



# PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

**DATE:** May 4, 2011  
**TO:** Planning Commission  
**FROM:** Ernie Duarte  
Executive Secretary   
**SUBJECT:** Article 4 – Overlay Zones

**Issue** – This item is for discussion by the Planning Commission in a Study Session. The article represents a preliminary draft of Article 4 - Zones, one of the eleven articles of the proposed Unified Development Code.

**Recommendation** – No action required.

**Background** – Staff has reviewed this article and sent comments to the consultant to continue to reformat and improve it. Staff will present a PowerPoint presentation on the key issues that have arisen as part of the LUC Simplification Project.

In addition, attached to this memo is a copy of the preliminary draft of the article. Staff has written comments notes in red ink to indicate sections of the article that have special issues. We believe this draft is still very preliminary and suggest you focus on the handwritten notes that staff has provided.



# Article 4 Zones

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*This draft should be looked at more for the framework versus the content. A lot of content problems exist that we expect to be corrected in the next draft*

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The LUC has secondary uses and accessory uses. The goal is to combine the two into accessory uses only. The consultant deleted secondary uses from this draft. The next draft will insert them as accessory uses.

Article 4: Zone Districts  
4.1 PURPOSE

## ARTICLE 4: ZONE DISTRICTS

There is no need to have 2 types. Most zoning codes only have accessory uses!

### 4.1. PURPOSE

The zone districts 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 shall be determined and defined in accordance with the provisions of the Unified Development Code (UDC).

### 4.3. CATEGORIES OF LAND USES

Each zone district allows for three categories of land uses: permitted land uses, special exception land uses, and accessory land uses.

#### 4.3.1. PERMITTED LAND USES

The permitted land uses for each zone are identified in Tables 4.11-1 and 4.11-2. These permitted land uses are subject to Article 6: Development Standards, and any additional conditions listed for each use in this article.

#### 4.3.2. SPECIAL EXCEPTION LAND USES

Special exception land uses for each zone are identified in Tables 4.11-1 and 4.11-2. Special exception land uses shall be approved through a Special Exception Land Use procedure if the use complies with all applicable requirements of Article 6: Development Standards, and any additional conditions listed for the use in this article.

#### 4.3.3. ACCESSORY LAND USES

The general standards applicable to accessory uses and structures are contained in Sec. 4.10. Uses allowed as accessory land uses shall be those that are incidental to or necessary for the operation of the principal permitted land use. Accessory uses and structures include, but are not limited to, vehicular use areas, swimming pools, and storage facilities.

### 4.4. ORGANIZATION OF LAND USES

The permitted and special exception land use categories are organized by Land Use Group, Land Use Class, and Land Use Type. The Land Use Group identifies the primary activity and for informational referencing. The Land Use Class and Land Use Type (if any), which are listed under the Land Use Group, specify identify allowed uses within each zone. Land Use Groups are defined in Article 10 of the UDC.

#### COMMENTARY

- This article establishes all of the city's zone districts, allowed uses, and performance criteria (use standards).
- This article reorganizes and simplifies LUC Art. II: Zones (except the overlay districts are contained in Art. 5) and Art. III Div. 5: Performance Criteria.
- The primary change is that two use tables have been added to replace the lists of permitted, special exception, and secondary uses repeated for each zone in the current code. This should save about 70 pages of text.
- Secondary land uses have been deleted as unnecessary in response to staff comment.

consultant's mistake

## 4.5. BASE ZONE DISTRICTS

The following base zone districts and district-specific standards are established in the city.

### 4.5.1. INSTITUTIONAL RESERVE (IR)

#### A. Purpose

The purpose of this zone is to identify lands in federal, state, city, county, and other public ownership that are natural reserves or wildlife refuge reserves. It is expected that these lands will remain reserves. However, should these lands be proposed for development with other land uses, the following regulations apply. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

#### COMMENTARY

This section establishes all of the city's base zone districts currently found in LUC Art. II: Zones. This section is relatively short and simple because the long lists of permitted uses for each district have been relocated to the two use tables located below. Each base district section, therefore, contains only a purpose statement and any district-specific standards that may apply.

#### B. Exceptions

Parcels of less than 36 acres, recorded prior to December 1, 1985, that conformed to minimum lot size requirements in effect on the date of recording, shall be deemed to contain an area of 36 acres.

### 4.5.2. RURAL HOMESTEAD ZONE (RH)

#### A. Purpose

This zone is intended to preserve the character and encourage the orderly growth of rural areas. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

#### B. Exceptions

Parcels of less than 180,000 square feet, recorded prior to December 1, 1985, that conformed to minimum parcel size requirements at the date of recording, shall be deemed to contain an area of 180,000 square feet.

*This section lists all the zones and their purposes. The uses allowed in the zones are in a table form. This format is common among modern zoning codes.*

**4.5.3. SUBURBAN RANCH ZONE (SR)**

**A. Purpose**

This zone provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

**4.5.4. SUBURBAN HOMESTEAD ZONE (SH)**

**A. Purpose**

This zone provides for low density, large lot, single-family, residential development and suburban ranch uses. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

**4.5.5. RESIDENCE ZONE (RX-1)**

**A. Purpose**

This zone provides for suburban, low density, single-family, residential development and other compatible neighborhood uses.

**4.5.6. RESIDENCE ZONE (RX-2)**

**A. Purpose**

This zone provides for suburban, low density, single-family, residential development and other compatible neighborhood uses.

**4.5.7. RESIDENCE ZONE (R-1)**

**A. Purpose**

This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.

**4.5.8. RESIDENCE ZONE (R-2)**

**A. Purpose**

This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

**4.5.9. RESIDENCE ZONE (R-3)**

**A. Purpose**

This zone provides for high density, residential development and compatible uses.

**4.5.10. MOBILE HOME ZONE (MH-1)**

**A. Purpose**

This zone provides for low to medium density, residential development primarily in mobile home structures on individual lots and within mobile home parks. Civic, educational, recreational, and religious uses shall also be permitted to provide for an urban residential environment.

**4.5.11. MOBILE HOME ZONE (MH-2)**

**A. Purpose**

This zone provides for medium density, residential development in mobile home structures on individual lots and within mobile home parks. Civic, educational, recreational, and religious uses shall also be permitted to provide for an urban residential environment.

**4.5.12. OFFICE ZONE (O-1)**

**A. Purpose**

This zone provides for administrative and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development criteria of this zone.

**B. General Restrictions**

The following restrictions shall apply to all uses and development in this zone.

1. Drive-through services shall not be permitted.
2. All land use activities, except vehicular use areas, shall be conducted entirely within an enclosed building unless specifically provided otherwise. All nonresidential land uses shall comply with the Performance Criteria in Sec. 3.5.13.2, Sec. 3.5.13.3, and Sec. 3.5.13.4.

**4.5.13. OFFICE ZONE (O-2)**

**A. Purpose**

This zone provides for office, medical, civic, and other land uses that provide reasonable compatibility with adjoining residential uses. Typical development within this zone is two-story office or medical projects.

**B. General Restrictions**

The following restrictions shall apply to all uses and development in this zone.

1. Drive-through services shall not be permitted.
2. All land use activities, except vehicular use areas, shall be conducted entirely within an enclosed building unless specifically provided otherwise. All nonresidential land uses shall comply with the Performance Criteria in Sec. 3.5.13.1.B, Sec. 3.5.13.2, Sec. 3.5.13.3, and Sec. 3.5.13.4.

**4.5.14. OFFICE ZONE (O-3)**

**A. Purpose**

This zone provides for mid-rise office development and other land uses that provide reasonable compatibility with adjoining residential uses.

**B. General Restrictions**

The following restrictions shall apply to all uses and development in this zone.

1. Drive-through services shall not be permitted.
2. All land use activities, except vehicular use areas, shall be conducted entirely within an enclosed building unless specifically provided otherwise.

**4.5.15. RURAL VILLAGE CENTER ZONE (RVC)**

**A. Purpose**

The purpose of this zone is to provide retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood. Rural village centers shall be developed according to an approved development plan and located in accordance with adopted neighborhood, community, or area plans. The regulations are designed to maintain the suburban character of duly designated commercial areas located along designated Scenic Routes and to provide safe ingress and egress to and from the village center. This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

**B. General Restrictions**

The following restrictions shall apply to all uses and development in this zone.

1. Drive-through or drive-in services shall not be permitted unless specifically provided for the land use.
2. All land use activities except vehicular use areas shall be conducted entirely within an enclosed building unless specifically provided otherwise.
3. The maximum area of each RVC zone shall not exceed 20 acres.

**4.5.16. NEIGHBORHOOD COMMERCIAL ZONE (NC)**

**A. Purpose**

This zone provides for low-intensity, small-scale, commercial and office uses that are compatible in size and design with adjacent residential uses. Residential and other related uses shall be permitted.

**B. General Restrictions**

The following restrictions shall apply to all uses and development in this zone.

1. Drive-through or drive-in services shall not be permitted.
2. All land use activities, except the Residential Use Group, shall be conducted entirely within an enclosed building unless specifically provided otherwise in the Performance Criteria for the use. Vehicular use areas are not required to be located within enclosed buildings.
3. All land use activities, except the Residential Use Group, shall be subject to **Sec. 3.5.13.2.**
4. All nonresidential development and nonresidential exterior remodeling that require a building permit shall be reviewed and approved by the Design Review Board (DRB) for architectural and site design compatibility with the surrounding residential area. Refer to **Sec. 3.5.4.11.G** for DRB review criteria.
5. All land uses shall be limited to 2,000 square feet of GFA, except Family Dwelling and Educational Uses. Mixed use or multi-tenant developments are limited to 10,000 square feet of GFA. A tenant within a mixed use development is limited to 2,000 square feet of GFA. Outdoor activity areas allowed in this zone shall be included in the GFA limitations.

**C. Exception**

On authorization of rezoning of property to the NC zone, Mayor and Council may approve land uses that will be located in existing structures or portions thereof that exceed the limitation of 2,000 square feet of gross floor area per use or the limitations restricting mixed use or multi-tenant development to 10,000 square feet of gross floor area. The gross floor area for any such exception shall neither be increased nor enlarged following initial authorization, and the right to exceed the gross floor area restrictions shall be terminated if discontinued or abandoned.

**4.5.17. COMMERCIAL ZONE (C-1)**

**A. Purpose**

This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and other related uses shall be permitted.

**B. General Restrictions**

The following restrictions shall apply to all uses and development in this zone.

1. Drive-through services shall not be permitted unless specifically provided for the land use.
2. All land use activities except vehicular use areas shall be conducted entirely within an enclosed building unless specifically provided otherwise.

*Rule on  
drive-through is  
being clarified  
and  
re-organized*

*Also exceptions are being  
clarified*

3. All Commercial Service Uses in the C-1 zone may provide one drive-through service lane unless otherwise provided.
4. All Retail Trade Uses in the C-1 zone may provide one drive-through service lane unless otherwise provided.

**4.5.18. COMMERCIAL ZONE (C-2)**

**A. Purpose**

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

**B. General Restrictions**

The following restrictions shall apply to all uses and development in this zone.

1. Outdoor display of finished products for rent or sale at retail or wholesale shall be permitted, unless prohibited by specific performance criteria.
2. Unless modified by specific performance criteria or Sec. 2.5.4.6.A, land uses in the Commercial Services, Industrial, Restricted Adult Activities, and Wholesaling Use Groups shall be conducted entirely within an enclosed building.

**4.5.19. COMMERCIAL ZONE (C-3)**

**A. Purpose**

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.

**4.5.20. PARKING ZONE (P)**

**A. Purpose**

This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone.

**4.5.21. RECREATIONAL VEHICLE ZONE (RV)**

**A. Purpose**

The purpose of this zone is to provide for development of short-term occupancy recreational vehicle parks and campsites while ensuring reasonable compatibility with adjoining properties by establishing special requirements.

**B. General Restrictions**

Storage structures shall not be permitted in this zone as accessory to each individual unit space; however, they shall be permitted as part of the common use facility.

**4.5.22. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-1)**

**A. Purpose**

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.

**4.5.23. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-2)**

**A. Purpose**

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.

**4.5.24. PLANNED AREA DEVELOPMENT ZONE (PAD)**

**A. Purpose**

The purpose of the Planned Area Development (PAD) zone is to enable and encourage comprehensively planned development in accordance with adopted plans and policies.

**B. Land Use Regulations**

1. A PAD zone is a zoning classification that provides for the establishment of zoning districts with distinct regulations as adopted by Mayor and Council. A PAD zone shall be identified as a Planned Area Development (PAD) District and may have land use regulations different from the zoning regulations applicable to other zoning districts in this article and any other PAD District.
2. PAD Districts are identified on the City Zoning Maps by the letters "PAD" followed by a number and the name of the District, such as "PAD-1, Williams Addition Planned Area Development (PAD) District," signifying the set of regulations adopted and applicable to that District.
3. Where a provision in a PAD District varies from the LUC, the provisions in the PAD District shall govern.

**C. Districts Established**

The following PAD Districts are established. The list shall be administratively updated, upon adoption of additional PAD Districts, through the appropriate procedure.

1. "PAD-1" Williams Addition. Adopted on June 1, 1981, by Resolution No. 11533.
2. "PAD-2" La Entrada. Adopted on February 22, 1982, by Resolution No. 11761.
3. "PAD-3" Gateway Center. Adopted on January 17, 1983, by Resolution No. 12133.
4. "PAD-4" Rio Nuevo. Adopted on January 12, 1987, by Resolution No. 13903.
5. "PAD-5" Tucson Community Center. Adopted on August 3, 1987, by Resolution No. 14130.
6. "PAD-6A" Civano. Adopted on October 20, 1997, by Ordinance No. 8970.
7. "PAD-7" La Estancia. Adopted on October 11, 1999, by Ordinance No. 9298.

*This section will move to Art 3  
Gen'l Procedures  
This is more a process than a zone*



*a recent revision to PAD eliminated this section from LUC*

8. "PAD-8" Jewish Community Campus. Adopted on February 28, 2000, by Ordinance No. 9345.

**4.5.25. MULTIPLE USE ZONE (MU)**

**A. Purpose**

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

**4.5.26. PLANNED COMMUNITY DEVELOPMENT DISTRICT (PCD)**

**A. Purpose**

1. Accommodate large-scaled, unified planned developments that conform to the best practices, policies and programs within the City's General Plan, applicable specific plans, and other sustainability and conservation programs.
2. Provide an alternative zoning district and development process to accommodate large master-planned developments that allow development flexibility not otherwise attainable under conventional zoning districts and allow for adjustments to changing community and market conditions.
3. Provide a framework to promote sustainable land use patterns and mobility options while being responsive and sensitive to the natural features and topography of the desert environment.
4. Provide within such developments a variety of housing, including affordable housing, and combination of land uses with sound site planning principles and development techniques.
5. Promote the timely planning, funding and development of public facilities designed to serve the projected population.

**B. General Provisions**

**1. Conformance with the General Plan**

Each PCD District shall be in compliance with the General Plan and applicable specific plans.

**a. Specific Plans**

The PCD District shall be available only in areas where there is an existing specific plan. In areas where there is no existing specific plan, an applicant may submit an application for a PCD District so long as an application for a specific plan, consistent with the application for the PCD District, has already been submitted pursuant to **Sec. 5.4.2** of the UDC. The application for the PCD District may be processed concurrently with the application for the specific plan, but the PCD District shall not be adopted until after the adoption of a specific plan.

**b. Specific Plan Amendment**

In the event that adoption of the proposed PCD District requires amendment of a specific plan for the property, the applicant shall submit an application for such amendment pursuant to **Sec. 5.4.2** that may be processed concurrently with the application for a PCD District.

*Move to  
A.T. 3 like  
PAD*

2. **Ownership of PCD District**  
Upon application for and approval of the PCD District, the site of the PCD District, with the exception of public rights-of-way, shall be under single ownership or control of a single entity with legal authority to conduct the application process on behalf of all the landowners.
3. **Minimum PCD District Area**
  - a. The PCD District shall be the minimum size as required in the applicable General Plan, specific plan, or a minimum of 500 contiguous acres, whichever is greater.
  - b. Public rights-of-way located within the interior of a PCD may be included in calculating the minimum 500 acres.
  - c. A PCD District may include areas that contain existing development.
  - d. The Mayor and Council may authorize the initiation of a PCD District less than the size required by this section if the size of the proposed PCD District is consistent with the intent of the applicable General Plan or specific plan.
4. **Major Streets and Routes Plan Amendment**  
The Major Streets and Routes Plan map may be amended to add, delete, or modify a roadway within a PCD District concurrently through the approval process for the PCD District.

- M me to Art 3*
- C. **Identification of the PCD District**
    1. PCD Districts are identified on the City Zoning Maps by the letters "PCD" followed by a number and the name of the District, such as "PCD-1, XYZ Planned Community Development (PCD) District," signifying the set of regulations adopted and applicable to that District. The list shall be administratively updated upon the adoption of each new PCD District.
    2. Within a PCD District, development shall be divided into Development Areas (DA). DAs shall establish the permitted density and intensity of land uses within the PCD. The land uses permitted in the DA shall be applied as stated in the implementation plan.
    3. Within a DA, one or more zoning districts may be established and contain one or more land uses listed in the Project Development Regulations and Design Guidelines as provided in Section 2.6.5.5.B.

- D. **Development Regulations**

A PCD District provides for the establishment of development areas and zoning districts with distinct regulations within the boundary of the PCD District as adopted by the Mayor and Council.

  1. A PCD District may incorporate land use classifications and regulations from the LUC and other City development ordinances and standards with modifications as necessary to provide for a master planned community. The regulations shall be consistent with policies in the General Plan and applicable specific plan.
  2. A PCD District may include regulations that are different from the regulations in the UDC that may apply in, but are not limited to permitted, special

exception, secondary and accessory land uses; building heights; lot coverage and lot size; cluster development; building and perimeter setbacks; parking and loading; landscaping and other development criteria. The PCD District shall not change or alter the provisions for impact fees in Article III, Impact Fees of the Development Compliance Code, Chapter 23A of the Tucson Code.

3. Where a provision in a PCD District varies from the UDC, the provisions in the PCD District shall govern. Where regulations in a PCD District are silent or do not address an issue, the applicable codes and ordinances shall govern. Amendments to the UDC enacted subsequent to the adoption of the PCD District shall apply to the PCD District. If an amendment adopted subsequent to the PCD District conflicts with an express provision of the PCD District, the PCD District shall govern unless the adopting ordinance states that it supersedes the PCD District.

**E. Annual Report**

At the request of the Housing and Community Development (HCDD) Director the PCD property owner shall submit an annual progress report. The report shall begin to be submitted to HCDD once the issuance of building permits within the subject PCD commences. The report may include the following elements as requested by HCDD: phasing and completion update report on horizontal infrastructure, public facilities, open space dedication, number of housing units and nonresidential square footage, installation of trails, parks, and any other development activity requested by the department. The report shall be submitted by February 15 of the following year.

**4.5.27. PARK INDUSTRIAL ZONE (P-1)**

**A. Purpose**

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

**B. General Restrictions**

The following restrictions shall apply to all land uses and development in this zone.

1. The requirements of **Sec. 3.5.5.5.**
2. On land uses in the Industrial Use Group, traffic circulation shall be designed so that access to the site is from a major street or from a local street that is not an internal residential neighborhood street and that does not provide access to residentially zoned areas unless no alternative exists.

**4.5.28. LIGHT INDUSTRIAL ZONE (I-1)**

**A. Purpose**

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

**B. General Restrictions**

The following restrictions shall apply to all land uses and development in this zone.

1. The requirements of **Sec. 3.5.5.5.**
2. On land uses in the Industrial Use Group, traffic circulation shall be designed so that access to the site is from a major street or from a local street that is not an internal residential neighborhood street and that does not provide access to residentially zoned areas unless no alternative exists.

**4.5.29. HEAVY INDUSTRIAL ZONE (I-2)**

**A. Purpose**

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.

**B. General Restrictions**

The following restrictions shall apply to all land uses and development in this zone.

1. The requirements of **Sec. 3.5.5.5.**
2. On land uses in the Industrial Use Group, traffic circulation shall be designed so that access to the site is from a major street or from a local street that is not an internal residential neighborhood street and that does not provide access to residentially zoned areas unless no alternative exists.

**4.5.30. OPEN SPACE ZONE (OS)**

**A. Purpose**

The purpose of the Open Space (OS) zone is to designate both public and private open space resources in order to:

1. Preserve significant natural resources and open spaces, such as areas of undisturbed native vegetation, major rock outcrops, major ridges and peaks, riparian habitats, and valuable vegetated wash segments.
2. Promote restoration of open space to provide visual, recreational, and habitat amenities.
3. Preserve vestiges of the natural desert landscape and provide opportunities for hiking, horseback riding, bicycling, and more passive recreation in a natural setting.
4. Contribute to the preservation of wildlife habitat, especially interconnected areas that foster the free movement of wildlife within the city.
5. Promote a continued economic benefit to the region by protecting open space areas for the visual and recreational enjoyment of residents and visitors alike.
6. Provide a mechanism for recognizing and protecting public and private lands that have been designated for preservation by the property owner.

