

**Addendum to Item #3: UDC and Technical Standards Manual Text Amendments –
Corrections**

**Planning Commission
August 21, 2013**

The following are additional corrections to the Unified Development Code and Technical Standards Manuals that were not included in the initial Planning Commission materials for the August 21st meeting.

Unified Development Code

#1

Summary of the Proposed Amendments: Correct the use-specific standard references for the Home Occupation: Travelers’ Accommodation as an accessory use to a Family Dwelling in the SR, SH, RX-1, RX-2, R-1, and R-2 zones.

Sections: Table 4.8-1: Permitted Uses – Rural and Suburban Residential Zones and Table 4.8-2: Permitted Uses – Urban Residential Zones

Rationale: Corrects a mistake. The proposed amendments correct the errors to the use-specific standards to match the applicable performance criteria in the Land Use Code.

Proposed Amendments:

**UNIFIED DEVELOPMENT CODE
ARTICLE 4: ZONES
SECTION 8, USE TABLES**

4.8.3 PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<i>P = Permitted Use</i>		<i>S = Permitted as Special Exception Use</i>				
<i>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</i>						
<i>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</i>						
<i>[3] PDSD Special Exception Procedure, Section 3.4.2</i>						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS

Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Duplex			P			
Manufactured Housing	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.6, .8, & .9 SR, RX-2: 4.9.7.B.6
Single Family, Detached	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.6, .8, & .9
Home Occupation as an accessory use to any permitted Family Dwelling use	P	P	P	P	P	All: 4.9.7.D
Home Occupation: Travelers' Accommodation, Lodging as an accessory to use to an permitted Family Dwelling use		S [2]	S [2]	S [2]	S [2]	SR, SH, RX-1, RX-2: 4.9.7.E.9; 10, 11, 13, & 12 and 4.9.7.H.2 & .5 - .10

TABLE 4.8-2: PERMITTED USES– URBAN RESIDENTIAL ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS

Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						
Duplex		P	P	P		R-2: 4.9.7.B.6, .9, & .10 R-3: 4.9.7.B.6
Manufactured Housing	P	P	P	P	P	R-1: 4.9.7.B.5 - 9 R-2: 4.9.7.B.6, .9, & .10 R-3: 4.9.7.B.6
Multifamily Development		P	P	P		R-2: 4.9.7.B.6, .9, & .10 R-3: 4.9.7.B.6
Single Family, Detached	P	P	P	P	P	R-1: 4.9.7.B.5 - 9 R-2: 4.9.7.B.6, .9, & .10 R-3: 4.9.7.B.6
Home Occupation as an accessory use to any permitted Family Dwelling use	P	P	P	P	P	All: 4.9.7.D
Home Occupation:	S [2]	S [2]				R-1: 4.9.7.E.9; 10, 11 & 12

TABLE 4.8-2: PERMITTED USES– URBAN RESIDENTIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
Travelers' Accommodation, Lodging as an accessory use to any permitted Family Dwelling use						and 4.9.7.H.2 & .5 - .11 R-2: 4.9.7.E. 9,7 , <u>10</u> , <u>.11</u> & <u>.13+2</u> and 4.9.7.H.3 & .5 - .11

#2

Summary of the Proposed Amendments: Correct the use-specific standard references for the Home Occupation: Travelers' Accommodation as an accessory use to a Family Dwelling in the SR, SH, RX-1, RX-2, R-1, and R-2 zones.

Sections: Table 4.8-1: Permitted Uses – Rural and Suburban Residential Zones and Table 4.8-2: Permitted Uses – Urban Residential Zones

Rationale: Corrects a mistake. The proposed amendments correct the errors to the use-specific standards to match the applicable performance criteria in the Land Use Code.

Proposed Amendments:

**UNIFIED DEVELOPMENT CODE
ARTICLE 4: ZONES
SECTION 9, USE-SPECIFIC STANDARDS TABLES**

4.9.7 RESIDENTIAL USE GROUP

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

1. Home occupations other than those specified below are required to comply with Section 4.9.7.E, Home Occupation: General Standards; or,
2. The following uses within the specified zones are required to comply as follows:
 - a. Home Occupation: Day Care is permitted in SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, NC, and C-1 subject to: 4.9.7.~~E and~~F.
 - b. Home Occupation: Group Dwelling is permitted in IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, and MH-2 subject to: 4.9.7.~~E &~~G.
 - c. Home Occupation: Travelers' Accommodation, Lodging is permitted in SR, SH, RX-1, RX-2, R-1, MH-1, O-1, O-2, and NC subject to: 4.9.7.~~E and~~H.1 & .5 - .11.
 - d. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-2 and MH-2 subject to: 4.9.7.~~E and~~H.2; & .5 - .11.

