

Land Use Code Reorganization Project



Department of Urban Planning & Design

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Major Issues With Development Codes

- Widely considered to be difficult and tedious to use.
- Regulations are distributed among several codes in a way to cause redundancies and overlaps.
- Development Designator system inherently creates a more difficult cross-referencing task for all readers
- Fine distinctions in dimensional and design standards for uses within zones creates an overly complicated system distinct to Tucson.
- The Development Standards evolved into a catchall for assorted development review policies and regulations
- The Design Guidelines Manual gives overly broad design guidance.
- Documents have few graphics, flow charts and other quick reference tools



Key Recommendations

1. **Integrate the Land Use Code, Chapter 23A Procedures, Development Standards, and Design Guidelines Manual into a Unified Development Code.**
2. **Consolidate into separate sections all procedures, zoning district/use provisions, and substantive regulations.**
3. **Review past LUC interpretations for relevancy.**
4. **Increase the number of summary tables, flow charts, and illustrations to make the LUC more user-friendly.**
5. **Improve quick-reference tools such as the index and definitions.**
6. **Revamp the development designator system (Focus on dimensions by zone vs. dimensions by use).**
7. **Draft a Citizen's Guide to summarize key code provisions and Procedures.**
8. **Adopt an Administrative Manual for routine requirements, lists, and fees.**



Focus On Modern Unified Development Code's Organization

- 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**



Key Differences

- Keep City's current administrative waiver processes for flexibility (DSMR, DDO)
- Keep Floodplain regulations out of LUC
- Keep Outdoor Lighting Code out of LUC
- Keep HDZ as an overlay zone
- Keep RCP as a development regulation



How Much Change?

- If it's not related to a simplification or reorganization of dimensional or procedural standards to fit the new format we may need to take note and postpone.
- Significant policy change not related to reorganization may need to create a separate track or postpone e.g., new parking regulations.
- Sustainability analysis may occur simultaneously but on a separate track.



Preliminary Timeline

- Crafting document stage start in September 2008 (8-12 months) updating EPRM, Planning Commission and website
- Review by Planning Commission (2-4months)
- M/C review and adoption (1-2 months)
- Potential passage date about March 2010