**B. Applicability**

The OS zone may be applied to both public and private lands that warrant protection as open space. The OS zone may be applied to land only with the express written consent of the property owner(s).

**1. Dedications and Donations**

The OS zone may be applied by the City to land that is preserved by acquisition, an easement, or dedication, and/or donation to the City or other entity, for the purpose of keeping the land as permanent natural open space.

**2. Fee Waiver**

Fees for a rezoning application to the OS zone shall be waived.

**C. General Restrictions**

The following restrictions shall apply to all land uses and development in this zone.

1. Unpaved or paved trails or paths shall be permitted for use only by pedestrians, nonmotorized bicycles, and horses. Limited access is permitted for maintenance vehicles only. Use by all-terrain vehicles is prohibited.
2. Picnic areas, sitting areas, equestrian trail nodes, scenic lookouts, shade structures, and rest rooms shall be permitted, subject to minimal disturbance of the natural open space. Grills in the picnic areas and overnight camping are not allowed, unless located in an area that fire vehicles can access without impact on the natural open space.
3. Access driveways and parking areas shall be permitted in conjunction with uses in Sec. 2.9.1.5.A and .B, subject to minimal disturbance of the natural open space.
4. Drainageway facilities and utility easements shall be revegetated to be consistent with the surrounding natural vegetation.
5. All new utilities shall be underground.

**D. Open Space Requirements**

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1. The disturbed area shall be clearly identified and the balance of the property protected during construction. All impervious surfaces, buildings, utility or drainage corridors, and structures shall be contained within the disturbed area identified on the approved site plan.
2. Whenever a portion of the property is disturbed by the construction of a permitted use or has been cleared of vegetation, the disturbed area shall be revegetated in conformance with an approved revegetation plan using plants native to the site and the immediately surrounding area. Revegetation shall be at a similar density to the natural surroundings.
3. The minimum width of property zoned OS shall be 40 feet, and the minimum contiguous area for OS is 4,000 square feet, unless the OS property connects to another perpetual, dedicated open space or trails resource.

#### 4.6. USE TABLE

The following use tables, Table 4.6-1 and Table 4.6-2, establish the uses that are allowed as permitted and special exception uses in the City of Tucson. The use tables also specify the performance criteria that apply to uses in certain zoning districts.

*This table will be a common starting point when asking 'Is this use allowed in this zone?'*

*The light blue row setup*

*1) Use Class - 2) the subgroup Use Type*

*3) the zones and 4) a reference to special conditions - here called Performance Criteria*

*Perf. Criteria will become 'Use Specific Standards'*

*Note the current references are to the LUC sections. The next draft will include the UDC section numbers. In addition many of the LUC x refs are not good. This is a major flaw in this first draft that will be corrected in the next draft.*

#### COMMENTARY

- This section includes two proposed use tables, one mostly for residential districts and another for nonresidential districts.
- The development designators have been included in this draft for reference purposes but will be deleted in the final version.
- The purpose of the use tables is to reduce repetitive text by consolidating all of the allowed uses in the base districts into one place. The tables allow readers to quickly and efficiently determine the allowed uses for each district and compare uses across districts. They also provide references to all performance criteria for specific uses.
- The proposed use tables carry forward the LUC's existing use terminology, with the exception that we propose the term "land use type" to identify third-level uses that are subcategories of a land use class (e.g., "dance hall" under "entertainment") and for which there does not currently appear to be a name.

There are 2 tables

4.6.1 - Residential & Mixed Use

4.6.2 - Non-residential & Special Purpose

Article 4: Zone Districts  
4.6 Use Table

**4.6.1. ALLOWED USES: RESIDENTIAL AND MIXED-USE DISTRICTS**

The next draft will have 6 tables but w/ a more condensed set of uses

TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts																	
P = Permitted Use      S = Special Exception      * = Performance Criteria Apply																	
[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3; [2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.																	
LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)	
<b>AGRICULTURAL USES (Land Use Group)</b>																	
Animal Production	General: Not otherwise listed below		p* 5	p* 9	p* 9											p* 9	SR: 3.5.2.1.A.1, B.2, C.1 RX-1: 3.5.2.1.A.1, .B.1, B.2, C.1 MU: 3.5.2.1.A.1,A.3, .B.1, B.2, C.1 SH: 3.5.2.1.A.2, .B.2, .B.3, .C.2
	Limited to hog ranch	S* 25 [1]															RH: 3.5.2.1.C.4
	Limited to stable or riding school	p* 2	p* 2	p* 2												S* 2 [2]	RH: 3.5.2.1.A.2, .B.2, .D.2, .D.3 SR, MU: 3.5.2.1.A.2, .B.2, .D.3 SH: 3.5.2.1.A.2, .B.3, .D.3
	Not including stockyard operation	p* 25															RH: 3.5.2.1.A.1, .B.2, .C.2
Crop Production		p* 25	p* 5	p* 9	p* 9	p* 14	p* 17	p* 41	p* 30	p* 17	p* 41						RH, SR, SH, RX-2, R-1, R-2, R-3, MH-1, MH-2: 3.5.2.2.A RX-1: 3.5.2.2.A, .B
General Farming		p* 25	p* 5	p* 9	p* 9												RH: 3.5.2.1.A.1, B.2, C.2; 3.5.2.2 SR: 3.5.2.1.A.1, B.2, C.1; 3.5.2.2 SH: 3.5.2.1.A.2, B.2, B.3, C.2; 3.5.2.2 RX-1: 3.5.2.1.A.1, B.1, B.2, C.1; 3.5.2.2
Stockyard Operation	Limited to commercial feedlot	S* 25 [1]															RH: 3.5.2.3.A

The organization of the zones will change in the next draft also. There are too many ~~blank~~ white space blanks in this current version of the table.

LUC references not UDC. will fix in next draft

**TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts**  
 P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply

[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3.  
 [2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.

LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)
<b>CIVIC USES (Land Use Group)</b>																
Cemetery		S* 25 [1]		S* 8 [1]				p* 41	p* 30						S 29 [2]	RH: 3.5.3.1.C SH: 3.5.3.1.B R-2, R-3: 3.5.3.1.A
Civic Assembly									p* 18				P 35	P 36	P 28	R-3: 3.5.3.2
Correctional Use	Custodial facility		S* 5 [1]										S* 8 [1]	S* 8 [1]	S* 8 [1]	SR: 3.5.3.4.B.1, .3.c, .4.a, .5.a, .6.b, .10, .11 OCR-1, OCR-2: 3.5.3.4.B.1, .3.a, .4.b, .5.b, .7.b, .8, .9, .10 MU: 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, .10
	Supervision facility		S* 5 [1]										p* 8	p* 8	p* 8	SR: 3.5.3.4.B.1, .3.b, .4.a, .5.a, .6.a, .10, .11 OCR-1, OCR-2: 3.5.3.4.B.1, .3.a, .4.b, .5.a, .7.b, .8, .10 MU: 3.5.3.4.B.1, .3.a, .4.b, .5.a, .8, .10
	Supervision facility and custodial facility: being located separate and distinct adjacent facilities on a campus site		S* 5 [1]													
Cultural Use	General: Not otherwise listed below		p* 6	p* 10	p* 9	p* 13	p* 12	p* 12	p* 18	p* 12	p* 12	p* 26	P 35	P 36	P 28	SR, SH, RX-1, RX-2, R-2, R-3, MH-1, MH-2, NC: 3.5.3.2.A R-1: 3.5.3.2.A, B.
	General: Not otherwise listed below						S* 12 [1]	S* 12 [1]	S* 12 [1]							R-1, R-2, R-3: 3.5.3.5.B, .C, .D, .E, .F, .G, .H
	Limited to nature reserve	P 25														
	Other than nature reserve or wildlife refuge,	S* 25 [1]														RH: 3.5.3.5.A

*refers to Z.E hearing w/ recom mandation M/C decision*

*show LUC Development Designator for reference. w. 116 deleted in later drafts*

*This column will be renamed use of special standards  
 It will contain all special standards for the permitted principal use and list all accessory uses with their special standards*

Article 4: Zone Districts  
 4.6 Use Table

**TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts**  
 P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply

[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3.  
 [2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.

LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR-1	OCR-2	MU	PERFORMANCE CRITERIA (SECTION 4.9)
Educational Use	Elementary and secondary schools		p* 5	p* 9	p* 9	p* 11	p* 35	p* 36		SR, SH, RX-1, NC OCR-1, OCR-2: 3.5.3.7.A - G R-1: 3.5.3.7. A - I RX-2, R-2, R-3, MH-1, MH-2: 3.5.3.7. A, H						
	Elementary and secondary schools	S 25 [2]	S 5 [2]	S 9 [2]	S 9 [2]	S 11 [2]	S 11 [2]	S 11 [2]	S 11 [2]	S 11 [2]	S 11 [2]	S* 11 [2]	S 35 [2]	S 36 [2]		NC: 3.5.3.7; 3.5.13.5
	Postsecondary institution and instructional school												P 35	P 36	P 28	
Membership Organization													P 35	P 36		
Postal Service							P* 12	P* 18				P* 26	P 35	P 36	P 28	R-2, R-3, NC: 3.5.3.2
Protective Service		p* 25	p* 6	p* 10	p* 9	p* 13	p* 12	p* 12	p* 18	p* 12	p* 12	p* 26	P 35	P 36		SR, NC, OCR-1, OCR-2: 3.5.3.2.A RH, SH, RX-1, RX-2, R-2, R-3, MH-1, MH-2: 3.5.3.2.A and 3.5.13.6 R-1: 3.5.3.2.A.B; 3.5.13.6
Religious Use		P* 25	P 6	P 10	P 9	P 13	P* 12	P 12	P 18	P 12	P 12		P 35	P 36	P 28	RH: 3.5.3.6.A R-1: 3.5.3.6.A.B
<b>COMMERCIAL SERVICES USES (Land Use Group)</b>																
Administrative and Professional Office		S* 25 [2]						P* 8	P* 7				P 35	P 36	S 29 [2]	RH: 3.5.4.18 R-2: 3.5.3.2 and 3.5.4.18.B & C R-3, MH-2: 3.5.3.2 and 3.5.4.18.C
Alcoholic Beverage Service	General: Not otherwise listed below	S* 25 [1]											P* 35	P* 36	S 29 [2]	RH: 3.5.4.19.A, .C OCR-1, OCR-2: 3.5.4.19.C
	Large bar												S* 35 [1]	S* 36 [1]		OCR-1, OCR-2: 3.5.4.19.B
Animal Service	General: Not otherwise listed below		p* 5	p* 5											S 29 [2]	SR: 3.5.4.1.E SH: 3.5.4.1.E, .H
	Limited to commercial kennel	S* 25 [1]														RH: 3.5.4.1.F
	Limited to veterinary hospital	P* 25														RH: 3.5.4.1.C, E

*Note a typical accessory use for a principal use may not be listed here because it has no special standards but all accessory uses must meet the standards on Sec 4.8 'Accessory uses and structures'*

**TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts**  
*P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply*

[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3.  
 [2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.

LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)
Artisan Residence												P* 33				NC: 3.5.4.28.A, .B, .C, .D, .E
Automotive - Service and Repair	General: Not otherwise listed below														S 29 [2]	
	Major service and repair	S* 25 [1]														RH: 3.5.4.2.F and/or 3.5.4.2.A, .F; 3.5.13.1.B
Billboard															S* 32 [2]	MU: 3.5.4.26
Buildings and Ground Maintenance															S 29 [2]	
Communications	General: Not otherwise listed below	P* 25	P* 5	P* 10	P* 9	P* 13	P* 17	P* 41	P* 30	P* 17	P* 41	P* 26	P* 35	P* 36	P* 28	RH, SR, SH, RX-1, RX-2, R-1, R-2, MH-1, MH-2, NC, OCR-1, OCR-2, MU: 3.5.4.20.B, .C, .D1 or .D2 R-3: 3.5.4.20.B, .C; .D1 or .D2, H
	General: Not otherwise listed below	S* 25 [1]		S 9 [1]									S* 35	S* 36	S* 29 [2]	RH: 3.5.4.20.A; 3.5.13.1.B MU: 3.5.4.20.A OCR1, OCR2, MU: 3.5.4.20.B, .C, .E.1 or 3.5.4.20.B, .C, .E2 or 3.5.4.20.B, .C, .F2 or 3.5.4.20.B, .C, .G
	Limited to wireless communication towers and antennae	S* 25	S* 6	S* 9	S* 9	S* 13	S* 17	S* 41	S* 30	S* 41	S* 41	S* 7				RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2: 3.5.4.20.B, .C, .E2 or 3.5.4.20.B, .C, .F.1 or 3.5.4.20.B, .C, .G NC: 3.5.4.20.B, .C, .E2, H, J, K or 3.5.4.20.B, .C, .F.1, H, J, K or 3.5.4.20.B, .C, .G, H, J, K
Construction Service		S* 25 [1]													S 29 [2]	RH: 3.5.4.21; 3.5.13.1.B

**TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts**  
**P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply**

(1) Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3.  
 (2) Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.

LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)	
Day Care	General: Not otherwise listed below											P* 26	P 35	P 36	S 29 [2]	NC: 3.5.13.5	
	Adult day care	P* 25	P* 5	P* 9	P* 9	P* 13	P* 17	P* 41	P* 30	P* 17						RH, SR, SH, RX-1, RX-2, R-1, R-2, MH-1: 3.5.4.25.A R-3: 3.5.4.25.B	
	Child care	P* 25	P* 6	P* 9	P* 9	P* 13	P* 17	P* 41	P* 18							RH, SR: 3.5.4.3.A, .B, .C, .D, .E, .F.1, .G.1 SH, RX-1: 3.5.4.3.A, .B, .C, .D, .E, .F.1, .G.2 RX-2: 3.5.4.3.A, .B, .C, .D, .E, .F.1, .G.3 R-1, R-2: 3.5.4.3.A, .B, .C, .D, .E, .F.1, .G.4 R-3: 3.5.4.3.A, .B, .C, .D, .E, .G.5	
	Child care	S* 25 [2]	S* 6 [2]	S* 9 [2]	S* 9 [2]	S* 13 [2]	S* 17 [2]	S* 41 [2]	S* 18 [2]								RH, SR, SH: 3.5.4.3.A, .B, .C, .D, .E, .F.3, .G.6, .H or 3.5.4.3.A, .B, .I RX-1, RX-2, R-1, R-2: 3.5.4.3.A, .B, .C, .D, .E, .F.3, .G.6, .H or 3.5.4.3.A, .B, .H, .I R-3: 3.5.4.3.A, .B, .C, .D, .E, .F.3, .G.7, .H or 3.5.4.3.A, .B, .H, .I
	Day Care	S* 25 [2]	S* 6 [2]	S* 9 [2]	S* 9 [2]	S* 13 [2]	S* 17 [2]	S* 41 [2]	S* 18 [2]								RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3: 3.5.13.5
Entertainment	General: Not otherwise listed below												P* 35	P* 36	S* 29 [2]	OCR-1, OCR-2, MU: 3.5.4.4.A, .B, .C, .D; 3.5.4.19.C	
	Dance hall												S* 35 [1]	S* 36 [1]		OCR-1, OCR-2: 3.5.4.19.B	
	Fairground or carnival	S 25 [1]														RH: 3.5.4.4.E	
	Racetrack for the racing of animals	S* 25 [1]														RH: 3.5.4.4.E	
Financial Service												P* 26	P* 35	P* 36	S* 29 [2]	RH: 3.5.4.5.B, .C; 3.5.13.B NC, OCR-1, OCR-2, MU: 3.5.4.5.C	

*refers to 2-E approval hearing w/ appeal to m/c*

*Luc's Development had signatories will be deleted in later drafts*

**TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts**  
*P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply*

[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3.  
 [2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.

LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)
Food Service	General: Not otherwise listed below	S* 25 [1]										P* 26	P* 35	P* 36	S*	RH, ORC-1, ORC-2, NC: 3.5.4.6.A, .C MU: 3.5.4.6.C
	Limited to soup kitchen												S* 35 [1]	S* 36 [1]		OCR-1, OCR-2: 3.5.4.6.D
Funeral Service	General: Not otherwise listed below														S 29 [2]	
	Limited to crematorium [1]	S* 25 [1]		S* 9 [1]												RH: 3.5.4.22.B SH: 3.5.4.22.A
Medical Service	General: Not otherwise listed below						S* 19 [2]	S* 30 [2]								R-2: 3.5.4.8.B; D 3.5.4.9A, .B1, .C, .D R-3: 3.5.4.8.B; 3.5.4.9A, .B1, .C, .D
	Extended healthcare												P 35	P* 36	P* 6	OCR-2: 3.5.13.5 MU: 3.5.4.8.E
	Major												P 35	P 36	P* 6	MU: 3.5.4.8.E
	Outpatient	P* 25											P* 35	P* 36	P* 28	RH: 3.5.4.8.B and 3.5.4.9.B.2, .C, .D; 3.5.13.1.B ORC-1, ORC-2: 3.5.4.8.B MU: 3.5.4.8.B, F and 3.5.4.9.B.2, .C, .D; 3.5.13.1.B
	Outpatient, limited to a blood donor center												S* 35 [1]	S* 36 [1]		OCR-1, OCR-2: 3.5.4.8.C
Parking													P 35	P 36	S* 38 [2]	
Personal Service		S* 25 [1]										P* 26	P 35	P 36	S 29 [2]	RH: 3.5.4.13.D NC: 3.5.4.13.A
Research and Product Development															S 29 [2]	
Technical Service													P 35	P 36	S* 29 [2]	MU: 3.5.4.16.B

**TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts**  
P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply

[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3.  
[2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.

LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)
Trade Service and Repair	Major														S 29 [2]	
	Minor	S 25 [1]										P* 26			S 29 [2]	NC: Except upholstery shops
Transportation Service	Air carrier, airport facilities	S* 25 [1]														RH: 3.5.4.23.A, .B, .C, .D
	Air carrier, general aviation strip	S* 25 [1]														RH: 3.5.4.23.A, .B1, .2, .3, .C, .D, .E, .F
	Land carrier												P 35	P 36	S 29 [2]	
Travelers Accommodation	Lodging	S 2 [1]	P*	P 2	P* 3								P 35	P 36	S 29 [2]	SR: 3.5.4.25.A RX-1: 3.5.4.25.B [new section]
<b>INDUSTRIAL USES (Land Use Group)</b>																
Craftwork															S 29 [2]	
Extraction		S* 25 [1]														RH: 3.5.5.3
General Manufacturing															S 29 [2]	
Motion Picture Industry				S* 21 [1]												SH: 3.5.5.4.A - C; 3.5.13.3
Perishable Goods Manufacturing		S* 25 [1]													S 29 [2]	RH: 3.5.5.2.B, .C
Precision Manufacturing															S 29 [2]	
Primary Manufacturing	Limited to asphalt and cement plants	S* 25 [1]														RH: 2.5.5.3
Processing and Cleaning															S 29 [2]	
Salvaging and Recycling	Limited to household goods donation center												P* 35	P* 36		OCR1, OCR2: 3.5.5.6.B, .F, .G, .H, .I, .J, .K; 3.5.13.3; 3.5.13.4

*Note the 3 levels of uses  
GROUP  
CLASS  
TYPE*

**TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts**  
*P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply*

[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3.  
 [2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.

LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)
<b>RECREATION USES (Land Use Group)</b>																
Golf Course			P* 1	P* 1	P* 1	P* 1										SR, SH: 3.5.6.3.A - F RX-1, RX-2: 3.5.6.3.A - G
Neighborhood Recreation			P* 6	P* 10	P* 9	P* 13	P* 12	P* 12	P* 18	P* 12	P* 12	P* 26			P 28	SR, SH, RX-1, RX-2, R-2, R-3, MH-1, MH-2, MU: 3.5.13.2; 3.5.13.3 R-1: 3.5.13.2, .3; 3.5.6.5 NC: 3.5.13.5
Recreation		S* 25 [1]											P 35	P 36	P 28	RH: 3.5.6.4; 3.5.13.1.B
<b>RESIDENTIAL USES</b>																
Family Dwelling		P B	P* C	P E	P* D	P* E	P* G H	P* I K	P* I P	P G M	P I	P M	P W	P X	P G K	SR, RX-1, RX-2, R-2, R-3: 3.5.7.1.F R-1: 3.5.7.1.E, .F, .G, .H or 3.5.7.1
Flexible Lot Development (FLD)			P* 6	P* 10	P* 9	P* 13	P* 12	P* 12	P* 18	P* 12	P* 12					SR, RX-1, RX-2, R-2, R-3: 3.6.1; 3.5.7.1.F SH, MH-1, MH-2: 3.6.1 R-1: 3.6.1; 3.5.7.1.E and F
Group Dwelling									P* 30				P 35	P 36	P 17	R-3: 3.5.7.1.F
Home Occupation	Travelers' Accommodation, Lodging		S* [2]	S* [2]	S* [2]	S* [2]	S* [2]	S* [2]								SR, SH, RX-1, RX-2: 3.5.7.4.B, .E, .F, .G, .H, .I, .J, .K, .L, .N R-1: 3.5.7.4.B, .E, .F, .G, .H, .I, .J, .K, .L, .M, .N R-2: 3.5.7.4.C, .E, .F, .G, .H, .I, .J, .K, .L, .M, .N
Mobile Home Dwelling		P B		P E						P G M	P I K				P G K	

- The next draft will have 6 tables
1. Rural + Suburban 5-zones
  2. Urban Residential 5-zones
  3. Special Purpose 4-zones
  4. Comm'l 5-zones
  5. Office + Mixed Use 2-zones
  6. Industrial 3-zones
- Article 4: Zone Districts  
4.6 Use Table

**TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts**

P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply

[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3.  
[2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.

LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)	
Residential Care Services	Adult care services or physical and behavioral health service	P* B	P* C	P* E	P* D	P* F	P* G	P* I	P* P	P* G	P* I	P* 26				RH, R-3, MH-1, MH-2, NC: 3.5.7.8.C.1, .D SR, SH, RX-1, RX-2, R-1, R-2: 3.5.7.8.B.1, .C.1, .D	
	Adult care services or physical and behavioral health service							P* 41								R-2: 3.5.7.8.B.1, C.4, .D, .G	
	Adult care services or physical and behavioral health service								P* 30				P* 35	P* 36		R-3: 3.5.7.8.C.4, .D, .H (except no minimum lot size) OCR1, OCR2: 3.5.7.8.C.4, D	
	Adult care services or physical and behavioral health service															RH: 3.5.7.8.C.2, .D or 3.5.7.8.C.4, .D, .G (except no minimum lot size) SR, SH, RX-1, RX-2: 3.5.7.8.B.1, .C.2, D or 3.5.7.8.B.1, C.4, .D, .G SR: except 144,000 square feet minimum lot size) R-1: 3.5.7.8.B.1, .C.2, D or 3.5.7.8.B.1, C.4, .D, .H R-2: 3.5.7.8.B.1, .C.2, D MH-1: 3.5.7.8.C.2, D or 3.5.7.8.C.4, D, H	
	Rehabilitation service – children's facilities								P 41	P* 18			P* 26	P* 35	P* 36		R-2: 3.5.7.8.A, .B.1, C.1, .D R-3: 3.5.7.8.A, .B.2, C.1, .D NC, ORC-1, ORC-2: 3.5.7.8.A, .C.1, .D
	Rehabilitation service or shelter care													P* 35			3.5.7.8.A, .C.4, .D, .F, .H (no minimum lot size)
	Rehabilitation service or shelter care								S* 41 [2]	S* 18 [2]				S* 31 [2]	S* 31 [2]		R-2: 3.5.7.8.A, B.1, C.2, D, I or 3.5.7.8.A, B.1, C.4, D, H R-3: 3.5.7.8.A, B.2, C.3, D, I or 3.5.7.8.A, B.2, C.4,

The new draft may be slightly more pages but the uses will be more condensed and focused as defined by the Table's title.

**TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts**  
*P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply*

[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3.  
 [2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.

LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)
																D, H OCR-1: 3.5.7.8.A, .C.4, .D, .H (no minimum lot size) OCR-2: 3.5.7.8.A, .C.4, .D, .H, K (no minimum lot size)
	Shelter care, victims of domestic violence							P* "4 1"	P* "1 8"				P* "3 5"	P* "3 6"		R-2: 3.5.7.8.A, .B.1, C.1, .D, .J OCR-1, OCR-2: 3.5.7.8.A, .C.3, .D R-3: 3.5.7.8.A, .B.2, .C.3, .D, .J
<b>RESTRICTED ADULT ACTIVITIES USES (Land Use Group)</b>																
Adult Commercial Services													P* 35	P* 36		OCR-1, OCR-2: 3.5.8.1
Adult Recreation													P* 35	P* 36		OCR-1, OCR-2: 3.5.8.1
Adult Retail Trade													P* 35	P* 36		OCR-1, OCR-2: 3.5.8.1
<b>RETAIL TRADE USES (Land Use Group)</b>																
Construction Material Sales															S 29 [2]	
Food and Beverage Sales	General: Not otherwise listed below	S* 25 [1]										P* 26	P 35	P 36	S 29 [2]	RH: 3.5.9.1.J NC: except alcoholic beverage sales
	Large retail establishment												S* 35 [1]	S* 36 [1]		OCR-1, OCR-2: 3.5.9.7
General Merchandise Sales	General: Not otherwise listed below	S* 25 [1]										P 26	P* 35	P* 36	S 29 [2]	RH: 2.2.2.3.G.2 ORC-1, ORC-2: 3.5.9.2.A
	Artists or artisan workshop or studio	S* 25 [2]														RH: 3.5.9.2.B
	Feed store	S* 25 [1]														RH: 3.5.13.1.B
	Fuel dispensing	S* 25 [1]														RH: 3.5.13.1.B
	Large retail establishment												S* 35 [1]	S* 36 [1]		OCR-1, OCR-2: 3.5.9.7
Heavy Equipment Sales															S* 29 [2]	MU: 3.5.9.3

<b>TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts</b> <i>P = Permitted Use      S = Special Exception      * = Performance Criteria Apply</i>																	
[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. [2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.																	
LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)	
Swap Meets and Auctions													S* 35 [1]	S* 36 [1]		OCR-1, OCR-2: 3.5.9.4	
Vehicle Rental and Sales													P* 35	P* 36	S* 29	OCR-1, OCR-2, MU: 3.5.7.5.A, .B	
<b>STORAGE USES (Land Use Group)</b>																	
Commercial Storage													P* 35	P* 36	S* 29 [2]	OCR-1, OCR-2, MU: 3.5.10.1	
Personal Storage													P* 35	P* 36	S* 29 [2]	OCR-1, OCR-2, MU: 3.5.10.3.C, .F	
<b>UTILITIES USES (Land Use Group)</b>																	
Distribution System	General: Not otherwise listed below		S* 6 [2]	S* 9 [2]	S* 9 [2]	S* 13 [2]	S* 17 [2]	S* 41 [2]	S* 18 [2]	S* 17 [2]	S* 41 [2]				S* 29 [2]	SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, MU: 3.5.11.1.A, .B, .E, .H, .J, .K	
	General: Not otherwise listed below											S* 11 [2]	P* 35	P* 36		NC, OCR-1, OCR-2: 3.5.11.1.A, .E, .I	
	Power substations with an input 115 kilovolts or greater	S* 25 [2]															RH: 3.5.11.1.C, .F, .J
	Telephone, telegraph, or power substations with an input of 115 kilovolts	S* 25 [2]															RH: 3.5.11.1.B, .H
	Water pumping and storage facilities operated as part of a system serving 2 or more properties as a private, public, or community utility	S* 25 [2]															RH: 3.5.11.1.D

**TABLE 4.6-1: Allowed Uses - Residential and Mixed-Use Districts**  
*P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply*

[1] Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3.  
 [2] Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.

LAND USE CLASS	LAND USE TYPE	RH	SR	SH	RX-1	RX-2	R-1	R-2	R-3	MH-1	MH-2	NC	OCR1	OCR2	MU	PERFORMANCE CRITERIA (SECTION 4.9)	
<b>WHOLESALE USES (Land Use Group)</b>																	
Business Supply and Equipment Wholesaling																S 29 [2]	
Construction/Heavy Equipment Wholesaling																S 29 [2]	
Food and Beverage Wholesaling																S 29 [2]	

4.6.2. ALLOWED USES: NONRESIDENTIAL AND SPECIAL PURPOSE DISTRICTS

<b>TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts</b> P = Permitted Use      S = Special Exception      * = Performance Criteria Apply [1] Approval through a Zoning Examiner Legislative Procedure, Sec. 3.4.7 and 3.4.8 [2] Approval through a Zoning Examiner full Notice Procedure, Sec. 3.3.4-3.3.6 and 3.3.7 [3] Approval through a Limited Notice Procedure, Sec. 3.3.4-3.3.6																
LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
<b>AGRICULTURE USES (Land Use Group)</b>																
Animal Production	Not including stockyard operation														p* 21	IR: 3.5.2.1.A.1, B.2, C.2, C.3
	Limited to hog ranch														S* 21 [1]	IR: 3.5.2.1
	Limited to stable or riding school														P* 21	IR: 3.5.2.1.B.2, D
Crop Production															P* 21	IR: 3.5.2.2
General Farming															P* 21	IR: 3.5.2.1.A.1, B.2, C.2, C.3; 3.5.2.2
Stockyard Operation	General: Not otherwise listed below											S 35 [1]				
	Commercial feedlot														S* 21 [1]	IR: 3.5.2.3.A
	Livestock auction yard														S* 21 [1]	IR: 3.5.2.3.B
<b>CIVIC USES (Land Use Group)</b>																
Cemetery				P* 3		P* 3										O-3: 3.5.3.1.A; 3.5.13.5 C-1: 3.5.3.1.A,E,F; 3.5.13.5
Civic Assembly			P 11	P 18		P 28	P 31	P 34						P 34		
Correctional Use	Custodial facility						S* 8 [1]	S* 8 [1]						S* 34 [1]	S* 35 [1]	C-2, C-3, I-1, I-2: 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, .10
	Jail or prison													S* 34 [1]	S* 35 [1]	I-1: 3.5.3.4.B.1, .3.e, .4.d, .5.c, .6.c, .7, .8, .9, .10 I-2: 3.5.3.4.B.1, .3.e, .4.d, .5.c, .6.c, .7, .8, .9, .10 and/or 3.5.3.4.B.1, .6.b, .7, .8, .9, .10; 3.5.3.4.C
	Supervision facility						P* 8	P* 8								C-2: 3.5.3.4.B.1, .3.a, .4.b, .5.a, .6.d, .8, .10

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
**P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply**

[1] Approval through a Zoning Examiner Legislative Procedure, **§ 228-50 and 234-50**  
 [2] Approval through a Zoning Examiner full Notice Procedure, **§ 228-50 and 234-50**  
 [3] Approval through a Limited Notice Procedure, **§ 228-50**

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
																C-3: 3.5.3.4.B.1, .3.a, .4.b, .5.a, .8, .10
Cultural Use	General: Not otherwise listed below		p* 11	p* 18	p* 29	p* 28	P 31	P 34			P 34					O-2, O-3, RVC, C-1: 3.5.3.2.A
	General: Not otherwise listed below	S* 12 [1]	S* 12 [1]	S* 12 [1]												O-1, O-2, O-3: 3.5.3.5. B, .C, .D, .E, .F, .G, .H
	Limited to nature reserve or wildlife refuge													P 21		
	Other than nature reserve or wildlife refuge													S* 21		IR: 3.5.3.5.A; 5.4.5.7
Educational Use	Elementary and secondary schools		p* 11	p* 18		p* 28	p* 31	p* 34								O-2, O-3, C-1: 3.5.3.7; 3.5.13.5 C-2, C-3: 3.5.3.7
	Elementary and secondary schools		S* 11 [2]	S* 18 [2]		S* 28 [2]	S 31 [2]	S 34 [2]						S 21 [2]		IR: 3.5.13.5
	Elementary and secondary schools, limited to grades 9 -12									S* 34 [2]	S 34 [2]					P-1: 3.5.3.7.J
	Instructional school					P 28	P 31	P 34				P 34				
	Postsecondary institution		p* 11	p* 18		p* 28	p* 31	p* 34				P 34				O-2, O-3: 3.5.3.3; 3.5.13.5 C-1, C-2, C-3: 3.5.3.3
Membership Organization					P 28	P 30	P 33				P 34					
Postal Service			p* 27	p* 18	p* 29	p* 28	P 31	P 34				P 34				O-2, O-3, RVC, C-1: 3.5.3.2
Protective Service			p* 27	p* 18	p* 29	p* 28	P 31	P 34						P* 21		O-2, O-3, RVC, C-1: 3.5.3.2.A IR: 3.5.3.2.A; 3.5.13.6

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
**P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply**

[1] Approval through a Zoning Examiner Legislative Procedure, § 224-4.0 and 224-4.1  
 [2] Approval through a Zoning Examiner full Notice Procedure, § 224-3.0 and 224-4.1  
 [3] Approval through a Limited Notice Procedure, § 224-4.0

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
Religious Use			P 11	P 18	P 29	P 28	P 31	P 34			P 34			P 21		
<b>COMMERCIAL SERVICES USES (Land Use Group)</b>																
Administrative and Professional Office		P* 26	P 27	P 30	P 29	P 29	P* 31	P 34		P 33	P 34	P 35		S* 21 [2]		O-1: 3.5.4.11 C-2: 3.5.4.19.C, IR: 3.5.4.18
Alcoholic Beverage Service	General: Not otherwise listed below						P* 30	P* 33			P* 34					C-2: 3.5.4.19.C, 3.5.13.5 C-3, I-1: 3.5.4.19.C
	Large bar						S* 30 [1]	S* 33 [1]			S* 36 [1]	S* 36 [1]				C-2, C-3, I-1, I-2: 3.5.4.19.B
Animal Service	General: Not otherwise listed below					P* 28	P* 30	P* 33			P 34					C-1, C-2: 3.5.4.1.A, .B, .C, .D C-3: 3.5.4.1.A, .B, .C, .D or 3.5.4.1.G
	Limited to veterinary hospital or commercial kennel													P* 21		IR: 3.5.4.1.E
Artisan Residence						P* 33	P* 33	P* 33								C-1, C-2, C-3: 3.5.4.28.A, .B, .C, .D, .E
Automotive - Service and Repair	General: Not otherwise listed below						P* 30	P 33			P 34	P 34				C-2: 3.5.13.5
	Minor service and repair				S* 2 [1]	S* 28 [2]										RVC: 3.5.4.2.E C-1: 3.5.4.2.B, .C, .D, .E
Billboard							P* 32	P* 32			P* 32	P* 32				C-2: 3.5.4.26; 3.5.13.5; Regulations of Ch. 3 of the Tucson Code C-3, I-1, I-2: 3.5.4.26; Regulations of Ch. 3 of the Tucson Code
Buildings and Ground Maintenance							P 30	P 33			P 34	P 35				

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
P = Permitted Use S = Special Exception + = Performance Criteria Apply

[1] Approval through a Zoning Examiner Legislative Procedure, **Sec. 234.1 and 234.2**  
[2] Approval through a Zoning Examiner full Notice Procedure, **Sec. 234.30 and 234.40**  
[3] Approval through a Limited Notice Procedure, **Sec. 234.45**

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-J	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
Communications	General: Not otherwise listed below	P* 26	P* 27	P* 30	P* 29	P* 28	P* 31	P* 34		P* 33	P* 34	P* 35				C-2: 3.5.4.20.A; 3.5.13.5; or 3.5.4.20.B, .C; .D1 or .D2 O-1, O-2, O-3, C-3, P-1: 3.5.4.20.A, or 3.5.4.20.B, C; D1 or D2 I-1, I-2: 3.5.4.20.A, I or 3.5.4.20.B, C; D1 or D2, I RVC, C-1, IR: 3.5.4.20.B, .C; .D1 or .D2
	General: Not otherwise listed below						S* 31	S* 34		S* 33	S* 36	S* 36		S* 21 [1]		C-2, C-3: 3.5.4.20.B, .C, .E.1 or 3.5.4.20.B, .C, .E2 or 3.5.4.20.B, .C, .F2 or 3.5.4.20.B, .C, .G P-1: 3.5.4.20.B, .C, .E.1 or .E2 or 3.5.4.20.B, .C, .F2 or 3.5.4.20.B, .C, .G or 3.5.4.20.B, C, E.3 I-1, I-2: 3.5.4.20.B, .C, .E.1 or .E2, I or 3.5.4.20.B, .C, .F2, I or 3.5.4.20.B, .C, .G, I or 3.5.4.20.B, C, E.3, I IR: 3.5.4.20.A; 3.5.13.1.B
	Limited to wireless communication towers and antennae	S* 7	S* 11	S* 7	S* 8	S* 8									S* 21 [1]	O-1, O-3: 3.5.4.20.B, .C, .E2, J or 3.5.4.20.B, .C, J .F.1 or 3.5.4.20.B, .C, .G, J O-2, RVC, C-1, IR: 3.5.4.20.B, .C, .E2 or 3.5.4.20.B, .C, .F.1 or 3.5.4.20.B, .C, .G
Construction Service							P 30	P 33			P 34			S* 21 [1]		IR: 3.5.4.21; 3.5.13.1.B
Day Care	General: Not otherwise listed below				P 29	P 29	P* 31	P 34		P 33	P 34	P 35				C-2: 3.5.13.5

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
**P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply**

[1] Approval through a Zoning Examiner Legislative Procedure, **Sec 334-20 and 334-21**  
 [2] Approval through a Zoning Examiner full Notice Procedure, **Sec 334-20 and 334-21**  
 [3] Approval through a Limited Notice Procedure, **Sec 334-4**

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
	Adult day care		P* 27													O-2: 3.5.13.5
	Child care		P* 15	P* 16												O-2: 3.5.13.5; 3.5.4.3.A, .B, .C, .D; .E, .F.1, G.4 O-3: 3.5.13.5; 3.5.4.3.A, .B, .C, .D; .F.1, G.5 or E, F.2, G.7
	Child care		S* 15 [2]	S* 16 [2]												O-2: 3.5.13.5; 3.5.4.3.A, .B, .C, .D, .E, .F.1, .G.4 .H or 3.5.13.5; 3.5.4.3.A, .B, .I O-3: 3.5.13.5; 3.5.4.3.A, .B, .C, .D, .E, .F.3, .G.7, .H or 3.5.13.5; 3.5.4.3.A, .B, .I
	Child care		S* 20 [2]	S* 20 [2]												O-2: 3.5.13.5; 3.5.4.3.A, .B, .C, .D, .E, .F.3, .G.7, .H or 3.5.13.5; 3.5.4.3.A, .B, .I
Entertainment	General: Not otherwise listed below					P* 28	P* 31	P* 34				P* 34				C-1: 3.5.4.19.C C-2: 3.5.4.4.A, .B, .C, .D; 3.5.4.19.C; 3.5.13.5 C-3, I-1: 3.5.4.4.A, .B, .C, .D; 3.5.4.19.C
	Carnival													S* 21 [1]		IR: 3.5.4.4.E
	Dance hall						S* 30 [1]	S* 33 [1]				S* 36 [1]	S* 36 [1]			C-2, C-3, I-1, I-2: 3.5.4.19.B
	Racetrack, for the racing of animals													S* 21 [1]		IR: 3.5.4.4.E
Financial Service	General: Not otherwise listed below				P* 29	P* 28	P* 31	P* 34				P* 34	P* 35			RVC, C-3, I-1, I-2: 3.5.4.5.C C-1: 3.5.4.5.A, .C C-2: 3.5.4.5.C; 3.5.13.5
	Drive-through services are permitted as an outdoor activity									P* 33		P* 33				P-1, I-2: 3.5.4.5.C
	Non-chartered financial institution facility						S* S*	S* S*								C-2, C-3: 3.5.4.5.D

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply

[1] Approval through a Zoning Examiner Legislative Procedure, **Sec 214.1 and 214.2**  
[2] Approval through a Zoning Examiner full Notice Procedure, **Sec 214.30 and 214.31**  
[3] Approval through a Limited Notice Procedure, **Sec 214.40**

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
Food Service	General: Not otherwise listed below				P* 29	P* 28	P* 30	P* 34			P* 34	P 35				RVC: 3.5.4.6.B, .C; 3.5.4.7.C C-1: 3.5.4.6.A, .C C-2: 3.5.4.6.C; 3.5.13.5 C-3, I-1: 3.5.4.6.C
	Drive-through services are permitted as an outdoor activity									P* 33						P-1: 3.5.4.6.A, .C
	Limited to soup kitchen						S* 31 [1]	S* 33 [1]			S* 34 [1]					C-2, C-3, I-1: 3.5.4.6.D
	With alcohol Beverage service as secondary land use				S* 29 [1]											RVC: 3.5.4.7.B, .C, .D; 3.5.4.19.C
Funeral Service						P 30	P 33				P 34					
Medical Service	Extended healthcare		P* 27	P* 30		P* 29	P* 31	P 34			P 34					O-2, O-3, C-1, C-2: 3.5.13.5
	Major		P* 27	P* 30		P 29	P 31	P 34			P 34					O-2, O-3: 3.5.4.9.A
	Outpatient	P* 26	P* 27	P* 30	P* 29	P* 29	P* 31	P* 34		P* 33	P* 34			P* 21		O-1: 3.5.4.8.A, .B; 3.5.4.9.A; 3.5.4.11 O-2: 3.5.4.8.A, .B; 3.5.4.9.A O-3, RVC, C-1, C-2, C-3, P-1, I-1: 3.5.4.8.B IR: 3.5.4.8.B; 3.5.4.9.8.2, .C, .D; 3.5.13.1.B
	Outpatient, limited to a blood donor center					S* 28 [1]	S* 31 [1]	S* 33 [1]			S* 34 [1]	S* 34 [5]				C-1, C-2, C-3, I-1, I-2: 3.5.4.8.C
Parking						P 29	P 31	P 34		P 33	P 34	P 35			P* 40	P: 3.5.4.12
Personal Service					P* 29	P* 28	P 30	P 33		P 33	P 34					RVC: 3.5.4.13, .B, .C C-1: 3.5.4.13.A
Research and Product Development			P* 27			P 16	P 31	P 34		P* 33	P 34	P 35				O-3: 3.5.4.14 P-1: 3.5.5.1.E, F, H
Technical Service						P* 28	P* 31	P* 34		P 33	P 34	P 35				C-1: 3.5.4.16.A C-2, C-3: 3.5.4.16.B
Trade Service and Repair	Major							P* 33			P* 34	P* 35				C-3, I-1, I-2: 3.5.4.15

