

**From:** Joanne Hershenhorn  
**To:** Joanne Hershenhorn  
**Date:** 07/11/2013 8:59 AM  
**Subject:** Re: Parking, R-3/C-3

>>> Russlyn Wells 07/11/2013 7:47 AM >>>

Joanne,

What I was trying to convey at the PCSC meeting was -

Multifamily housing is allowed as a principal use in both the C-3 and R-3 zones. Parking is permitted as a principal use in the C-3 zone. Parking is permitted only as an accessory use to a permitted use in the R-3 zone.

The District proposed the multifamily housing use on both the C-3 and R-3 portions of the site. Based on this, parking in the R-3 zoned portion is an accessory use to the multifamily principal use occurring in both zones.

The Junction project differs because it proposes the multifamily principal use solely on the C-3 portion of the site. There is no principal use proposed on the R-3 zoned portion of the site. Prior to the determination, the less intensive zoned portion of a site could not be used to support a use occurring solely on the more intensive zoned portion of a site. The Zoning Administrator rendered a determination that the less intensive zoned portion could be used for parking to support the use occurring solely on the more intensive zoned portion of "the site".

Russ

Junction at Iron Horse



CITY OF  
TUCSON

PLANNING  
DEVELOPMENT  
SERVICES  
DEPARTMENT

-----  
ZONING  
ADMINISTRATION  
DIVISION

February 16, 2012

Roy Drachman  
Roy Drachman Realty Company  
P.O. Box 16760  
Tucson, Arizona 85732-6760

SUBJECT: Southeast Corner of Ninth Street and Third Avenue  
Land Use Code (LUC) Information T12SA00026

Dear Mr. Drachman,

This letter is being provided at the request of Roy Drachman Realty Company ("Drachman") to provide certain zoning information concerning a proposed group dwelling development on the southeast corner of Ninth Street and Third Avenue (the "property"). Per the plans attached to the request (the "plans") the proposed group dwelling development is made up of multiple parcels and proposes vacation of a portion of Bean Avenue. The property is within the incorporated boundaries of the City of Tucson ("City"). The property is currently developed. The development proposes to demo all existing structures and redevelop the property with a group dwelling development.

The zoning information requested in your letter of January 27, 2012 is as follows.

**Zoning.**

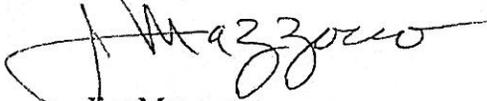
The zoning of the property is C-3 and R-3. The letter dated January 27, 2012 asks whether the proposed development may use the C-3 development criteria to develop the site even on the portions of the site that are zoned R-3. The plans indicate that the R-3 portions of the property will be used for parking. No structures will be located on the R-3 portions of the property.

Both the C-3 and R-3 zones allow group dwellings as a permitted principal use. The parking in the R-3 zone is considered an accessory and supportive use to the group dwelling and the C-3 development criteria may be used for property including the R-3 portions of the property.

Planning Development Services Department (PDSD) - 201 North Stone Avenue  
P.O. Box 27210 - Tucson, AZ 85726-7210  
Telephone: (520) 791-5550 - Fax: (520) 791-5852  
Website: [www.tucsonaz.gov/pdsd](http://www.tucsonaz.gov/pdsd)  
Email: [DSD\\_Zoning\\_Administration@tucsonaz.gov](mailto:DSD_Zoning_Administration@tucsonaz.gov)

This is the current zoning information. Should you require further zoning information regarding this matter, please contact me via my e-mail address [Jim.Mazzocco@tucsonaz.gov](mailto:Jim.Mazzocco@tucsonaz.gov) or my telephone number 520-837-6964 or Patricia Gehlen at [Patricia.Gehlen@tucsonaz.gov](mailto:Patricia.Gehlen@tucsonaz.gov) or 520-837-4919.

