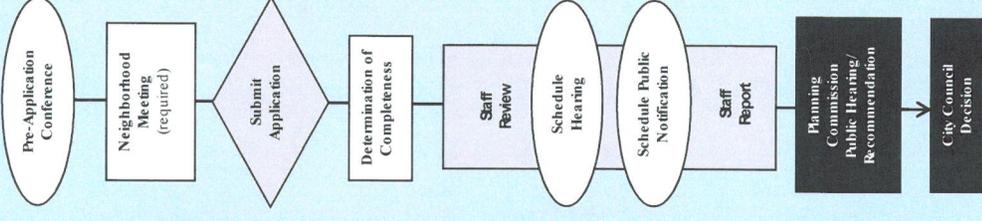


**TABLE 19-2.5:  
DIMENSIONAL STDS  
RS-2 DISTRICT**

| DISTRICT STANDARDS                  |        |
|-------------------------------------|--------|
| District size, minimum              | N/A    |
| Density, maximum (units/gross acre) | 2      |
| LOT STANDARDS                       |        |
| Lot area, minimum (sq ft)           | 20,000 |
| Lot width, minimum (ft)             | 100    |
| Lot coverage, maximum (%)           | N/A    |
| SETBACKS, MINIMUM                   |        |
| Front (ft)                          | 25     |
| Side, interior (ft)                 | 10     |
| Side, corner (ft)                   | 15     |
| Rear (ft)                           | 30     |
| BUILDING STANDARDS                  |        |
| Height, maximum (ft)                | 35     |
| Spacing between units (ft)          | N/A    |
| Dwelling unit size, minimum (sq ft) | 1,200  |
| Floor area ratio (FAR)              | N/A    |

# USER-FRIENDLY TECHNIQUES

- Improve Usability
- Detailed table of contents
- Illustrations and graphics
- Better organization
- Summary tables
- Header/footer navigation
- Improved page layout
- Process flowcharts
- Index/cross referencing



**USES ALLOWED BY ZONE DISTRICT** A = ALLOWED S = SPECIAL EXCEPTION

| Use Classification       | Specific Use Type                            | Standard Zone Districts |     |     | PUD Zone Districts |       | Additional Regulations |   |             |             |
|--------------------------|--|-------------------------|-----|-----|--------------------|-------|------------------------|---|-------------|-------------|
|                          |  | A                       | R-1 | R-4 | C-1                | PUD-1 | PUD-2                  |   |             |             |
| <b>Agricultural Uses</b> |  |                         |     |     |                    |       |                        |   |             |             |
| Agriculture              | Crop production, pasture grazing, land, etc. | A                       |     |     |                    |       |                        |   |             |             |
| Agricultural Services    | Permanent roadside stand                     | S                       |     |     | S                  |       |                        |   |             |             |
|                          | Feed store                                   | S                       |     |     | A                  |       |                        |   |             |             |
| Horticulture & Nurseries | Greenhouse                                   | S                       |     |     | A                  | S     |                        |   | Sec. 6.2.19 |             |
| <b>Residential Uses</b>  |  |                         |     |     |                    |       |                        |   |             |             |
| Group Living Facilities  | Assisted Living Facility<br>Boarding Houses  |                         |     | S   | A                  | S     | S                      | A | S           | Sec. 5.2.20 |



# MODERN PAGE LAYOUT/FORMAT

**Dynamic Header** → CHAPTER 5: DESIGN AND DEVELOPMENT STANDARDS  
Section 5.3: Building and Site Design Standards  
Ordinance 5.3.5: Residential Development (Modified Sheets 5, 8, and 22 FDS)

**Prominent Titles** → 5.3.5 Residential Development\* (Modified Sheets 5, 8, and 22 FDS)

**Nested Text** → Attached and detached residential structures shall comply with the following basic residential design standards.

**Illustrations with Captions** →  Figure <>: The detached dwelling in the foreground depicts compatibility with the surrounding dwellings in regard to design, scale, setbacks, and materials.

**Balance Between Text and White Space** →

**Page Numbers** →

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**Basic Standards**

- (a) Building Compatibility (Modified FDS Sheet 1)
  - (i) Traditional Areas
    - a. Residential development in traditional areas shall be physically integrated with surrounding residential structures through the use of design compatibility, including elements such as appropriate scale, setbacks, materials, roof forms, and streetscape.
    - b. When design compatibility cannot be achieved between two or more different residential use types (e.g., detached and attached residential uses), transitional features as set forth in Section 5.3.4 shall be provided.
  - (ii) Conventional Areas
    - Within conventional areas, either transitional features or buffers (See Section 5.4.7, Buffers,) shall be used between adjacent but differing residential use types (e.g., detached and attached residential uses).
  - (b) Building Orientation (Modified Sheet 5 FDS)
    - All residential development within traditional areas shall be located parallel to the associated street or be consistent with existing development patterns rather than being sited at unconventional angles, unless irregular lot layouts require alternative setback configurations.