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
**P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply**

[1] Approval through a Zoning Examiner Legislative Procedure, **Sec. 224.17 and 224.18**

[2] Approval through a Zoning Examiner full Notice Procedure, **Sec. 224.19 and 224.20**

[3] Approval through a Limited Notice Procedure, **Sec. 224.4**

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
	Minor					P* 28	P 30	P 33			P 34	P 35				C-1: 3.5.4.27
Transportation Service	Air carrier											S 35 [1]				
	Air carrier, airport facilities													S* 21 [1]		IR: 3.5.4.23.A, .B, .C, .D
	Air carrier, general aviation strip													S* 21 [1]		IR: 3.5.4.23.A, .B.1, .2, .3, .C, .D, .E, .F
	Air carrier, ultralight airstrip													S 21 [1]		
	Air carrier, ultralight flight park													S* 21 [1]		IR: 3.5.4.23 .B.1, .2, .3, .C, .D
	Land carrier						P* 31	P 34				P 34	P 35			
Travelers Accommodation	Campsite								P M							
	Lodging					P 29	P* 31	P 34		P 33	P 34	P 35		S 21 [1]		C-2: 3.5.13.5
	Lodging - alcoholic beverage service as secondary land use					S* 28 [2]										C-1: 3.5.4.17.B, .D, .G, .H, .I, .K; 3.5.4.19.C
<b>INDUSTRIAL USES (Land Use Group)</b>																
Craftwork							P 30	P 33		P* 33	P* 34	P* 35				P-1: 3.5.5.1.B, .D, .E, .F, .H I-1: 3.5.5.1.B, .F, .G, .H I-2: 3.5.5.1
Extraction												S* 35 [1]		S* 21 [1]		I-2, IR: 3.5.5.3
General Manufacturing										P* 33	P* 34	P* 35				P-1: 3.5.5.1.B, D, E, F, H I-1: 3.5.5.1.B, .F, .G, .H I-2: 3.5.5.1
Hazardous Material Manufacturing												S* 35 [1]				I-2: 3.5.5.1

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply

[1] Approval through a Zoning Examiner Legislative Procedure, **Sec. 224.30**  
[2] Approval through a Zoning Examiner full Notice Procedure, **Sec. 224.30 and 224.31**  
[3] Approval through a Limited Notice Procedure, **Sec. 224.40**

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
Heavy Equipment Manufacturing												p* 35				I-2: 3.5.5.1
Motion Picture Industry										p* 33	p* 34	p* 35				P-1: 3.5.5.1.A, .B, .D, .E, .F, .H; 3.5.5.4 I-1: 3.5.5.1.A, .B, .E, .F, .H; 3.5.5.4 I-2: 3.5.5.1
Perishable Goods Manufacturing	General: Not otherwise listed below									p* 33	p* 33	p* 35				P-1: 3.5.5.2.A, .B; and 3.5.5.1.B, .D, .E, .F, .H I-1: 3.5.5.2.A, .B, .I; and 3.5.5.1.B, .D, .E, .F, .H I-2: 3.5.5.1; and 3.5.5.2.A, .B
	General: Not otherwise listed below										S* 34 [2]	S* 35 [1]		S* 21 [1]		I-1: 3.5.5.1 and 3.5.5.2.I I-2: 3.5.5.1 IR: 3.5.5.2.B, .C
	As secondary land use to food service					S* 28 [2]										C-1: 3.5.5.2.F, .G, .H
Precision Manufacturing										p* 33	p* 34	p* 35				P-1: 3.5.5.1.B, .D, .E, .F, .H I-1: 3.5.5.1.B, F, G, H I-2: 3.5.5.1
Primary Manufacturing												S* 35 [1]				I-2: 3.5.5.1
Processing and Cleaning							P 30	P 33		p* 33	p* 34	p* 35				I-2: 3.5.5.1 P-1: 3.5.5.1.B, .D, .E, .F, .H I-1: 3.5.5.1.B, F, G, H
Refining												S* 35 [1]				I-2: 3.5.5.1

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply

[1] Approval through a Zoning Examiner Legislative Procedure,  
[2] Approval through a Zoning Examiner full Notice Procedure,  
[3] Approval through a Limited Notice Procedure.

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
Salvaging and Recycling	Not otherwise listed below						P* 30	P* 33		P* 33	P* 34	P* 35				C-2, C-3: 3.5.5.6.B, .C, .E I-1, I-2: 3.5.5.6.B, .C, D, .E P-1: 3.5.5.1.B; 3.5.5.6.B, .D, .E
	Not otherwise listed below											S* 35 [1]				I-2: 3.5.5.1
	Limited to household goods donation center					S* 28 [2]	S* 30 [3] [4]									C-1, C-2: 3.5.5.6.B, .F, .G, .H, .I, .J, .K, .L; 3.5.13.1.B; 3.5.13.2; 3.5.13.3; 3.5.13.4
	Limited to household goods donation center							P* 33				P* 35				C-3: 3.5.5.6.B, .F; 3.5.13.3; 3.5.13.4; 3.5.5.6.G, .H, .I, .J, .K I-2: 3.5.5.6.B, .F; 3.5.13.3; 3.5.13.4
<b>RECREATION USES (Land Use Group)</b>																
Golf Course						P* 1	P* 1	P* 1			P* 1					C-1, C-3: 3.5.6.3.A - E; 3.5.13.5 C-2: 3.5.6.3.A - F, H; 3.5.13.5 I-1: 3.5.6.3.F - I
Neighborhood Recreation		P* 27	P* 18			P* 28	P 30	P 33								O-2, O-3, C-1: 3.5.13.5
Recreation						P 28	P 31	P 34			P 34					
Open Space													P* 4			OS: 2.9.1.4; 2.9.1.5 (reformatted code: 4.6.6.D)
<b>RESIDENTIAL USES (Land Use Group)</b>																
Family Dwelling	Not otherwise listed below	P M	P N	P L		P O	P R	P S			S* 34 [3]			P A		I-1: 3.5.7.10
	Within the Rio Nuevo and Downtown Zone			P J												
Flexible Lot Development (FLD)		P* 27	P* 18	P* 18		P* 28	P* 30	P* 33								O-1, O-2, O-3, C-1, C-2, C-3: 3.6.1
Group Dwelling						P 17	P 30	P 33								
Mobile Home Dwelling														P A		

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply

[1] Approval through a Zoning Examiner Legislative Procedure,  
[2] Approval through a Zoning Examiner full Notice Procedure,  
[3] Approval through a Limited Notice Procedure.

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA	
Residential Care Services	Adult care services or physical and behavioral health service	p* 26	p* 27	p* 30		p* 29	p* 30	p* 33								O-1, O-2: 3.5.7.8.C.1, .D O-3: 3.5.7.8.C.1, .D or 3.5.7.8.C.4, .D, .H C-1, C-2: 3.5.7.8.C.4, .D, .H (no minimum lot size) C-3: 3.5.7.8.C.4, .D	
	Adult care services or physical and behavioral health service	S 12 [2] S* 7 [2]															O-1: 3.5.7.8.C.2, D or 3.5.7.8.C.4, .D, .H
	Rehabilitation service – children's facilities		p* 27	p* 30		p* K	p* 30	p* 33									O-2: 3.5.7.8.A, B.2, C.1, .D O-3, C-1, C-2, C-3: 3.5.7.8.A, C.1, D
	Rehabilitation service or shelter care			p* 30		p* 29	p* 31	p* 33		p* 33	p* 35						O-3, C-1, C-2, C-3: 3.5.7.8.A, .C.4, .D, F, H C-2, C-3: no minimum lot size P-1: 3.5.7.8.A, .C.4, .D, .E, .F I-1: 3.5.7.8.A, .C.4, .D, .E, .F, L
	Rehabilitation service or shelter care		S* 7 [2] S* 12 [2]	S* 30 [2]		S* 29 [2]	S* 31 [2]	S* 31 [2]		S* 33 [2]		S* 35 [2]					O-2: 3.5.7.8.A, .B.2, .C.4, .D, .H or 3.5.7.8.A, .B.2, .C.2, .D, .I O-3, C-1, C-2, C-3: 3.5.7.8.A, .C.4, .D, F, H C-2, C-3: no minimum lot size P-1, I-2: 3.5.7.8.A, .C.4, .D, .E, .F
	Shelter care, victims of domestic violence		p* 27	p* 30			p* K	p* 30	p* 33		p* 33	p* 35					O-2: 3.5.7.8.A, .B.2, C.2, .D, .G O-3, C-2, C-3, P-1: 3.5.7.8.A, .C.3, .D C-1: 3.5.7.8.A, .C.2, .D I-1: 3.5.7.8.A, .C.3, .D, L

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
**P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply**

[1] Approval through a Zoning Examiner Legislative Procedure, **Sec. 224.17 and 224.18**  
 [2] Approval through a Zoning Examiner Full Notice Procedure, **Sec. 224.30 and 224.31**  
 [3] Approval through a Limited Notice Procedure, **Sec. 224.4**

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
<b>RESTRICTED ADULT ACTIVITIES USES (Land Use Group)</b>																
Adult Commercial Services							P* 30	P* 33			P* 34					C-2, C-3, I-1: 3.5.8.1
Adult Industrial Uses											P* 34					I-1: 3.5.8.1
Adult Recreation							P* 30	P* 33			P* 34					C-2, C-3, I-1: 3.5.8.1
Adult Retail Trade							P* 30	P* 33			P* 34					C-2, C-3, I-1: 3.5.8.1
<b>RETAIL TRADE USES (Land Use Group)</b>																
Construction Material Sales							P 31	P 34			P 34	P 35				
Food and Beverage Sales	Not otherwise listed below				P 29	P 28	P 31	P 34			P 34					
	Large retail establishment				S* 29 [1]	S* 28 [1]	S* 31 [1]	S* 34 [1]			S* 34 [1]					RVC, C-1, C-2, C-3, I-1: 3.5.9.7
General Merchandise Sales	Not otherwise listed below				P 29	P* 28	P* 31	P* 34			P 34	P 35				C-2, C-3: 3.5.9.2.A C-1: 3.5.9.2.C
	Artists or artisan workshop or studio													S* 21 [2]		I-1: 3.5.9.2.B
	Feed store													S* 21 [1]		I-1: 3.5.13.1.B
	Large retail establishment				S* 29 [1]	S* 28 [1]	S* 31 [1]	S* 34 [1]			S* 34 [1]	S 35 [1]				RVC, C-1, C-2, C-3, I-1: 3.5.9.7
Heavy Equipment Sales						P* 30	P* 34			P* 34	P* 35				C-2, C-3, I-1, I-2: 3.5.9.3	
Swap Meets and Auctions						P* 30	P* 33			S* 33 [3]	/S * 34 [3]	P* 35				C-2, C-3, P-1, I-1(S), I-2: 3.5.9.4 I-1(P): limited to auctions only
Vehicle Rental and Sales						P* 31	P* 34			P* 33	P* 34	P* 35				C-2, C3: 5.9.5.A, .B P-1: 3.5.9.5.B, .C I-1, I-2: 5.9.5.A

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply

[1] Approval through a Zoning Examiner Legislative Procedure, § 224.30 and 224.31  
[2] Approval through a Zoning Examiner full Notice Procedure, § 224.30 and 224.31  
[3] Approval through a Limited Notice Procedure, § 224.30

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
<b>STORAGE USES (Land Use Group)</b>																
Commercial Storage							P* 31	P* 34		P* 33	P* 34	P 35				C-2, C-3, I-1, I-2: 3.5.10.1 P-1: 3.5.10.1; 3.5.5.1.H
Personal Storage						P* 38	P* 31	P* 34			P* 34	P* 35				C-1: 3.5.10.3 C-2, C-3, I-1, I-2: 3.5.10.3.C, .F
Hazardous Material Storage												S 35 [1]				
<b>UTILITIES USES (Land Use Group)</b>																
Distribution System	Not otherwise listed below						P* 30	P* 33		P* 33	P* 34	P 35				C-2,C-3: 3.5.11.1.A, .E, .I P-1, I-1, I-2: 3.5.11.1.A, .B, .D
	Not otherwise listed below	S* 12 [2]	S* 2" [2]	S* 12 [2]	S* 1 [2]	S* 12 [2]										O-1, O-2, O-3, RVC, C-1: 3.5.11.1.A, .E, .I
	Power substations with an input 115 kilovolts or greater													S* 21 [2]		IR: 3.5.11.1.C, .F, .G, .J
	Telephone, telegraph, or power substations with an input of 115 kilovolts													S* 21 [2]		IR: 3.5.11.1.B, .H
	Water pumping and storage facilities operated as part of a system serving 2 or more properties as a private, public, or community utility													S* 21 [2]		IR: 3.5.11.1.D
Sanitation System												S* 35 [1]				I-2: 3.5.5.1; 27.3.3.G (reformatted code: 4.6.11.B)

**TABLE 4.6-2: Allowed Uses - Nonresidential and Special Purpose Districts**  
**P = Permitted Use      S = Special Exception      \* = Performance Criteria Apply**

[1] Approval through a Zoning Examiner Legislative Procedure, **Sec. 23A-23 and 23A-24**  
 [2] Approval through a Zoning Examiner full Notice Procedure, **Sec. 23A-30 and 23A-31**  
 [3] Approval through a Limited Notice Procedure, **Sec. 23A-41**

LAND USE CLASS	LAND USE TYPE	O-1	O-2	O-3	RVC	C-1	C-2	C-3	RV	P-1	I-1	I-2	OS	IR	P	PERFORMANCE CRITERIA
<b>WHOLESALE USES (Land Use Group)</b>																
Business Supply and Equipment Wholesaling							P 31	P 34		P* 33	P 34	P 35				P-1: 3.5.5.1.H
Construction/Heavy Equipment Wholesaling							P 31	P 34		P* 33	P 34	P 35				P-1: 3.5.5.1.H
Food and Beverage Wholesaling							P 31	P 34		P* 33	P 34	P 35				P-1: 3.5.5.1.H
Hazardous Material Wholesaling												S 35 [1]				
<b>NOTES:</b>																
[4] This special exception use may be suspended or terminated for failure to conform to adopted conditions in accordance with <b>Sec. 23A-54</b> .																
[5] Approval through a Zoning Compliance Review in accordance with <b>Sec. 23A-31</b> .																

The LUC has a section like this  
It must be read as a supplement to the  
use tables. It cannot be read on its own to  
figure out what can be done in a zone.

## 4.7. PERFORMANCE CRITERIA

### 4.7.1. GENERAL

#### A. Purpose

The performance criteria in this section are intended to provide additional criteria for certain 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 structures in Article 6: Dimensional Standards of the UDC and are applied only when required in a zone for a particular land use. Where the regulations in Article 6 and the performance criteria result in differing requirements for the same criteria (e.g., lot coverage), the specific performance criteria shall apply.

#### COMMENTARY

- This section provides the performance criteria from LUC Art. III Div. 5 that apply to specific uses. The final columns of the use tables in Section 4.6 provide references to these performance criteria.
- The only substantive changes proposed are the deletion of all provisions relating to secondary uses (consistent with staff direction) and the proposed inclusion for certain uses of additional dimensional standards (e.g., height, setbacks) that could not be included easily in the new proposed dimensional table that replaces the development designator system. These additional dimensional standards essentially carry forward existing requirements.

### 4.7.2. AGRICULTURAL USE GROUP

#### A. Animal Production

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

- All structures for animals shall be set back at least 50 feet from all property lines, except corrals that shall be set back ten feet from all property lines.
- All stables, barns, and animal sheds or shelters shall be set back at least 100 feet from any property line.
- Minimum lot size shall be 36,000 square feet.

##### 2. Provisions Relating to Livestock

- No more than two horses or two head of cattle are allowed per each 36,000 square feet of lot area.
- 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 shall not apply to interior lot lines where the adjacent property is zoned IR or to open range as determined under Arizona Revised Statutes (ARS).
- 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 set back 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 shall be permitted on the side yard where the adjacent property owners have a written recorded agreement to this

New Name  
Use Specific  
Standards.

This section  
will also  
contain  
the permitted uses's  
accessory uses  
that  
have special  
standards too.

The standards work  
like a menu. Several  
standards may apply  
to the use in one  
zone and different  
group of standards  
may apply to the  
same use in a  
different zone.

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. No hogs shall be allowed.
  - b. No more than one hog weighing more than 50 pounds shall be allowed per each 36,000 square feet of lot area.
  - c. Hog-raising projects that exceed the permitted number of hogs in Sec. 3.5.2.1.C.2 shall be allowed 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 set back 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 shall be prohibited.
  - c. Minimum lot size shall be limited to 10 acres.

**B. Crop Production**

1. Any greenhouse heating plant or cooling fan shall be located a minimum of 200 feet distant from every lot line.
2. Maximum lot coverage shall be 50 percent.

**C. Stockyard Operation**

1. A commercial feedlot use shall be set back at least 500 feet from any property line.
2. Livestock auction yard.
  - a. All structures, holding pens and areas, and show areas shall be set back 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 shall be prohibited.

**4.7.3. CIVIC USE GROUP**

**A. Cemetery**

1. The use shall be adjacent to, or an extension of, an existing cemetery.
2. The minimum site area shall be one acre for a pet cemetery and five acres for a human cemetery.
3. All buildings shall be set back at least 100 feet from any property line.
4. The use shall be limited to the storage of cremated remains in a columbarium.

5. Minimum lot size shall be 10 acres.
6. The side setback shall be 20 feet and the rear setback shall be 50 feet.

**B. Governmental Uses**

1. The use shall be governmentally owned and operated.
2. Minimum lot size shall be 20,000 square feet.

**C. Postsecondary Institutions**

Teaching of only those operations or occupations that are allowed in the zoning classification of the property as permitted uses is allowed.

**D. Correctional Use**

**1. Intent**

The intent of these regulations is to:

- a. Provide for the uniform regulation of Correctional Uses.
- b. Limit the concentration of Correctional Uses through the imposition of dispersal requirements, except where the concentration of certain Correctional Uses is determined to be in the public interest.
- c. Provide for community review of certain types of Correctional Uses through a special exception land use permit process when required by the regulations of the zoning district.
- d. Mitigate the negative impacts of Correctional Uses through the application of specified development criteria to Correctional Uses.

**2. Requirements**

The requirements and restrictions set forth in this section shall apply to all Correctional Uses, as determined in the regulations for the zoning districts.

**a. Applicability**

The specific requirements of this section that are applicable to a Correctional Use are listed in each zoning district that permits such use. Except as otherwise specified in this Section, the development standards and criteria for a Correctional Use are determined by the general regulations of the zoning district.

**b. Reserved**

**c. Minimum Required Site Size**

- (1) One acre.
- (2) Five acres.
- (3) Ten acres.
- (4) 15 acres.
- (5) 30 acres.

**d. Maximum Number of Beds**

- (1) The maximum number of beds allowed shall be 40.

*an example of different standards listed. The use specifier standard column in table will note in which zone which standard section applies.*

*This draft basically transferred the LUC's Perf Criteria here. The new draft will show the principal uses specific standards followed by any accessory uses specific standards.*

- (2) The number of beds allowed shall be calculated by dividing the area of the site by 2,200 square feet, with a maximum allowed capacity of 40.
- (3) The maximum number of beds allowed shall be 60, with no more than 40 offenders in the Custodial Facility and no more than 20 offenders in the Supervision Facility.
- (4) The maximum number of beds allowed shall be 1,250.
- e. Separation**

A Correctional Use shall be separated from other public or private Correctional Uses, Rehabilitation Service Uses, and Shelter Care Uses, as determined by the zoning district in which the Correctional Use is located. The applicant for a Correctional Use shall provide documentation of compliance with the required separation distances.

  - (1) 1,200 feet.
  - (2) 1,200 feet from a Supervision Facility, Rehabilitation Service, or Shelter Care and four miles from a Custodial Facility or a Jail or Prison.
  - (3) 1,200 feet from a Supervision Facility, Rehabilitation Service, or Shelter Care; four miles from a Custodial Facility; and five miles from a Jail or Prison.
- f. Minimum Interior Yard Setbacks**

Minimum interior yard setbacks shall be required for any structure, including a fenced enclosure, and shall be measured to the property line.