Sincerely,



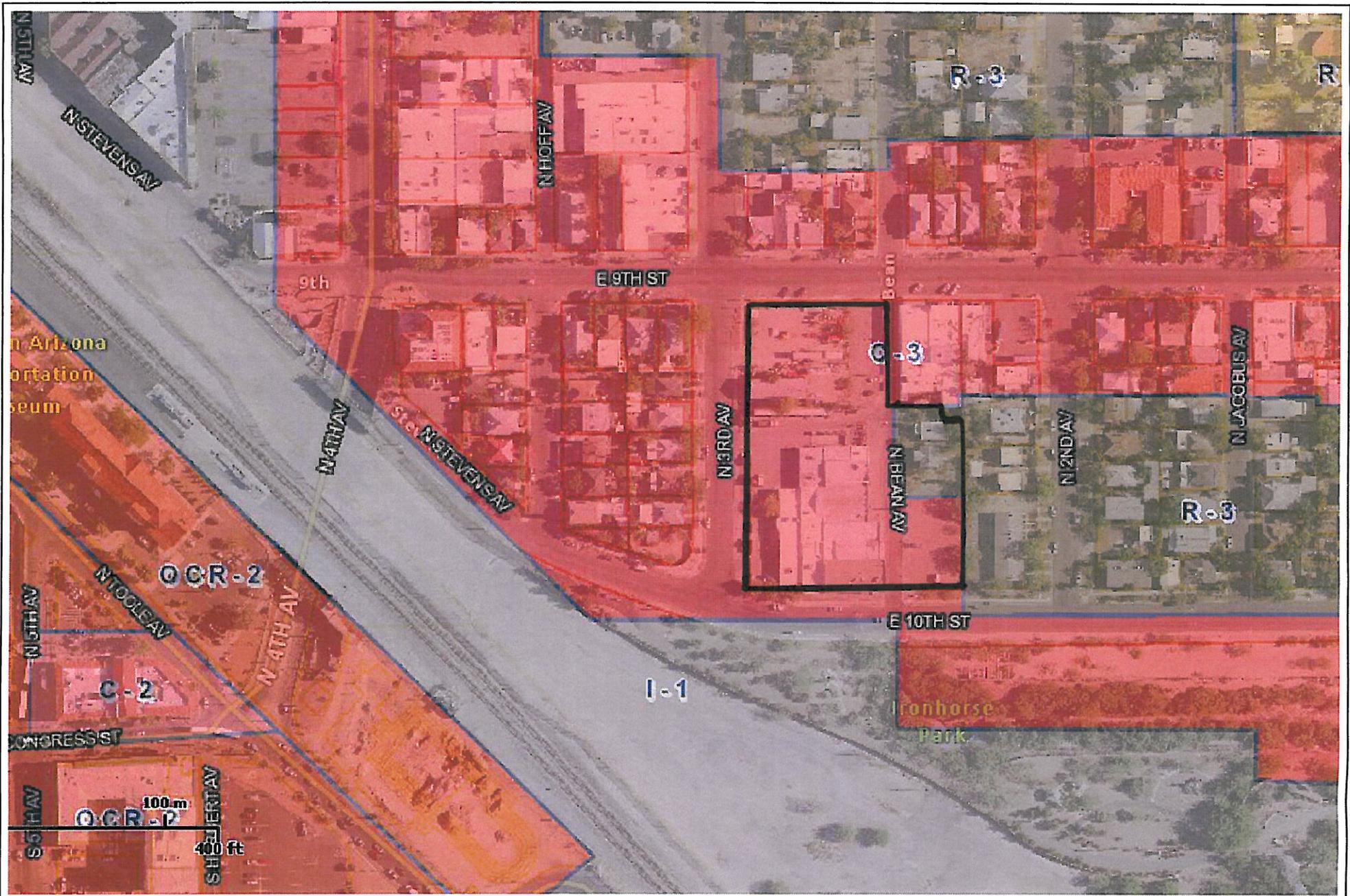
Jim Mazzocco  
Zoning Administrator

Attachments:

c:Ernie Duarte, PDSO Director

s:zoning administration/zoning/2012/ Ninth Street and Third Avenue SEC/T12SA00026.doc

Planning Development Services Department (PDSO) - 201 North Stone Avenue  
P.O. Box 27210 - Tucson, AZ 85726-7210  
Telephone: (520) 791-5550 - Fax: (520) 791-5852  
Website: [www.tucsonaz.gov/pdsd](http://www.tucsonaz.gov/pdsd)  
Email: [DSD\\_Zoning\\_Administration@tucsonaz.gov](mailto:DSD_Zoning_Administration@tucsonaz.gov)