- e. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-3 and O-3 subject to: 4.9.7.~~E and~~H.4 - .11.
- f. Home Occupation: General Farming is permitted in C-2 and C-3 subject to: 4.9.2.A.1.a & 3.a and 4.9.2.B.1.

#3

Summary of the Proposed Amendments: Correct the outdated reference to Uniform Building Code.

Sections: 5.8.8.D (Historic Preservation Zone – Maintenance) and 7.6.4.E (Landscape and Screening – Plant Cover/Dust Control)

Rationale: References to the building codes need to be updated.

Proposed Amendments:

**UNIFIED DEVELOPMENT CODE
ARTICLE 5: OVERLAY ZONES
SECTION 8, “H” HISTORIC PRESERVATION ZONE (HPZ)**

5.8.8. MAINTENANCE

- D. If the Tucson-Pima County Historical Commission has reason to believe that a property is being neglected and subject to damage from weather or vandalism, the Tucson-Pima County Historical Commission shall so advise City staff. Staff shall meet with the owner or other person having legal custody and control of the property and discuss ways to improve the condition of the property and shall assist those persons with an economic hardship in obtaining financial resources to accomplish such improvements. If there is no subsequent attempt, or insufficient effort is made, to correct any noted conditions after such meeting by the owner or other such person having legal custody and control, the Tucson-Pima County Historical Commission may make a formal request that the Building Official take action to require corrections of defects in the subject building or structure so that it is preserved in accordance with the purposes of this section. The Building Official may also require the property owner to remedy any defect or deterioration that constitutes a threat to the public health, safety, and welfare in accordance with the authority vested in him by the adopted building codes~~Uniform Building Code for the Abatement of Dangerous Buildings and neighborhood preservation ordinances~~. Deterioration caused by deliberate neglect of maintenance or repairs are not considered valid grounds for the approval of a demolition permit application.

**UNIFIED DEVELOPMENT CODE
ARTICLE 7: DEVELOPMENT STANDARDS
SECTION 6, LANDSCAPING AND SCREENING**

7.6.4. LANDSCAPE STANDARDS

E. Plant Cover/Dust Control

3. Unless maintained as undisturbed natural desert, future building pads within a phased development must be temporarily landscaped with vegetation from the Arizona Department of Water Resource's Low Water Use/Drought Tolerant Plant List, reseeded with a native seed mix, or treated with an appropriate inorganic ground cover and maintained in a clean condition ~~as required by Section 7003(e) of the Uniform Building Code (UBC)~~. All portions of a site including common areas, natural areas, and revegetated or landscaped areas are to continuously be maintained to remove populations of buffelgrass (*Pennisetum ciliare*).

Technical Standards Manual

Summary of the Proposed Amendments: Correct the outdated reference to Uniform Building Code.

Sections: 5-02.3.4 (Landscaping – Drought Tolerant Seeds) and 7-01.3.2 (Pedestrian Access – Pedestrian Path Required)

Rationale: References to the building codes need to be updated.

Proposed Amendments:

TECHNICAL STANDARDS MANUAL SECTION 5: LANDSCAPING SECTION 2, LANDSCAPING PLANT MATERIALS

5-02.3.0 Types of Plant Material

3.4 Drought Tolerant Seeds

Various city landscaping regulations allow the use of seeds within landscape areas. For example, the landscaping and screening regulations allow the use of seeds as a ground cover in lieu of decomposed granite (DG) in such areas as under canopy trees. However, seeds cannot be used to comply with the 50% vegetative coverage area requirements of the street landscape border.

In situations where the use of seeds is permitted, selection of seed material will be from plants on the ADWR Low Water Use/Drought Tolerant Plant List. Also, if the area that is to be reseeded is not within the public right-of-way, seed selection may be in accordance with Section 5-02.3.2, Native Seeds.

All plant material used within the public right-of-way is to be from the ADWR Low Water Use/Drought Tolerant Plant List regardless of whether it is plant or seed material. The only exceptions to this are in the application of native vegetation requirements of the SCZ and the ERZ sections of the UDC ~~or in compliance with native seeding requirements of the grading ordinance in the adopted building codes~~ Uniform Building Code grading ordinance.

**TECHNICAL STANDARDS MANUAL
SECTION 7: PEDESTRIAN ACCESS
SECTION 1, PEDESTRIAN ACCESS**

7-01.3.0 Pedestrian Circulation Path Required

- 3.2 Pedestrian circulation paths designed for barrier-free accessibility for the physically disabled and located within any development are regulated by the adopted building codes~~Uniform Building Code~~.