  - (1) 50 feet.
  - (2) 100 feet.
  - (3) 500 feet.
  - (4) Zero setback if adjacent to nonresidential district or development and 80 foot setback if adjacent to residential district or development.
- g. Building Height**
  - (1) The maximum building height allowed shall be 50 feet, except for guard towers that may be up to 60 feet in height.
  - (2) The maximum height allowed shall be 25 feet.
- h. Site Location**

The site shall be located at least 300 feet from the property line to a zone boundary line of R-3 or more restrictive zoning, or for sites where **Sec. 3.5.3.4.C** is applicable, the 300 foot setback does not apply to residentially zoned property used for a prison or jail or to residentially zoned property used as a public right-of-way or railroad right-of-way.
- i. Management Plan**

The applicant shall submit to the Zoning Administrator and the Police Department a management plan describing the management and

operation of the facility including, names and addresses of the entities that own the facility and manage the program; name and address of local responsible party; name and phone number of the responsible governmental contracting agency; names and locations of existing facilities owned or operated by the ownership or management entities; length of the contract period; types of offenders housed; number and qualifications of the staff of the facility; and an emergency plan that details how the facility will deal with emergencies and how and under what circumstances contact is made with local emergency and safety officials. Additionally, a plan for perimeter security shall be filed with the management plan. Any changes or amendments to the management plan and any change in ownership or management shall be filed with the Zoning Administrator and the Police Department.

**j. Licensure**

If licensing is required for the use, proof of such licensure shall be provided prior to the issuance of a certificate of occupancy for the use. If licensure is not required, the applicant shall provide documentation to that effect.

**k. Loudspeakers**

The use of outdoor speakers shall be prohibited.

**3. Prison Clustering Provisions**

- a. The site area shall be a minimum of 150 acres.
- b. The site shall be located within one-half mile of at least one jail or prison facility owned and operated by the federal or state government, and the jail or prison has a minimum design capacity of 500 beds.
- c. The project shall not adversely affect adjacent land uses or surrounding neighborhoods, or such adverse effects can be substantially mitigated through the application of additional conditions.

**E. Cultural Use**

Cultural Uses shall be subject to the following performance criteria that are not subject to variance, however, if one or more of the criteria cannot be met, the Mayor and Council can modify the criteria for a specific site where there is substantial conformance with the intent of the performance criteria.

1. The use shall be set back at least 100 feet from any property line.
2. The use shall provide a visual buffer where the site is adjacent to a residential use or zone. This can be accomplished by providing, for example, a landscape buffer, setbacks of buildings or uses, or masonry screen walls.
3. Storage of fertilizer, manure, or other odorous material located in an enclosed building shall be set back a minimum of 20 feet or if located outdoors shall be set back a minimum of 40 feet from any property line that is adjacent to a residential use or zone.

4. Public access to the site shall be from a Major Streets and Routes (MS&R) street or from a local street that is not an internal residential neighborhood street.
5. The impacts of noise on adjacent residential uses shall be mitigated to comply with the noise regulations in Chapter 11 of the Tucson Code.
6. Hours of operation for the cultural use, as well as any secondary use, should be detailed in the application and should be limited, in order to assure compatibility with adjacent residential uses.
7. Outdoor lighting shall be limited in height and shielded from adjacent residential uses.
8. Trip generation and traffic impacts on the surrounding streets shall be analyzed, and mitigation measures shall be provided.

**F. Religious Use**

1. The use shall be set back at least 80 feet from any property line.
2. Minimum lot size shall be 20,000 square feet.

**G. Educational Uses**

Educational Uses shall be subject to the following performance criteria. No variances shall be permitted; however, if the criteria cannot be met, the applicant can request approval through a special exception land use if permitted within the zone.

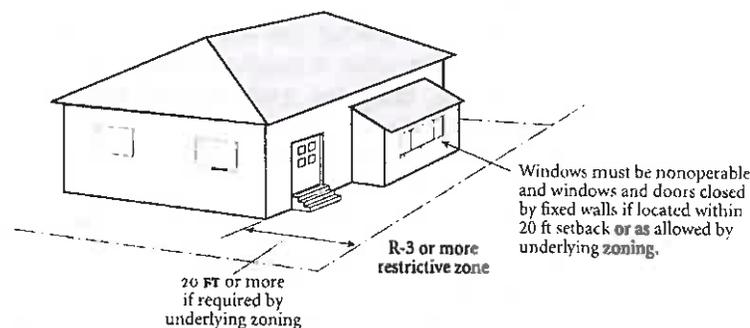
**1. Licensing**

- a. If licensing, certification, or similar type of approval is required by the State of Arizona for the use, proof of such licensure, certification, or approval shall be provided. Such information shall include the number of students for which the school is approved.
- b. Zoning compliance shall not be granted for an Educational Use that has approval from the authorizing agency for more students than can be accommodated on the site in accordance with zoning requirements.

**2. Site Area**

The minimum required site area in residential zones shall be five acres, unless a greater site area is required under Article 6, or the ratio of 1,452 square feet of site area for each student proposed for the school, whichever is greater, up to a maximum of ten acres for elementary schools (Grades K-6), 20 acres for middle schools (Grades 7 and 8), and 40 acres for high schools (Grades 9-12). For the purposes of this requirement, the number of students applied in this calculation is the number for which the school has been approved by the authorizing agency. If a maximum number of students is not stipulated as part of the approval from the authorizing agency, then the number used in the calculation shall be the amount proposed by the applicant. In nonresidential zones, the minimum site area shall be in accordance with Article 6.

3. **Hours and Days of Operation**  
Educational Uses within Neighborhood Commercial (NC) or more restrictive zoning shall be limited in hours of operation to 6:00 a.m. to 7:00 p.m., Monday through Friday only.
4. **Outdoor Activity**  
All outdoor activity shall be held more than 50 feet away from the property line where adjacent to R-3 or more restrictive zoning. The use of loudspeakers, amplifiers, or similar type equipment outdoors shall not be permitted on the school site within 100 feet of the property line where adjacent to R-3 or more restrictive zoning.
5. **Vehicular and Pedestrian Access**  
Vehicular and pedestrian access to the Educational Use site shall be from a street designated as a major street by the Major Streets and Routes (MS&R) Plan or from a local street other than an internal residential neighborhood street for sites zoned C-1 or more restrictive zoning.
6. **Building Setback**  
The minimum building setback from all property lines adjacent to R-3 or more restrictive zoning shall be 20 feet, unless the setback requirements in Article 6 are greater. Building setbacks may be reduced from the 20 feet to the setback required in Article 6 if there are no openings on the side of the building adjacent to R-3 or more restrictive zoning. If the building wall is parallel to the property line, only that side of the building facing the property line shall have no openings. If the building is not parallel to the property line, there may be no openings within 20 feet of the property line. For the purposes of this section, "no openings" means all windows and doors are closed by fixed walls or nonoperable windows. Where openings are not allowed, an emergency exit door that can only be opened from inside the building and has an alarm is allowed. (See *Illustration 3.5.3.7.F.*)



3.5.3.7.F Building Setback for Educational Uses

7. **Passenger Drop-Off Areas**  
Passenger drop-off parking areas shall be provided at a ratio of one motor vehicle parking space (parallel) for every 20 students for which the school is authorized, up to a total of eight spaces using two lanes with the parking on the inside lane. These spaces shall be in addition to the required off-street parking spaces.
8. **Lot Size**  
The minimum lots size shall be 20,000 square feet.
9. **Lot Coverage**  
The maximum lot coverage shall be 20 percent.
10. **Height**  
The maximum height shall be 75 feet.

#### 4.7.4. COMMERCIAL SERVICES USE GROUP

##### A. Animal Service

1. Overnight confinement for clinic treatment shall be permitted for a maximum of five animals.
2. No boarding of animals shall be permitted.
3. The activity shall be within a completely enclosed building.
4. An outpatient clinic shall be permitted for small animals only.
5. Structures, shelters, animal runs, and fenced areas shall be set back at least 100 feet from any property line abutting residentially zoned property.
6. Structures, shelters, animal runs, and fenced areas shall be set back at least 100 feet from any property line.
7. The use shall be set back at least 200 feet from any residential zone.
8. Minimum lot size shall be 144,000 square feet.

##### B. Automotive - Service and Repair

1. No auto washing shall be permitted.
2. The service building shall be limited in design to accommodate no more than two vehicles at any time. Vehicle space size shall be a maximum of ten by 25 feet.
3. The use shall occur within an enclosed building with one access per bay, not on the side toward any residential zone.
4. The building walls shall have no openings, other than nonopening windows, within 30 feet of the adjacent residential zone boundary line.
5. Auto washing, limited to a self-service, coin-operated car wash, shall be allowed on the premises. No more than six bays using hand-operated, wand-type equipment or more than one bay using nonconveyor, automatic equipment are permitted, and vacuum equipment shall be located at least 100 feet from any residential zone.

6. The maximum floor area shall be 2,000 square feet.
7. Limited to one automatic in-bay car wash that shall not include conveyors or motorized air-drying. It shall be enclosed within a structure except at points of ingress and egress, have a maximum floor area of 600 square feet, and not exceed 12 feet in height.

**C. Child Care in Residential and Office Zones Criteria**

**1. Dispersal**

A 600 foot separation between child care centers in residential zones shall be required. Child care centers that provide only before- and after-school programs at elementary and secondary school sites are not considered for the purposes of this separation. The separation distance shall be measured from property lines, except in the case of a child care center on a mixed use development site where the separation is measured from that portion of the site devoted to the child care use.

**2. Licensing**

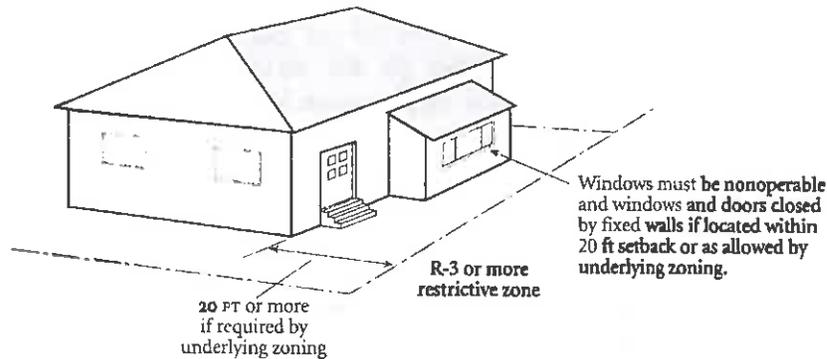
If licensing is required by the State of Arizona for the use, proof of such licensure shall be provided prior to issuance of a certificate of occupancy.

**3. Hours and Days of Operation**

Child care centers adjacent to R-3 or more restrictive zoning shall be limited in hours of operation to 6:00 a.m. to 7:00 p.m. and to operation Monday through Friday only, except as provided in [Sec. 3.5.4.3.I.](#)

**4. Building Setback**

The minimum setback from all property lines adjacent to R-3 or more restrictive zoning shall be 20 feet unless the setback requirements of the zone are greater. Buildings may be located closer than 20 feet to such property lines if there are no openings on the side of the building adjacent to R-3 or more restrictive zoning, in which case the setbacks in the general provisions of the zone apply. If the building wall is parallel to the property line, only that side of the building facing the property line shall have no openings; if the building is not parallel to the property line, there may be no openings within 20 feet of the property line. For the purposes of this section, "no openings" means all windows and doors are closed by fixed walls or nonoperable windows. Where openings are not allowed, an emergency exit door that can only be opened from inside the building and has an alarm shall be allowed. [\(See Illustration 3.5.4.3.D.\)](#)



#### 3.5.4.3.D Building Setback for Child Care in Residential and Office

##### 5. Recreational Areas

Minimum distance of outdoor recreational areas, including, but not limited to, swimming and wading pools, ball fields, and playground equipment, to any adjacent property in R-3 or more restrictive zoning shall be 25 feet. Where abutting a street or alley, the setback shall be measured to the centerline of a right-of-way. A wall shall be required between a recreation area provided on site and adjacent to R-3 or more restrictive zoning.

##### 6. Number of Children

The maximum number of children cared for shall be as follows.

- a. 30 children.
- b. 100 children.
- c. Unlimited number of children.

##### 7. Site Size

The minimum required site size shall be as follows. In no case will a site larger than ten acres be required.

- a. Six and six-tenths (6.6) acres in RH and SR.
- b. 72,000 square feet in SH and RX-1.
- c. 32,000 square feet in RX-2.
- d. 14,000 square feet in R-1, R-2, and O-2.
- e. 10,000 square feet in R-3 and O-3.
- f. The minimum required site size shall be equal to the minimum site size required for the zone in Sec. 3.5.4.3.G.1, .G.2, .G.3, or .G.4 for the zoning district, divided by 30 and multiplied by the maximum enrollment for which the center is licensed.

- g. The minimum required site size shall be equal to 200 square feet per child, multiplied by the maximum enrollment for which the center is licensed, plus 4,000 square feet.

**8. Street Frontage**

The center shall front on a Major Streets and Routes (MS&R) street with no vehicular access to the site from a local street or on a local street within a nonresidential development. The street frontage requirements shall be apply to a child care center located on an elementary school site if the child care center is in conformance with the dispersal, licensing, recreational area and building setbacks, hours and days of operation limitations, and site coverage criteria.

**9. Extended Hours for Any Number of Children**

In addition to the requirements of Sec. 3.5.4.3.A, .B, .D, and .H, a child care use that operates before 6:00 a.m. or after 7:00 p.m. or on Saturday or Sunday where the site is adjacent to R-3 or more restrictive zoning shall comply with the following.

**a. Site Size**

The minimum site size for a child care center with extended hours of operation or weekend operation shall be two and one half acres, except in RH and SR where the minimum site shall be ten acres.

**b. Building Setback**

The minimum building setback shall be 75 feet from a property line adjacent to R-3 or more restrictive zoning.

**c. Recreational Areas**

Outdoor recreational areas, including, but not limited to, swimming and wading pools, ball fields, and playground equipment, shall be screened and set back from any property line adjacent to R-3 or more restrictive zoning as follows.

(1) A wall, as defined in screening materials, shall be required between a recreational area and the adjacent property line.

(2) The minimum setback from the adjacent property in R-3 or more restrictive zoning shall be 100 feet. Where abutting a street, alley, drainageway, or other right-of-way, the setback shall be measured to the centerline of a right-of-way.

(3) A reduction to the required recreational area setback may be requested in accordance with Sec. 5.3.3, Variances, if the reduction meets the requirements set forth for special exception land uses.

**d. Vehicular Use Areas**

Vehicular use areas shall be designed so that no more than 50 percent of the parking spaces provided are within 50 feet of an interior property line adjacent to R-3 or more restrictive zoning.

**D. Entertainment**

1. A circus, carnival, or tent show shall be allowed for no longer than 15 days.
2. Circuses, carnivals, and tent shows shall be subject to zoning compliance review and approval through Zoning Compliance Review, Sec. 23A-31.
3. A circus, carnival, or tent show shall be set back 100 feet from the activity to the lot line of any residential use or zone.
4. Motor vehicle parking areas and bicycle facilities for a circus, carnival, or tent show shall be dustproofed, and access to the vehicular use areas shall be identified and controlled to minimize vehicular and pedestrian conflicts.
5. The use shall be set back at least 200 feet from any property line.
6. Concerts, dances, and other similar high-noise activities shall be conducted entirely within an enclosed building, or the activity shall be set back 600 feet or more from adjacent residentially zoned property. When the activity occurs outdoors, the high-noise activity shall be directed away from residential areas. Modification of this criterion may be permitted by the Mayor and Council through the special exception and use process provided:
  - a. All speakers and similar sound projecting devices are oriented away from adjacent residentially zoned properties;
  - b. The applicant will develop a noise mitigation plan for the use based on the specific activities proposed and the proximity of such activities to the residential property line;
  - c. Noise levels are continuously monitored during the performance, and noise emission standards are enforced by a cultural use employee (or designee); and
  - d. The performance ends no later than 10:00 p.m.

**E. Financial Service**

1. Limited to a maximum of three drive-through service lanes, with one restricted to drive-through automated teller machine (ATM) service only.
2. The use shall be set back at least 100 feet from any property line.
3. No non-chartered financial institution facilities, such as payday loan facilities, except where permitted as a special exception under Sec.3.5.4.5.D.
4. Non-Chartered financial institutions shall require approval as a special exception by the Zoning Examiner in accordance with procedures set forth in Sec. 5.3.9 and Zoning Examiner Full Notice Procedure, Sec. 23A-53 and provided that:
  - a. A non-chartered financial institution site shall be separated from other non-chartered financial institution sites by a distance of 320 feet.
  - b. A non-chartered financial institution site shall be located at least 500 feet, measured in a straight line, from the property line to a zone boundary line of R-3 or more restrictive zoning.

**F. Food Service**

1. Activities may be conducted outdoors, except that, if the use is within 600 feet from the nearest residential zone, no loudspeakers or music, live or recorded, shall be permitted.
2. No dancing shall be allowed, and no drive-in or drive-through restaurants are allowed.
3. Soup kitchens shall not be allowed.
4. Soup kitchens shall comply with the following criteria.
  - a. The use shall be conducted within a completely enclosed building.
  - b. Seating shall be provided at 100 percent of the meal service capacity.
  - c. A waiting area shall be provided within the building for a minimum of one-half of the total number of persons to be served.
  - d. Public rest rooms shall be provided.
  - e. No other soup kitchen use shall be located within one mile.

**G. Sale of Spirituous Liquor in Conjunction with Food Service Use**

1. The Food Service establishment shall provide regular meal service at regularly available tables during all hours of operation or until 10:00 PM to guests for compensation. The establishment shall have kitchen facilities for keeping, cooking, and preparing foods for meals.
2. The Food Service establishment shall have 75 seats or more for the serving of meals at regularly available tables for all hours of operation. Seating at counters, in private banquet rooms, and outdoor seating shall not count toward the minimum 75 seat requirement.
3. The Food Service establishment may serve alcoholic beverages with meals; however, an area separate from the Food Service use shall not be provided with tables, counter areas, and/or booths for persons to sit at primarily for service of alcoholic beverages operating as an Alcoholic Beverage Service establishment, unless:
  - a. The Food Service establishment has 75 seats or more for the serving of meals at tables (seating at counters, in banquet rooms, and outdoor seating shall not count toward the 75 seat requirement) that are available at all hours of operation; and
  - b. The Alcoholic Beverage Service area does not exceed, in size, 25 percent of the Food Service floor area, including any Food Service outdoor area; and
  - c. The Alcoholic Beverage Service area does not have an outside public entrance separate from the main entrance to the Food Service use.
4. The Food Service establishment may serve, in addition to beer and wine, other alcoholic beverages.
5. Reserved.

6. A Food Service use with more than 75 seats for the serving of meals at tables that are available at all hours of operation may have a dance floor, provided such dance floor shall not be larger than 200 square feet. Seating at counters, in banquet rooms, and outdoor seating shall not count toward the 75 seat requirement.
7. Reserved.
8. Signs shall not be permitted in or on a window or on the exterior of any building or structure within the project that is visible from a public street or adjacent residentially zoned property identifying or advertising the Alcoholic Beverage Service use or the sale of spirituous liquors.
9. Alcoholic beverages shall not be provided with drive-in or drive-through services.
10. Alcoholic Beverage Service may be provided outdoors if the outdoor area is a minimum of 100 feet from residentially zoned property excluding public right-of-way, or is separated by a building from adjacent residentially zoned property. If the use is within 600 feet of a residential zone, no loudspeakers or music, live or recorded, shall be permitted.
11. A Food Service establishment that is located within 300 feet of a residential zone, excluding public right-of-way, measured in a straight line from the licensed premises to the zone boundary line of R-3 or more restrictive zoning may serve alcoholic beverages upon conformance with the following conditions:
  - a. The applicant is required to submit a mitigation plan to the PDSO Director that will be reviewed in accordance with T.C. Sec. 23A-50 and 23A-51. The mitigation plan shall specifically address noise from the use, including parking lot noise, screening of lighting from vehicle headlights and light standards on site, parking, and access to adjacent neighborhoods, but shall not address issues that are the purview of the Arizona Department of Liquor Licenses and Control, such as the number of liquor licenses in the area or the hours of liquor sales.
  - b. If the use is operated in a manner that violates the mitigation plan or conditions for permitting the use or causes adverse land use impacts, the use may be suspended or terminated in accordance with T.C. Sec. 23A-54.

**H. Medical Service**

1. The use shall provide a minimum of one off-street loading space or the number of spaces required per Article III, Division 4, whichever is greater.
2. Blood donor centers shall not be allowed.
3. Blood donor centers shall comply with the following criteria.
  - a. The site is not located in the same block as a residential zone or any elementary or secondary school or Day Care use.
  - b. The site is located at least 300 feet, measured in a straight line, from the property line to a residential zone boundary line or the property line of an elementary or secondary school.

- c. A waiting area equal to ten percent of the gross floor area is provided.
- d. No other blood donor center is located within 1,200 feet.
- 4. Minimum site area shall be 1.5 acres.
- 5. Minimum site area shall be 144,000 square feet.
- 6. Minimum site area shall be 180,000 square feet.