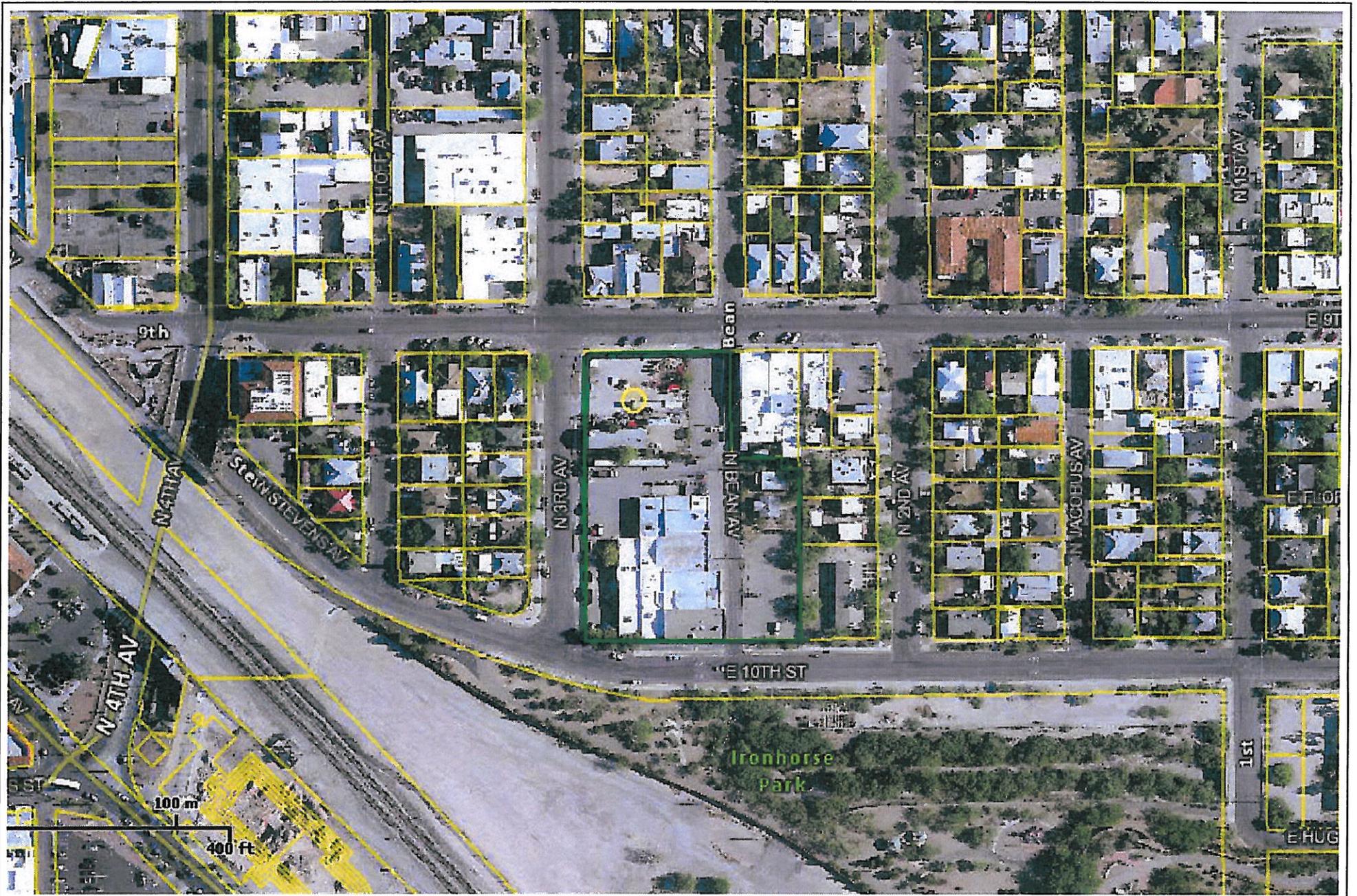
Junction at Iron Horse  
C-3/R-3



Printed: Jun 25, 2013



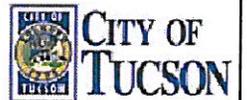
Scale: 1:2,400



Junction at Iron Horse



Scale: 1:2,400



Printed: Jul 01, 2013