**I. Medical Service in Residential and Office Zones Criteria**

- 1. The facility shall front on a street on the Major Streets and Routes (MS&R) Plan or on a residential street, provided:
  - a. The residential street shall intersect a street on the MS&R Plan, and
  - b. The property shall be within 150 feet of a street on the MS&R Plan, measured along the residential street.
- 2. Minimum Setbacks.
  - a. A minimum building setback of 20 feet from any interior lot line adjoining residential zoning shall be required.
  - b. A minimum building setback of 100 feet from any property line shall be required.
- 3. Requests to vary the provisions of this section, including setbacks for existing or new buildings, are processed in accordance with Sec. 5.3.3, Variances.
- 4. If licensing is required by the State of Arizona for the use, proof of such licensure shall be provided.

**J. Office Zone Compatibility Criteria**

- 1. Chain link fencing shall not be used to meet screening requirements.
- 2. Refuse areas shall be set back at least 20 feet from street property lines and interior property lines abutting a residential use or zone, except when alley pickup is approved by the Solid Waste Management Department.
- 3. Refuse areas shall be screened from the street with materials similar to those of the principal structure.
- 4. Noise-generating equipment shall be located in an area away from adjacent residential uses or vacant residentially zoned property.
- 5. Vehicular access shall be from other than internal residential neighborhood streets.
- 6. Consolidation of parking areas and access points shall be required for sites with multiple buildings. Consolidation of parking areas and access points is encouraged for adjoining sites.
- 7. New construction shall be reviewed by the Design Review Board (DRB) for architectural and site design compatibility with the surrounding residential area. The DRB review shall include architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features. The

DRB recommendation shall be made to the PDS for determination of compatibility. The DRB shall find that:

- a. The building materials on the exterior facade are compatible with those used within the neighborhood block.
- b. Color schemes of the new structure are compatible with those of the developments on the block face.
- c. The exterior facade of new construction is of a residential type architecturally if adjacent to a residential use or vacant residentially zoned property.
- d. The building scale of new construction complements, rather than is dominant in scale to, adjacent projects.
- e. Any new mechanical equipment located on the roof are screened and that the screen is integrally designed as part of the architectural style of the building. If this cannot be done, the equipment shall be located at ground level and screened from the street.

**K. "P" Parking Zone Criteria**

Parking shall be restricted to at or below grade. Structures to cover at-grade parking shall be allowed.

**L. Personal Service**

1. Laundry facilities shall not exceed 3,000 square feet of floor area.
2. An attendant shall be on the premises during all open hours.
3. No more than 24 dry cleaning units shall be permitted.
4. The maximum floor area shall be 2,000 square feet.

**M. Research and Product Development**

1. All land use operations, including storage, shall be housed within a completely enclosed building. Vehicular use areas do not have to be located within enclosed buildings.
2. The minimum lot size requirement shall be 10,000 square feet.
3. Every building shall be set back from property lines adjacent to residential uses or zones a distance equal to three times the height of the building.

**N. Trade Service and Repair, Major**

If located within 30 feet of a residential use or zone, the building walls shall have no openings, other than nonopening windows, within 30 feet of the adjacent residential use or zone boundary line.

**O. Technical Service**

1. Gross floor area shall be limited to a maximum of 1,500 square feet.
2. Gross floor area shall be limited to a maximum of 3,500 square feet.
3. ~~Travelers' Accommodation, Lodging~~, shall have at least 50 rooms for transient lodging.

*There is an error here. should be about Tech Services only*

*wrong!*

*These were  
misplaced in Tech Services  
group.*

- 4. Alcoholic Beverage Service may be provided outdoors if the outdoor area is a minimum of 100 feet from residentially zoned property or is separated by a building from adjacent residentially zoned property. If the use is within 600 feet of a residential zone, no loudspeakers or music, live or recorded, shall be permitted.
- 5. Alcoholic beverages shall not be provided with drive-in or drive-through services.
- 6. No alcoholic beverages, except beer and wine, shall be served.
- 7. Signs shall not be permitted in or on a window or on the exterior of any building or structure visible from a public street or from adjacent residentially zoned property identifying or advertising the Alcoholic Beverage Service use or the sale of spirituous liquors.

**P. Administrative and Professional Office**

- 1. Maximum floor area shall be 2,000 square feet.
- 2. Minimum site area shall be 43,460 square feet.
- 3. Maximum lot coverage shall be 20 percent.

**Q. Alcoholic Beverage Service and Entertainment**

- 1. Maximum floor area shall be 2,000 square feet.
- 2. Large bar or dance hall.
  - a. **Minimum Setbacks**  
Setbacks for the following use areas shall be measured from the use area to a zone boundary line of R-3 or more restrictive zoning.
    - (1) Outdoor Use Area: 500 feet.
    - (2) Parking Area: 200 feet.
    - (3) Loudspeakers: 500 feet.
    - (4) The Zoning Examiner may authorize a reduction to the required setbacks if special physical circumstances exist that will still mitigate any negative impacts.
  - b. **Security Management Plan**  
The applicant shall submit to the Zoning Administrator and the Police Chief a security management plan describing the method and operation of security within and outside the building, including the parking area. Any changes or amendments to the plan shall be filed with, and approved by, the Zoning Administrator and the Police Chief.
  - c. **Access**  
Access shall be either from a street shown on the Major Streets and Routes (MS&R) Map with no vehicular access to the site from a local street or from a local street within a nonresidential development.
- 3. Large bars and dance halls shall be prohibited.

**R. Communications**

1. Limited to a radio or television station, provided the buildings do not occupy more than 30 percent of the site and are set back at least 50 feet from any adjoining C-1 or more restrictive zoned property.
2. Provider's Communication Plan. Each wireless communication provider shall provide a plan of its facilities to the City prior to any application for the installation of a tower or antennae. The plan shall cover the entire city and within three miles of the city limits. The plan shall include the following.
  - a. All of the provider's existing towers and antennae, by size and type, and their coverage areas.
  - b. All presently anticipated future service areas and the types of antennae and heights desired for each of the service areas.
  - c. The various types of antennae and towers used by the provider to furnish service and when they are used. This includes drawings providing the sizes and shapes of the antennae and equipment and written materials describing their application.
  - d. The provider's policy direction for the mitigation and/or reduction of existing and proposed towers and antennae to avoid the negative proliferation of such facilities.
  - e. The provider's policy direction on the mitigation and/or the reduction of the negative visual impact created by existing or proposed towers and antennae, including any proposals to conceal or disguise such facilities designed to be architecturally and/or environmentally compatible with their surroundings.
  - f. The provider's policy direction on collocation of antennae on their own facilities or on ones from other providers or on other structures that provide the verticality required for the antennae. The policy shall also provide that the provider shall not enforce any requirement by an owner of property that would prohibit collocation.
  - g. Designation of an agent of the provider who is authorized to receive communications and notices pursuant to this section.
3. General. The following shall be applicable to all wireless communication requests.
  - a. Noninterference with Public Safety. No wireless communication transmitter, receptor, or other facility shall interfere with police, fire, and emergency public safety communications. The Director of Operations for the City is authorized to determine whether any transmitter, receptor, or other facility has interfered with public safety communications or is reasonably believed to be an imminent threat to public safety communications. Upon making that determination, the Director of Operations shall notify the Zoning Administrator and the provider responsible for that facility. The Zoning Administrator may obtain a temporary restraining order from the City Court with or without notice to enforce this section, provided a hearing is scheduled within five days of the Court's order.

- b. Any antenna or tower for which the use is discontinued for six months or more shall be removed, and the property shall be restored to its condition prior to the location of the antenna or tower, all at the expense of the provider. The City may require financial assurances to ensure compliance with this provision.
  - c. No new towers shall be permitted within 400 feet of a designated Scenic Route or Gateway Route; within a designated Historic Preservation Zone (HPZ) or Environmental Resource Zone (ERZ); or on a protected peak or ridge as identified in a Hillside Development Zone (HDZ) except as follows:
    - (1) Communication towers and antennae shall be permitted on a protected peak or ridge that was used for such facilities prior to March 3, 1997, provided any new antennae and towers do not increase the area already disturbed and the placement of any new towers in such areas is approved as a special exception through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3.
    - (2) New antennae may be permitted under Sec. 3.5.4.20.D and .E if they also comply with the purposes and review procedures of the overlay zone.
    - (3) New communication towers may be permitted on Gateway Routes in exceptional circumstances, provided there is no alternative and the placement is approved through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3.
  - d. The dimensional provisions of Article 6 as applicable to towers and antennae shall be superseded by the provisions of Sec. 3.5.4.20.D and by the height and setback provisions of Sec. 3.5.4.20.E, .F, and .G.
  - e. All proposed wireless communication towers and antennae shall be in compliance with all Federal Communications Commission (FCC) regulations, including those protecting the public health and those protecting historic districts.
4. The following requires approval through a Zoning Compliance Review, Sec. 23A-31. The PDSO Director may forward the request to the Design Review Board (DRB) for design review and recommendation.
- a. Wireless communication antennae, provided:
    - (1) The antennae are mounted on the wall or roof of a building, or concealed within an architectural or structural element of the building, not exceeding the permitted height of the building.
    - (2) The antennae and tower, or architectural or structural element, are architecturally and/or environmentally compatible with the building and general area.
    - (3) Wall or roof mounted antennae are limited to six feet above the building, or to 15 feet if the antennae are mounted on top of the roof, the building is 40 feet high or taller, and no more than six feet

of the antennae can be seen from any point on the street which is a distance from the building equal to the height of the building.

- b. Wireless communication antennae, provided:
  - (1) The antennae are mounted on an existing structure within public right-of-way or public property.
  - (2) The antennae are architecturally and/or environmentally compatible with the structure and general area.
  - (3) The existing structure may be extended up to ten feet in height to allow for the placement and architectural treatment of the new antennae.
  - (4) The new antennae do not substantially increase the visual mass of the existing facility.
5. The following requires approval through a Limited Notice Procedure, Sec. 23A-40. The PDS Director shall forward the request to the Design Review Board (DRB) for design review and recommendation.
  - a. Wireless communication antennae, provided:
    - (1) The antennae are mounted on or within a new tower or structure in a manner that conceals or disguises the antennae or new tower. For purposes of this subsection, painting may be a method of concealing or disguising a tower.
    - (2) The tower, antennae, and structure are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.
    - (3) A new tower is set back at least two times the height of the tower structure from the boundary of any other property zoned residential or office.
    - (4) The tower and antennae are 50 feet or less in height.
  - b. Wireless communication antennae, provided:
    - (1) The antennae are collocated on an existing wireless communication tower.
    - (2) The antennae and tower are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.
    - (3) The existing tower is set back at least the height of the tower structure from the boundary of any other property zoned residential or office.
    - (4) The existing tower may be replaced and/or extended up to six feet in height to allow for the placement and architectural treatment of the new antennae.
    - (5) The maximum extension of the new antennae and associated attachments shall not exceed 36 inches as measured perpendicular to the tower at the point of attachment.
  - c. Wireless communication antennae, provided:

- (1) The antennae are mounted on a new tower or an existing structure in a manner that is designed or painted so as to minimize their visual impact.
  - (2) The tower and antenna are architecturally and/or environmentally compatible with the existing structures and general area.
  - (3) The tower is set back a minimum of 500 feet from nonindustrially zoned property except where the nonindustrially zoned property is used as an interstate highway or railroad.
  - (4) The tower and antennae are 80 feet or less in height.
6. The following requires approval as a special exception through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. The Zoning Examiner may forward the request to the Design Review Board (DRB) for design review and recommendation.
  - a. Wireless communication antennae, provided:
    - (1) The antennae are mounted on a new tower and the tower and antennae are concealed or disguised, or the antennae are collocated on an existing structure.
    - (2) The tower and antennae are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.
    - (3) A new tower is set back at least two times the height of the structure from the boundary of any property zoned residential or office.
    - (4) The tower and antennae are 50 feet or less in height.
  - b. Wireless communication antennae, provided:
    - (1) The antennae are mounted on a new tower and the tower and antennae are concealed or disguised, or the antennae are collocated on an existing structure.
    - (2) The tower and antennae are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.
    - (3) A new tower is set back at least two times the height of the structure from the boundary of any property zoned residential or office.
    - (4) The tower and antennae are 80 feet or less in height.
7. The following requires approval as a special exception through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. The Mayor and Council may forward the request to the Design Review Board (DRB) for design review and recommendation.
  - a. Wireless communication antennae, provided:
    - (1) The tower or antennae are not permitted by other provisions of this section.
    - (2) New towers require a minimum separation of one mile from any existing tower, regardless of ownership, unless documentation establishes that no practical alternative exists.

- (3) All appropriate measures shall be taken to conceal or disguise the tower and antenna from external view.
  - (4) All appropriate measures shall be taken to reduce the negative proliferation of visible towers and antennae by the collocation of new antennae on existing towers or with the facilities of other providers that are located or planned for development within the proposed service area.
  - (5) Notice shall be provided to all agents designated, pursuant to **Sec. 3.5.4.20.B.7**, at least 15 days prior to the date of the public hearing before the Zoning Examiner.
8. Minimum lot size shall be zero acres.
  9. Maximum height shall be 300 feet.
  10. Side and rear setbacks shall be the height of the tower.
  11. Maximum height shall be 25 feet.
- S. Construction Service**
1. The use shall be set back at least 100 feet from any property line.
  2. The yard shall be completely enclosed by screening a minimum of six feet in height.
- T. Funeral Service**
1. A crematorium shall be set back a minimum of 200 feet from any property line.
  2. A crematorium shall be set back a minimum of 500 feet from any boundary of the site that adjoins property in a residential zone.
- U. Transportation Service, Air Carrier**
1. The minimum site area shall be as required by the Federal Aviation Agency (FAA) for the airport facility. The site area shall not be less than permitted by the underlying zoning.
  2. The application for this use shall contain the following information.
    - a. The type, weight, and noise impact in decibel levels of aircraft using the site.
    - b. The proposed hours of operation.
    - c. An estimate of flight frequency.
    - d. An FAA airspace letter of determination stating no objection, with or without conditions, to the proposed facility.
    - e. A statement describing the impact of the airport on the Regional Aviation System Plan.
  3. The site plan accompanying the application shall show the following, in addition to the information required in the administrative manual.
    - a. Runway, including markings and identification.

- b. Aircraft parking, maintenance, and fueling areas and other peripheral areas.
      - c. Fencing, screening, and safety barriers.
      - d. Accessory structures and equipment, including fire-fighting equipment.
    4. The Mayor and Council may restrict the number of flights and hours of operation due to the proximity and intensity of noise-sensitive land uses.
    5. The runway length required for safe operation shall be as shown in the flight manual of the largest aircraft to use the site and an additional 240 feet at each end of the runway.
    6. The runway width shall be 240 feet centered on the runway.
- V. **Travelers' Accommodation, Campsite**
  1. The use shall be in conjunction with, and within, a mobile home park.
  2. The overall number of mobile home spaces and campsites shall not exceed the overall density allowed for the mobile home park.
  3. The campsite area shall not be located adjacent to a non-mobile home residential zone.
  4. Access to the area shall be through the mobile home park.
  5. The area shall comply with the mobile home park development criteria.
  6. No more than 25 percent of the total spaces in the mobile home park can be used for the campsite use.
- W. **Travelers' Accommodations, Lodging**
  1. Minimum lot size shall be ten acres.
  2. The side and rear setbacks shall be 50 feet.
- X. **Adult Day Care**
  1. The use shall be for a maximum of ten persons, or if operated in conjunction with an Adult Care Service, the number of clients together with the number of residents shall be exceed the total allowed for the Adult Care Service.
  2. The use shall comply with one of the following.
    - a. For a maximum of 15 persons;
    - b. For an unlimited number of persons with a minimum lot size of 20,000 square feet; or
    - c. If operated in conjunction with an Adult Care Service, the number of clients together with the number of residents shall be exceed the total allowed for the Adult Care Service.
- Y. **Billboards**
  1. **Pedestrian Access**

Pedestrian access shall not be located under, or within five feet of, a vertical line intersecting the ground and any structural element extending from a billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways. Refer to Sec. 3.2.8.4, Pedestrian Facilities.

2. **Parking**  
Parking area access lanes shall not be located under, or within five feet of, a vertical line intersecting the ground and any structural element extending from a billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways. Refer to Sec. 3.3.3.9 for locational requirements of parking spaces.
3. **Loading**  
Refer to Sec. 3.4.5 for loading (servicing) space requirements and Sec. 3.4.4.1 for locational requirements for such loading spaces.
4. **Landscaping and Screening**  
Refer to Table 3.7.2-1 for landscaping and screening requirements for billboards.

**Z. Trade Service and Repair, Minor**  
Use shall exclude the repair and replacement of upholstery and the repair of burglar alarms and motor vehicle stereos.

**AA. Artisan Residence**

1. **Purpose**  
To provide an artisan residence use in the NC, C-1, C-2 and C-3 commercial zones designed to be used as both a dwelling and work space by an artist, artisan, or craftsman, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to drawing, vocal or instrumental music, painting, sculpture, and writing; and the accessory sale of art objects produced on the premises. Buildings or spaces within buildings shall be used jointly for commercial and residential purposes. Nothing in this subsection shall limit principal uses as otherwise permitted by the applicable zoning.
2. **Combined Uses**  
A building or a tenant space in a commercial zone may be used as an artisan workshop with a residential dwelling. The workshop and workshop activities shall be located indoors except to the extent that such activities could be conducted outdoors as a principal use under the applicable zoning.
3. **On-site Sales**  
The on-site sale of the artist's products, including occasional shows of the artist's works, shall be permitted accessory uses.
4. **Separation and Access**  
Access to the residential use shall be only through the same access that is provided for the artisan use.
5. **Operational Requirements**  
The operation of the artisan residence shall not create noise, vibrations, smoke, fumes, dust, odors, vapors, other noxious emissions, or any other similar nuisances that are discernible beyond the boundaries of the structure enclosing the artisan residence.

**6. Parking**

Each artisan residence unit shall provide two on-site motor vehicle parking spaces for each residential component and one on-site parking space for each 500 square feet of gross floor area (GFA) of the work space area. The GFA of the residential component shall not be included in the parking calculation.

**4.7.5. INDUSTRIAL USE GROUP**

**A. Manufacturing and Industrial**

1. The manufacturing activity shall be located on the same lot or site with the permitted use.
2. Access shall be from a street. Access from an alley shall also be permitted, provided the alley is at least 20 feet wide; it is paved for its entire block length; and zoning on both sides of the alley for its entire length within the block is not residential or office.
3. Reserved.
4. Manufacturing uses shall be conducted wholly within completely enclosed buildings.
5. All work and activity in connection with, and secondary to, a manufacturing use, such as loading and unloading areas, docks, and platforms, shall be located entirely within a building or an area on the lot that shall be enclosed on all sides by a solid wall or fence six feet in height. Such loading and unloading areas, docks, and platforms shall be located as far from any surrounding residential uses or zones as is reasonably possible.
6. The manufacturing and allied uses and activities shall be conducted in conformance with the following performance standards:
  - a. **Noise**

The sound level of any individual operation shall not exceed the levels permitted in Chapter 11, Noise Ordinance, of the Tucson Code.
  - b. **Smoke**

Smoke emission from any source shall not exceed a density greater than that described as No. 1 on the Ringleman Chart. However, smoke may be emitted that is equal to, but not darker than, No. 2 on the Ringleman Chart for not more than four minutes in any 30 minute period. For the purpose of grading the density of smoke, the Ringleman Chart, as published by the U.S. Bureau of Mines, shall be the standard.
  - c. **Glare or Heat**

Any activity producing intense glare or heat shall not be performed in such a manner as to create a nuisance or hazard beyond the property lines.
  - d. **Odors**

Emission of odorous gases or other odorous matter shall not be permitted in such quantities as to be offensive to owners or occupants of adjoining

property or in such a manner as to create a nuisance or hazard beyond the property lines.

**e. Vibration**

No vibration shall be permitted that is discernible beyond the property lines to the human sense of feeling for a duration of three minutes or more in any one hour of the day between the hours of 7:00 a.m. and 7:00 p.m. or of a duration of 30 seconds or more in any one hour between the hours of 7:00 p.m. and 7:00 a.m.

**f. Fly Ash, Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollution**

No emission shall be permitted that can cause damage to health, animals, vegetation, or other forms of property or that can cause any excessive soiling of the air.

**g. Liquids and Solid Waste**

No waste shall be discharged into the streets, drainageways, or on property possibly creating a danger to the public health and safety, and no waste shall be discharged in the public sewage system that might endanger the normal operation of the public sewage system.

**h. Illumination**

Illumination of buildings and open areas shall be located and directed so as to eliminate glare toward streets and adjoining properties and shall comply with the requirements of the Outdoor Lighting Code in Chapter 6 of the Tucson Code.

7. Soap manufacturing shall be limited to cold process only.

8. Outdoor storage, when permitted, shall not be located in a street perimeter yard. Outdoor storage areas shall be screened in accordance with Article III, Division 7, Landscaping and Screening Regulations. No materials or products shall be stacked or stored to exceed the height of the screen within 50 feet of an adjoining residential zone or street. Outdoor display of finished products shall be permitted within a street perimeter yard in an area limited to ten percent of the site area or 10,000 square feet, whichever is less. Such display area shall not encroach into required landscape buffer areas. Outdoor storage in the P-I zone shall be limited to 25 percent of the site area.

**B. Perishable Goods Manufacturing**

1. The manufacturing of fish or meat products, sauerkraut, sugar beets, vinegar, and yeast and the rendering or refining of fats and oils shall not be allowed.
2. Slaughterhouses, meat packing plants, fertilizer yards, and plants for the reduction of animal matter shall not be allowed.
3. The building setback shall be at least 300 feet from any property line.
4. The products manufactured on site shall be sold at retail on the premises.
5. Maximum height shall be 50 feet.

- C. Extraction**
1. The use shall be set back at least 300 feet from any property line, except that the use may be closer than 300 feet to an abutting I-2 zoned parcel with the written consent of the owner of the abutting property.
  2. The generation of dust shall be minimized.
- D. Motion Picture Industry**
1. Buildings and structures shall be set back at least 100 feet from the boundary of the site.
  2. The minimum lot size shall be 36 acres.
  3. The side setback shall be 20 feet and the rear setback shall be 50 feet.
- E. Radioactive Materials Restrictions**
1. Manufacturing activities involving the use, storage, or disposal of radioactive material shall be prohibited, except as allowed below.
  2. Radioactive material that does not become an integral part of the manufactured product or is exempt from the licensing requirements of, or is permitted under, a general license issued by the Arizona Atomic Energy Commission or its legally established successor, may be used, stored, or disposed of as part of a manufacturing activity.
  3. Radioactive material may be used in medical diagnosis and therapy or in medical, educational, or industrial research and development.
- F. Salvaging and Recycling**
1. Salvaging and Recycling shall be limited to recycling collection bins only.
  2. All salvaging and recycling activities and storage shall occur within an enclosed building.
  3. Salvaging and Recycling shall be limited to empty household product containers, such as, but not limited to, aluminum cans, glass and plastic bottles, and newspaper.
  4. Junkyards, salvaging of motorized vehicles, such as cars, trucks, airplanes, and similar vehicles; salvaging of hazardous materials; and landfills shall not be permitted.
  5. Salvaging and Recycling shall be restricted to collection of recycling materials.
  6. In addition to the requirements of **Sec. 3.7.3, Landscaping and Screening Regulations**, there shall be a screen wall at least six feet in height between this use and any residential zone.
  7. The household goods donation center shall be located in a permanent building staffed by an attendant who remains on the premises during the center's hours of operation.
  8. Security procedures or physical barriers shall be provided to prevent after-hours drop-off of donated items and to prohibit nighttime access to these items.

9. The applicant shall submit a security management plan that describes the operation of the center, to the Zoning Administrator for review and approval. The plan shall include: the days and hours of operation for the center; descriptions of the planned security procedures and/or physical barriers planned to prohibit both vehicular access when the center is closed and outside storage when the center is closed; the outdoor lighting schematic; and the operational procedures planned to implement the security management plan. Any changes or amendments to the security management plan shall be filed with and approved by the Zoning Administrator. If the use is operated in a manner that violates the security plan or conditions for permitting the use, the use may be suspended in accordance with Sec. 23A-54.
  10. Signs shall be posted on the site providing the days and hours of operation and stating that donations are not to be left after the center has closed.
  11. One drive-through service lane may be provided for customer drop-off of donated items.
  12. The household goods donation center shall be located on, and have access from, either a street designated as an arterial street in the *Major Streets and Routes Plan (MS&RP)* or a local street in a commercial or industrial park that has direct access to an arterial street.
- G. Craftwork Manufacturing**
1. The products manufactured on site shall be sold at retail on the premises.
  2. The products manufactured on site shall be limited to leathercraft, jewelry, and clothing.

**4.7.6. RECREATION USE GROUP**

**A. Accessory Uses to Golf Course**

**1. Alcoholic Beverage Service**

- a. Allowed only as part of, and in conjunction with, a Food Service use, provided all requirements for dispensing alcoholic beverages listed for Food Service, Sec. 3.5.6.1.B, are complied with.
- b. The Alcoholic Beverage Service area may not have a separate outside entrance. Access shall be through the Food Service use area.

**2. Food Service**

- a. The Food Service establishment shall have kitchen facilities for keeping, cooking, and preparing foods for meals.
- b. Food Service establishments with at least 75 seats for dining at regularly available tables may operate a cocktail lounge or bar to sell all spirituous liquors for on-premises consumption.

**3. Personal Service and General Merchandise Sales**

- a. Personal Service and General Merchandise Sales shall be integrated into the main building associated with the principal use, such as a clubhouse or registration office. Access shall be from within such main building.
- b. No sign associated with the Personal Service or General Merchandise Sales shall be visible from the exterior of the building.
- c. General Merchandise Sales shall be limited to the sale of items related to the principal use only.

**4. In Addition to Sec. 3.5.6.1.A, .B, and .C, the Following Requirements Apply**

- a. The minimum distance to any public street shall be 100 feet.
- b. Outside entrances shall not face any public street.
- c. The use is operated for the convenience of the users of the Golf Course.

**B. Golf Course Requirements**

1. Minimum number of holes: Nine.
2. Minimum distance between a tee and its hole: 75 feet.
3. Minimum distance of tees and cups to any property line: 100 feet.
4. Driving range shall be placed so that flying balls are directed toward the interior of the site.
5. Also subject to Sec. 3.5.13.3 and Sec. 3.5.13.5.
6. Minimum lot size shall be 30 acres.
7. Side yard setback shall be 25 feet and rear yard setback shall be 50 feet.
8. There shall be no side or rear yard setback when located adjacent to nonresidential zoning district or development but there shall be 80' side and rear setback when located next to residential zoning district or development.
9. Height shall be limited to 25 feet.

- C. Setback**  
The minimum setback shall be 100 feet.
- D. Lot Size**  
The minimum lot size shall be 20,000 square feet.

**4.7.7. RESIDENTIAL USE GROUP**

- A. Family Dwelling**
  - 1. Both dwellings shall be under the same ownership and on the same parcel.
  - 2. Both dwellings shall comply with the development criteria listed for the assigned Development Designator.
  - 3. One dwelling shall be at least 25 percent smaller than the other dwelling.
  - 4. The dwellings may be attached or detached.
  - 5. A manufactured housing unit shall not be considered a dwelling for the purposes of this section, unless it is located in a subdivision recorded after January 1, 1982, and not located in a resubdivision of any subdivision recorded prior to January 1, 1982.
  - 6. A manufactured housing unit shall not be considered a dwelling for the purposes of this section, unless the following criteria are met or a subdivision plot that has been clearly identified for manufactured housing has been approved and permits for manufactured homes have been issued for 25 percent or more of the lots prior to November 27, 2000.
    - a. It is placed on an excavated and backfilled foundation (ground set). If the home is located in a floodplain, the bottom of the lowest floor joist shall be a minimum of one foot above the 100 year/base flood elevation, and the foundation of the home shall be placed on the fill.
    - b. No more than eight inches of perimeter skirting wall shall be visible from the street frontage of the property. The perimeter skirting wall shall match the exterior color of the home.
    - c. The exterior siding materials shall be either hardboard, vinyl, or stucco.
    - d. Concrete or masonry steps shall be provided for the entry on the street side of the dwelling.
    - e. All entry doors on the street side of the dwelling shall be inward-swinging doors.
    - f. The roofing style and materials shall be either flat roof (Pueblo), steel rib roof, or shingle or tile roof with a 3:12 roof pitch or greater. All pitched roofs, except those that are disguised by a parapet, shall have a minimum six inch eave on all sides of the dwelling.
  - 7. For any new single family dwelling in the R-1 zone with five bedrooms, three parking spaces are required. For every bedroom over five, one additional space is required for each bedroom.
  - 8. For all single family dwellings in the R-1 zone with five or more bedrooms, and for all lots containing two or more single family dwellings, with the second

dwelling having more than one bedroom, all parking and maneuvering shall be located on-site, either in a side or rear perimeter yard. The vehicular use area shall be improved, which includes surfacing, striping, and provision of barriers, in conformance with Development Standard 3-05.0. Parking spaces shall not be located in a vehicular use area in any front street perimeter yard.

**B. Home Occupation: General Application**

Home occupations shall require approval through a Zoning Compliance Review, Sec. 23A-31, and shall be subject to the following.

1. A home occupation shall be clearly secondary to the residential use of the dwelling.
2. A 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.
3. No more than 25 percent of all buildings on the lot 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.
4. 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.
5. Goods related to the home occupation shall not be visible from the street.
6. Goods shall not be sold on the premises.
7. Outdoor storage of materials or equipment related to the home occupation activity shall be not permitted on the premises.
8. 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.
9. 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.
10. 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.
11. No more than five clients per day, and only one client at a time, shall be allowed on site.
12. Motor vehicle and bicycle parking shall not be required for home occupation - general application. 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 shall be limited to a passenger car, van, or pickup truck. This vehicle shall not 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.

13. Automotive - Service and Repair, hair salon, and Medical Service uses shall be prohibited as home occupations.

**C. Home Occupation: Day Care**

1. The conditions specified for home occupation, Sec. 3.5.7.2, apply, except Sec. 3.5.7.2.C, Sec. 3.5.7.2.D, and Sec. 3.5.7.2.G.
2. Not less than five, but not more than ten, persons shall be cared for in the home.
3. No more than one full-time equivalent person not residing on the premises shall be employed in the day care use.
4. The day care use shall be conducted in a manner that does not create adverse impacts on the residential character of the neighborhood.
5. During the hours of activity of the day care use, there is no limit on the amount of floor area devoted to this use.
6. Outdoor activities and equipment associated with the use shall be permitted and shall be screened by a five foot fence, wall, or hedge where adjoining R-3 or more restrictive zoning.
7. Hours of operation shall be noted on the application, and those hours of operation shall not create an adverse impact on adjoining residences.
8. Any vehicle used in conjunction with the day care use shall be limited to a passenger car, van, or pickup truck.
9. The day care use shall be approved and licensed by the Arizona Department of Health Services prior to final approval.

**D. Home Occupation: Travelers' Accommodation, Lodging**

1. Accommodations shall be permitted for up to four guests for a maximum stay of 14 days. No more than two sleeping rooms shall be used to accommodate guests.
2. Accommodations shall be permitted for up to eight guests for a maximum of 14 days. No more than four sleeping rooms shall be used to accommodate guests.
3. Accommodations shall be permitted for up to 12 guests for a maximum stay of 14 days. No more than six sleeping rooms shall be used to accommodate guests.
4. Accommodations shall be permitted for up to 20 guests for a maximum stay of 14 days. No more than 10 sleeping rooms shall be used to accommodate guests.
5. Meals shall be served only to guests staying in the facility. Separate cooking facilities in guest rooms shall be prohibited.
6. The PDSO Director shall determine that the building and site improvements are compatible with the surrounding residential area. The Design Review

Board (DRB) shall review all applications, except those involving properties within the Historic Preservation Zone (HPZ), for compatibility and make recommendations to the PDSO Director. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features. If the application is within the HPZ, see Sec. 2.8.8.5 for the review procedure for compatibility.

7. No more than one full-time equivalent person not residing on the premises may be employed in the home occupation use.
8. 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.
9. Outdoor activities and equipment associated with the use shall be permitted and shall be screened by a five foot fence, wall, or hedge where adjoining R-3 or more restrictive zoning.
10. 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 shall not be permitted.
11. This use may involve the use of no more than one commercial vehicle for the transportation of persons or materials to and from the premises. The commercial vehicle shall be limited to a passenger car, van, or pickup truck. This vehicle 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 as required for Travelers' Accommodation, Lodging, shall be in addition to that required for the residential use.
12. If Home Occupation, Group Dwelling and Home Occupation, and/or Travelers' Accommodation, Lodging, occur on the same site, the total number of guests, roomers, and boarders shall not exceed the number of guests allowed for that zone.
13. The minimum lot size shall be 10,000 square feet.
14. Motor vehicle and bicycle parking shall be provided per Sec. 3.3.0, Motor Vehicle and Bicycle Parking Requirements, for Travelers' Accommodation, Lodging. Variances shall not be granted from the number of required parking spaces.

**E. Residential Care Services**

1. A Rehabilitation Service or Shelter Care use shall not be located within 1,200 feet, in any direction, from another Rehabilitation Service or Shelter Care use. The applicant for such use shall provide an inventory of such uses within 1,200 feet of the site prior to the establishment of the use.
2. Other Services.

- a. Accessory treatment, including counseling or other types of meetings, shall not be allowed for nonresidents of the facility.
  - b. Accessory treatment, including counseling or other types of meetings, shall be allowed for nonresidents of the facility, if limited to 25 percent of the gross floor area of the facility.
3. Maximum Number of Residents.
  - a. Care shall be permitted for a maximum of ten residents.
  - b. Care shall be permitted for a maximum of 15 residents.
  - c. Care shall be permitted for a maximum of 20 residents.
  - d. Care shall be permitted for an unlimited number of residents.
4. If licensing shall be required by the State of Arizona for the use, proof of such licensure shall be provided.
5. Prior to establishment of a Rehabilitation Service or Shelter Care in an industrial zone, applicants for the use shall provide to the PDSD a report and site environs analysis for the facility indicating that adequate measures are provided to assure the health, safety, and welfare of the residents of the facility in respect to any industrial process, use, or storage carried out on the site or on adjacent properties.
6. The site shall be located at least 500 feet, measured in a straight line, from the property line to a zone boundary line of R-3 or more restrictive zoning.
7. Minimum lot size shall be three acres. Lot coverage shall be limited to 50 percent. Minimum setback from all interior lot lines adjoining residential zoning shall be 25 feet.
8. Minimum lot size shall be one and one-half acres. Lot coverage shall be limited to 60 percent. Minimum setback from all interior lot lines adjoining residential zoning shall be 20 feet.
9. Minimum lot size shall be 20,000 square feet.
10. Maximum height shall be 40 feet.
11. Maximum height shall be 140 feet.

- F. Home Occupation: Group Dwelling**
1. Room and board shall be provided to not more than two persons in the Family Dwelling who are not members of the family or household.
  2. Room and board shall be provided to not more than four persons in the Family Dwelling who are not members of the family or household.
  3. Meals shall be served only to roomers or boarders residing in the Family Dwelling. Separate cooking facilities in guest rooms shall be prohibited.
  4. Parking requirements shall be as required for Group Dwellings, Sec. 3.3.4.
- G. Artist Studio/Residence in I-1**
1. The use shall be limited to structures in existence on February 25, 1991, within the designated artist studio/residence area as defined in Sec. 6.2.1.
  2. The use shall not displace existing industrial uses.
  3. The appearance and structural integrity of the structure shall be preserved or enhanced.
  4. Residential use of the property shall be incidental and secondary to the artist studio use, with no greater than 50 percent of the floor area devoted to the secondary residential use.
  5. The secondary residential use shall be occupied by an artist who is also the occupant of the primary artist studio use.
  6. Adequate measures shall be provided to assure the health, safety, and welfare of the occupants in relation to any industrial process, use, or storage carried out in the artist studio/residence or on adjacent properties.
  7. The use shall not impair or interfere with the continued industrial use of adjacent properties or with the purposes of the industrial zone.
- H. Mobile Home Dwelling Secondary Uses**
- In mobile home parks in MH-2 and mobile home parks existing as of July 1, 1995, in MH-1(MH), a maximum of 25 percent of the existing spaces designed for mobile homes shall be utilized for recreational vehicles provided each time the space is rented it is for at least one month in duration.

#### 4.7.8. RESTRICTED ADULT ACTIVITIES USE GROUP

- A. Restricted Adult Activities**
1. The adult establishment shall not be less than 1,000 feet from any church, school, public playground, park, or neighborhood recreation property line.
  2. The adult establishment shall not be less than 1,000 feet from any residential use property line or residential zone boundary line.
  3. The adult establishment shall not be less than 1,000 feet from the premises of any other adult entertainment enterprise.
  4. The adult establishment requires approval through Zoning Compliance Review, Sec. 23A-31.
  5. The land use activity shall occur within an enclosed building.

6. In the I-1 zone, all activity, including the display of any retail items, shall occur within a completely enclosed building and shall not be visible from the exterior.

#### 4.7.9. RETAIL TRADE USE GROUP

##### A. Food and Beverage Sales

1. One building shall be allowed.
2. Maximum area of stand.
  - a. 3,000 square feet.
  - b. 750 square feet.
  - c. 200 square feet.
3. Only the sale of farm products grown or produced on the premises shall be permitted.
4. The building shall not be located closer than 20 feet to any property line.
5. The minimum setback from any street intersection shall be 150 feet.
6. The parking area shall be set back a minimum of 45 feet from the property line.
7. The minimum parking area shall be 800 square feet.
8. The maximum width of the entry to the parking area shall be 30 feet.
9. The vehicular use area is to be surfaced as is required in Sec. 3.3.7.3 if the stand is open more than six months per calendar year. If open a shorter time, these areas shall be maintained to minimize dust.
10. The maximum floor area shall be 4,000 square feet.
11. The following standards shall apply to retail establishment (store).
  - a. A retail establishment (store) shall be limited to a maximum of 100,000 square feet of floor area. The 100,000 square feet of floor area includes gross floor area, outdoor storage areas, and any outside area that provides associated services to the public, such as, but not limited to, outdoor merchandise display, snack bars, etc. The floor area does not include motor vehicle parking or loading areas.
  - b. For the purposes of determining the applicability of the 100,000 square foot floor area maximum, the aggregate square footage of all adjacent stores, which share checkstands, management, a controlling ownership interest, and storage areas, shall be considered one establishment, e.g., a plant nursery associated with a general merchandise store, such as a home improvement store.
  - c. Establishments greater than 100,000 square feet of floor area (Large Retail Establishments) shall be considered through a special exception land use process as provided in the applicable zone.

##### B. General Merchandise Sales

*Medical Marijuana needs to added to this group.*

1. Outdoor display or storage of fertilizer, manure, or other odorous material shall be located at least 30 feet from any interior lot line.
  2. The maximum floor area shall be 2,000 square feet.
  3. Fuel dispensing locations shall be limited to a maximum of 12.
  4. The following standards shall apply to retail establishment (store).
    - a. A retail establishment (store) shall be limited to a maximum of 100,000 square feet of floor area. The 100,000 square feet of floor area includes gross floor area, outdoor storage areas, and any outside area that provides associated services to the public, such as, but not limited to, outdoor merchandise display, snack bars, etc. The floor area shall not include motor vehicle parking or loading areas.
    - b. For the purposes of determining the applicability of the 100,000 square foot floor area maximum, the aggregate square footage of all adjacent stores that share checkstands, management, a controlling ownership interest, and storage areas shall be considered one establishment, e.g., a plant nursery associated with a general merchandise store, such as a home improvement store.
    - c. Establishments greater than 100,000 square feet of floor area (Large Retail Establishments) shall be considered through a special exception land use process as provided in the applicable zone.
- C. Heavy Equipment Sales**
1. Any area used for the display or storage of heavy equipment shall be surfaced with a hard, durable, dustproof material.
  2. Any lights used to illuminate outdoor activity shall be arranged so as to reflect the light away from adjacent residential uses or zones.
- D. Swap Meets and Auctions**
1. No large animals shall be sold.
  2. Area lighting shall be low-pressure sodium and shielded on top.
  3. The retail area shall be dustproofed.
  4. The following additional requirements apply if the use is located within 400 feet of a residential use or zone.
    - a. The use shall not operate later than 11:00 p.m.
    - b. Any high noise activity, such as amplified auctioneering, entertainment, or woodworking, shall occur within an enclosed building.
- E. 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 ten percent 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 the Outdoor Lighting Code in Chapter 6 of the Tucson Code.
  3. Limited to rental only; no retail sales.

**F. Large Retail Establishment Design Criteria**

Large Retail Establishments shall be subject to the following performance criteria. Variances from the criteria shall not be permitted; however, if one or more of the criteria cannot be met, the applicant may request approval through the special exception land use process where there is substantial compliance with this section.

**1. Site Design and Relationship to Surrounding Community**

**a. Vehicular Access**

The project shall provide safety and protection to adjacent residential uses by having motor vehicle access from a major street as designated by the adopted Major Streets and Routes (MS&R) Plan. Access can also be provided from a street that is not designated by the MS&R Plan, provided it can be shown that any negative impacts on residential uses or residentially zoned properties can be mitigated.

**b. Buffers**

The project shall provide visual and noise buffers where the site is adjacent to a residential use or residentially zoned property. This can be accomplished by providing a minimum building setback of at least 200 feet from a residential use or residentially zoned property that is adjacent to the site. An eight foot high, or higher, masonry screen wall and at least a 20foot wide landscape buffer shall be provided adjacent to the site property line where it adjoins a residential use or residentially zoned property. The landscape buffer shall be placed on the inside of the screen wall and shall include, in addition to shrubs and groundcover, canopy trees at 20 to 30 foot intervals depending on the separation needed for the tree canopies to touch at maturity to form a noise, light, and visual screen above the screen wall. No other uses, such as, but not limited to, parking or storage, shall be permitted within the landscape buffer area.

**c. Outdoor Storage Areas**

The project shall mitigate visual and noise impacts on residential uses, residentially zoned properties, and streets that may be adjacent to the site from outdoor storage areas (when permitted by the zone district requirements). The mitigation can be accomplished by locating these areas on-site and at least 200 feet from any residential use or residentially zoned property that is adjacent to the site. The areas should be screened or enclosed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties. The screen shall be at least 8 feet high and of masonry construction to assure the highest level of noise abatement and to confine any loose papers, cartons, and other trash. Storage materials shall not be visible above the screen wall. It is preferred that these outdoor storage areas be placed between buildings in a manner that would allow the buildings to act as screens.

**d. Trash Collection Areas**

The project shall mitigate visual and noise impacts on adjoining residential neighborhoods and streets from trash collection areas by locating these

areas on-site and at least 200 feet from any residential use, residentially zoned property, and street that is adjacent to the site. The areas shall be screened or enclosed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties. Screening and landscaping of these areas shall conform to the predominant materials used on the site. The screen shall be at least eight feet high and of masonry construction to assure the highest level of noise abatement and to confine any loose papers, cartons, and other trash. It is preferred that these trash collection areas be placed between buildings to allow the buildings to act as screens. No trash shall be removed between 4:00 p.m. and 9:00 a.m. as part of scheduled trash collection.

**e. Pedestrian Flow**

The project shall provide pedestrian accessibility, safety, and convenience to reduce traffic impacts and enable the development to project a friendly, inviting image. Sidewalks shall be at least eight feet wide and unobstructed and shall connect the public street sidewalks, the main entrances to the stores, transit stops on- or off-site, and other buildings on the site, in addition to providing convenient access to adjacent residential neighborhoods. Sidewalks shall be provided along the full length of any building where it adjoins a parking lot. Sidewalks shall have an associated three foot wide landscape strip for their entire length, except at intersections with parking area access lanes (PAALs). The landscaping shall include canopy trees or other shading devices to shade at least 65 to 75 percent of the sidewalks during the major part of the day (shadow pattern needs to be taken into consideration).

**f. Central Features and Community Spaces**

The project shall provide attractive and inviting pedestrian scale features, spaces, and amenities. Entrances and parking lot locations shall be functional and inviting with walkways conveniently tied to logical destinations. Bus stops should be considered integral parts of the configuration whether they are located on-site or along the street. Customer drop-off/pick-up points that may be provided should also be integrated into the design (shall not conflict with traffic lanes or pedestrian paths). Pedestrian ways shall be anchored by special design features, such as towers, arcades, porticos, light fixtures, planter walls, seating areas, and other architectural features that define circulation paths and outdoor spaces. Examples are outdoor plazas, patios, courtyards, and window shopping areas. Each development shall have at least two of these features.

**g. Delivery and Loading Spaces**

(1) Delivery and loading operations shall be designed and located to mitigate visual and noise impacts to adjoining residential neighborhoods. If there is a residential use or residentially zoned property adjacent to the site, such operations shall not be permitted between 10:00 p.m. and 7:00 a.m. Delivery and loading spaces shall be set back at least 200 feet from a residential use or

residentially zoned property that is adjacent to the site, unless such operations are located entirely within an enclosed building, provided it is no closer than the allowable building setback.

- (2) Delivery trucks shall not be parked in close proximity to or within a designated delivery or loading area during nondelivery hours with motors and/or refrigeration/generators running, unless the area where the trucks are parked is set back at least 300 feet from residential property to mitigate the truck noise. The setback shall not apply if the main building is located between the truck parking and the residential use or residentially zoned property to act as the screen.
- (3) The delivery and loading areas shall be screened or enclosed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent properties. The screen shall be of masonry construction and at least ten feet high, measured from the loading dock floor elevation, to screen the noise and activity at the loading dock. The masonry screen assures the highest level of noise abatement. It is preferred that the delivery and loading spaces be enclosed within a building or placed between buildings in a manner that would allow the buildings to act as screens.

**h. Traffic Impacts**

The applicant shall have a professional entity perform a Traffic Impact Analysis (TIA) report for the development using the Institute of Transportation Engineers' Trip Generation publication as the standard for trip generation calculation, as well as a parking generation report proposing the number of motor vehicle parking spaces required for the project, if different from shopping center calculations. The scope and criteria for the TIA report shall be approved by the Department of Transportation, prior to submittal of the TIA report. The parking generation report shall be accepted by the Department of Transportation and PDSD, prior to the first public hearing. The TIA report shall identify traffic flow impacts on the public streets, recommend mitigation measures to address those conditions that fall below the standards established by the adopted regional Mobility Management Plan, and show how the applicant will provide the recommended improvements. The Mayor and Council may approve a parking requirement that supersedes the number required by **Sec. 3.3.0**, Motor Vehicle and Bicycle Parking Requirements, as part of their review process. The TIA and parking generation reports are applicable to a specific application. Any change to the specific proposed use of the site and buildings requires resubmittal, review, and approval of a revised TIA report and revised parking generation report.

**i. Outdoor Lighting**

A photometric plan and outdoor lighting report shall be required that provides information on how outdoor lighting is addressed to mitigate negative impacts on adjacent residential uses or residentially zoned properties. The report shall also address the negative impacts of outdoor lighting between the hours of 10:00 p.m. and 7:00 a.m. on adjacent

residential properties or zones and how they will be mitigated. Outdoor lighting between 10:00 p.m. and 7:00 a.m. shall be limited to low-pressure sodium lighting.

**j. Outdoor Sales Display/Ancillary Uses**

Measures to mitigate any negative impacts to a residential use or residentially zoned property that is adjacent to the site from the location of any outdoor activity associated with services to the public, such as, but not limited to, outdoor merchandise display and sales, outdoor storage, and outdoor snack bar and eating areas shall be required. The outside activity shall be set back at least 250 feet and oriented to face away from any residential use or residentially zoned property that is adjacent to the site, unless a building is located between the activity and the residential property.

**k. Hazardous Materials**

The project shall provide a Hazardous Materials Management Plan and Hazardous Materials Inventory Statement as provided in the Fire Code to assure that the building site and design will protect public health and safety from accidental exposure to hazardous materials as provided in the Tucson Fire Code.

**l. Noise Abatement**

The project shall provide a noise mitigation plan indicating how the noise initiated by the land use will be mitigated to comply with noise regulations in Chapter 11 of the Tucson Code. Trucks shall not be left idling between the hours of 6:00 p.m. and 7:00 a.m.

**m. Combination of Retail with Food and Beverage Sales**

General Merchandise Sales and retail sales shall not be combined with Food and Beverage Sales except where one of the Land Use Classes consists of less than ten percent of the gross floor area.

**2. Aesthetic Character of Buildings**

**a. Facades and Exterior Walls Including Sides and Back**

The building shall be designed in a way that will reduce the massive scale and uniform and impersonal appearance and will provide visual interest consistent with the community's identity, character, and scale. Long building walls shall be broken up with projections or recessions with depths of at least three percent of the façade length along all sides of the building. Along any public street frontage, the building design should include windows, arcades, or awnings along at least 60 percent of the building length. Architectural treatment, similar to that provided to the front façade, shall be provided to the sides and rear of the building to mitigate any negative view from adjacent properties and/or streets.

**b. Detail Features**

The project shall provide architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect

by breaking up the building wall, front, side, or rear, with color, texture change, wall offsets, reveals, or projecting ribs.

**c. Roofs**

The roof design shall provide variations in roof lines to add interest to, and reduce the massive scale of, large buildings. Roof features shall complement the architectural and visual character of adjoining neighborhoods. Roofs shall include two or more roof planes. Parapet walls shall be architecturally treated to avoid a plain, monotonous look, unless it is in keeping with the architectural style of the building, e.g., Santa Fe style with smooth walls.

**d. Materials and Color**

The buildings shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that are used in adjoining neighborhoods. This includes the use of high-quality materials and colors that are low reflective, subtle, neutral, or earth tone. Certain types of colors shall be avoided, e.g., fluorescent or metallic. Construction materials, such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar material shall be avoided, unless the exterior surface is covered with an acceptable architectural treatment.

**e. Entryways**

The building design shall provide design elements that give customers orientation on accessibility and that add aesthetically pleasing character to buildings by providing clearly-defined, highly-visible customer entrances.

**f. Screening of Mechanical Equipment**

(1) Roof- or ground-mounted mechanical equipment shall be screened to mitigate noise and views in all directions. If roof mounted, the screen shall be designed to conform architecturally with the design of the building, whether it is with varying roof planes or with parapet walls. A wood fence or similar treatment is not acceptable.

(2) Ground-mounted mechanical equipment shall be screened. The screen shall be of masonry construction and be of sufficient height to block the view and noise of the equipment.

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

All proposed Large Retail Establishments shall be reviewed by the Design Review Board (DRB) for recommendation to the PDSD Director, who will make a recommendation on whether the project complies with the performance criteria. The DRB will base its recommendation on whether or not the project complies with the performance criteria related to compatibility, architecture, and site design, as provided in **Sec. 3.5.9.7** where specific requirements are not provided. The applicant shall be responsible for providing all documentation and information necessary to show compliance, such as, but not limited to, site plans, building elevations, landscaping plans, floor plans, and outdoor lighting photometry plan.

#### 4.7.10. 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, shall be 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 shall not be regulated by this section.
    - (2) Aboveground storage tanks that are not located within an enclosed building shall not be permitted within the Scenic Corridor Zone (SCZ).
  - b. No person shall install an accessory aboveground storage tank unless the tank meets the following requirements.
    - (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 regulations of the zoning district in which the tanks shall be located 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 district.
      - (b) A tank that is not located within an enclosed building shall be set back 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 approved as a special exception through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53.
    - (3) The tank shall be screened by a wall equal to the height of the tank.

- (4) The maximum permitted diameter of a tank is 95 inches, except that, on 10,000 gallon storage tanks, the maximum diameter may be increased to ten feet.
  - (5) The maximum permitted height of a tank, excepting venting, manways, and filler caps, is ten feet above grade, except that, on 10,000 gallon storage tanks, the maximum height may be increased to 12 feet above grade.
  - (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.
- c. These regulations shall not supersede or replace any other applicable city, county, state, or federal regulations and requirements for aboveground storage tanks.
2. The maximum capacity of each aboveground storage tank shall be as follows.
    - a. Capacity of 1,000 gallons shall be permitted.
    - b. Capacity of 2,000 gallons shall be permitted.
    - c. Capacity of 4,000 gallons shall be permitted.
    - d. Capacity of 10,000 gallons shall be permitted.
- 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 nonreflective material.
  4. Maximum individual unit size: 200 square feet of floor area.
  5. Razor or barbed wire shall not be used.
  6. The facility's exterior façade visible from adjoining residential properties or street frontage shall be earth tone in color and of masonry, stucco, or similar materials.
  7. Maximum site area: Three acres.

#### **4.7.11. 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 in **Sec. 3.2.3.2.**

3. The setback of the facility, including walls or equipment, shall be 200 feet from any existing adjacent residential zone. This setback may be varied as provided in **Sec. 5.3.3, Variances**.
4. Where a water tower more than 20 feet in height is used in conjunction with such facilities, its center shall be located a distance from any lot line equal to not less than one-half its height.
5. The use shall not have any service or storage yards.
6. Noise emission at the property line shall be equivalent to the residential requirements of the noise ordinance.
7. No TVI (television interference) or RIV (radio interference) on a continuous basis shall be permitted.
8. Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features.
9. The use shall be located wholly within an enclosed building or within an area enclosed on all sides with a masonry wall or compact evergreen hedge, not less than six feet, nor more than ten feet, in height.
10. The use shall include a ten foot high wall in an earth tone and vegetative landscaping where contiguous to a residential zone.
11. The use shall be limited to water pumping and storage facilities, telephone exchanges, and power substations with an input voltage of no greater than 138 kilovolts.

**B. In the I-2 Zone**

All uses in the Utilities Use group shall be at least 300 feet from any nonindustrial zone, except where the use of the nonindustrially zoned property is railroad or freeway right-of-way, and are subject to any other conditions listed for the use.

**4.7.12. WHOLESALING USE GROUP**

Reserved.

**4.7.13. GENERALLY APPLIED CRITERIA**

**A. Access**

1. The use shall have primary vehicular access from an arterial street.
2. The use shall have access from a paved public street on the *Major Streets and Routes (MS&R) Plan*.

**B. Hours**

The principal use shall be restricted to hours of operation of 7:00 a.m. to 10:00 p.m.

**C. Lighting**

In addition to the requirements of Chapter 6, Section 6-101, Outdoor Lighting Code, of the Tucson Code, any outdoor lighting utilized in conjunction with the use shall be located and directed so as to eliminate glare toward streets and adjoining R-3 or more restrictive zoning.

**D. Noise**

In addition to the requirements of Chapter 11, Article II, Noise, of the Tucson Code, the use shall be located within an enclosed building. There shall be no openings on the side of the building adjacent to R-3 or more restrictive zoning.

**E. Outdoor Activity**

Activity may occur outdoors.

**F. Screening**

In addition to the requirements of Sec. 3.7.3, there shall be a screen wall at least five feet in height between this use and any residential zone.

## **4.8. ACCESSORY USES AND STRUCTURES**

Accessory uses and structures shall be allowed in all zoning districts. Those land uses and structures associated with and incidental to a principal structure shall be accessory and subject to the provisions described below.

### **4.8.1. ACCESSORY USES**

An accessory use shall comply with the following.

- A. The use shall be incidental to the principal use and is located on the same parcel as the principal use;
- B. The use shall be intended for the occupants, residents, customers, employees, or guests of the principal use; and
- C. The use shall not substantially alter the exterior appearance or character of the principal use or structure to which it is incidental.
- D. Animals may be kept for personal use in all zones subject to Tucson Code, Chapter 4, and any applicable health regulations.

### **4.8.2. ACCESSORY STRUCTURES**

In all zones, the structures used for accessory uses shall comply with the following.

- A. An accessory structure shall be built only on a lot occupied by a principal structure or use.
- B. An accessory structure, except for a stable or enclosure for animals, may be attached to a principal structure, provided that its construction complies with the development requirements of the principal structure.
- C. The use of solar energy collectors for the purpose of providing energy for heating or cooling shall be permitted in all zones, whether as part of a principal structure or as

an accessory structure. Such solar collection devices shall not be included in computing lot coverage.

- D. This section is not intended to apply to buildings of five feet or less in height and ten square feet or less in area, such as doghouses or refuse container enclosures, or to play equipment.

#### 4.8.3. SPECIFICALLY WITHIN RESIDENTIAL ZONES

The structures used for an accessory use within a residential zone shall comply with the following.

- A. An accessory structure shall not be a dwelling unit but may be a building that is used as sleeping quarters by the residents of the dwelling unit in accordance with Sec. 3.2.5.1.A and .B. The sleeping quarters may include bedrooms, bathrooms, and a sitting room, provided the structure complies with Sec. 3.2.5.1.C and is not the dominant use of the property.
- B. Detached accessory structures are not allowed in the buildable area extending the full width of the lot between the principal structure and the front street lot line, except for terraces and steps not over three feet high above the natural grade, paved areas, and fences or walls.

#### 4.8.4. SPECIFICALLY WITHIN NONRESIDENTIAL ZONES

The structure used for an accessory use within a nonresidential zone shall comply with the following.

- A. An accessory structure shall not be occupied as a dwelling, except as a caretaker's facility.
- B. The area of a site occupied by an accessory use or structure shall be included as part of the lot coverage calculation.

### 4.9. TEMPORARY USE OR STRUCTURE

Certain land uses or structures not permitted within specific zones may be allowed on a temporary basis if authorized through Zoning Compliance Review, Sec. 23A-31, provided such request for a temporary use complies with the following.

#### 4.9.1. QUALIFICATION FOR PERMIT

For certain land uses or structures to be allowed on a temporary basis, the land use or structure must 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 structure on the subject property.
- B. A temporary structure, such as a mobile or modular unit, occupied as a caretaker's facility or a home for the eventual resident may be allowed during the construction of a permanent structure. The temporary structure shall be on the same site as the construction.

- C. The temporary location of off-street parking facilities during the structural expansion or remodeling of an existing building. Such temporary facilities do not have to comply with requirements of a permanent parking facility but shall, at a minimum, provide the following.
  - 1. Screening from adjacent residential development. Since this is a temporary facility, screening cannot be achieved by the use of landscaping unless mature vegetation that can act as the screen exists on the site.
  - 2. Dustproofing.
- D. A temporary real estate office may be allowed during construction of a project, provided:
  - 1. The temporary use shall be terminated at the end of one year from the date the approval was granted; however, additional 12 month extensions may be granted, provided sales activity for the project continues and ten percent or more of the lots or units remain unsold.
  - 2. The temporary office structure is located on a lot and complies with Unified Development Code (UDC) zoning requirements applicable to that lot.
  - 3. The temporary office structure is located in the same subdivision within which sales occur.
  - 4. The temporary use or structure complies with any additional conditions required by the approval authority.
- E. A temporary construction equipment yard for public improvement projects involving street improvements or the placement of utilities within public rights-of-way, provided solutions are implemented to mitigate potential negative impacts to adjacent residential development. Such solutions include, but are not limited to, screening of equipment, setbacks, hours of operation, and limited or restricted use of residential streets.
- F. The temporary placement of a mobile telecommunications tower facility on nonresidential property may be permitted upon the demonstration by a telecommunications provider that the facility is necessary for its operations; the facility is set back from any residentially zoned property by a distance equal to the height of the proposed tower and base; and the tower and base do not exceed 65 feet from the existing grade. The temporary use authorized by this subsection shall be approved for a period not to exceed 60 days and may be approved for one extension of time not to exceed 60 days.

#### 4.9.2. BOND REQUIRED

A cash or assurance bond in the amount of 1,000 dollars for a residential use and 5,000 dollars for a nonresidential use shall be required, unless stipulated otherwise in the qualification criteria in Sec. 5.3.7.1, to guarantee termination of the temporary use. The cash or assurance bond shall be provided to the City before any permit for the use is issued.

#### 4.9.3. REFUND

The bond, as required in Sec. 5.3.7.2, shall be refunded when the temporary use or structure is removed by the applicant in accordance with Sec. 5.3.7.4.

**4.9.4. REMOVAL**

The temporary use or structure shall be removed on or before the date of expiration of the approval period. Should the zoning compliance certificate be revoked, a temporary use shall be removed within 15 days notice.

- A. Removal is to include all improvements installed to accommodate the temporary use or structure.
- B. If, after the removal, the property is left graded and vacant, the property shall be reseeded in accordance with the requirements of the grading ordinance for graded but undeveloped properties.

**4.9.5. FORFEITURE**

If the temporary use or structure is not removed or the site does not achieve compliance, the bond required by Sec. 5.3.7.2 shall be forfeited.

**4.9.6. TIME LIMIT**

Approval for a temporary use or structure may be granted for one year, with an additional one year period granted for good cause, unless otherwise stipulated in the temporary use or structure qualification criteria in Sec. 5.3.7.1.

# **Land Use Code Simplification Project**

## **Article 4 Zones**



Planning & Development Services Department

May 4, 2011

## **Article 4 Zones and Uses**

- Establish zones to regulate and separate the locations of uses as appropriate
- Zone boundaries are determined and defined per the UDC
- Categories of land uses – permitted, special exception, and accessory uses.



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May 4, 2011



## What is the basic set up of Article 4?

- Types of use categories
- Listing of zones' purpose statements
- Table of Uses and Zones with special standards
- Use Specific Standards (Performance Criteria)
- General Accessory Use Standard
- Temporary Uses



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## Article 4 Issues

- Move PAD and PCD language to Article 3
- Distinguish between terms 'zone' and 'district'
- Clarify drive-through standard in commercial zones
- Listing of zones in table is too confusing – need to simplify
- Call Performance Criteria 'use specific standards.'
- Problematic cross-references from Table to Performance Criteria – will review for improvement
- Integrate LUC's secondary and accessory uses into UDC – current draft is not done correctly



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## Accessory Use Issues

- Incorporate secondary uses into accessory use standards.
- Have a general standards for freestanding accessory uses
- Have accessory uses with special standards listed under the primary use's use specific standards.
- Some principal uses with a 'secondary use' may need to become a new principal use in the UDC
- Some accessory uses are not specifically regulated because they are an integral part of the primary use e.g., bakery in a supermarket



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## 'Allowed' Use Table Issues

- Some confusion with use of 'permitted' and 'allowed' uses – need to clarify
- Grouping of zones is confusing – a simpler organization was requested
- Land Use Type should always be a principal use – debated if accessory uses should be here too
- Change Performance Criteria to Use Specific Standards
- Performance Criteria Column leads to all special standards for principal uses – looking at adding accessory uses' special standards here too



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May 4, 2011

