

**CITY OF TUCSON UNIFIED DEVELOPMENT CODE
SUMMARY OF DIMENSIONAL STANDARDS**

In general, a project's dimensional standards are based on the zone in which the project is located. However, some uses have dimensional standards that are exceptions to those shown in the table below. Consult Article 6 of the *UDC* to verify the dimensional standards for a specific use. Note: Where the dimensional standards of the UDC and LUC differ are indicated parenthetically in the table below.

Zone	Minimum Lot or Site Area (Sq. Ft.)	Units Per Lot	Density Per Acre	Maximum Lot Coverage (Percent)	Maximum Building Height (Ft.)	Perimeter Yard (Same Zone) ¹
OS	4,000			10	12	4(H)
IR	1,568,160				30	4(H)
RH	180,000	1			30	25'
SR	144,000	1			30	25'
SH	36,000	2			30	20'
RX-1	36,000	1			30	20'
RX-2	16,000	1			25	20'
R-1	7,000	1		70	25	6' or 2/3(H)
R-1	10,000	2		70	25	6' or 2/3(H)
R-2	5,000	1		70	25	6' or 2/3(H)
R-2	5,000		15	75	25	10' or 3/4(H)
R-3			36	70	40	10' or 3/4(H)
MH-1	7,000	1		70	25	6' or 2/3(H)
MH-1	7,000		8	70	16	10' or 3/4(H)
MH-2	5,000	1		70	25	6' or 2/3(H)
MH-2	5,000		15	75	25	10' or 3/4(H)
O-1	10,000				16	10' or 3/4(H)
O-2					26	10' or 3/4(H) [LUC = (H)]
O-3					40	10' or 3/4(H) [LUC = 0]
RVC					30	0
NC	10,000				16	(H)
C-1					30	0
C-2					40	0
C-2					40	0
C-3					50	0
C-3					75	0
P	5,000				16	6' or 2/3(H) [LUC = (H)]
RV	7,000		8	70	16	6' or 2/3(H) [LUC = (H)]
OCR-1					140	0
OCR-2					300	0
MU	7,000	1		70	25	10' or 3/4(H) [LUC = (H)]
MU	5,000		15	75	25	10' or 3/4(H)
MU					30	1 1/2(H)
P-I					50	0
I-1					75	0
I-2					140	0

¹ The Perimeter Yards shown in the table are the interior yard setback requirements which are based on the adjacent property having the same zoning as the property in question. **If the zoning is not the same, the perimeter yard shown on the table may not be applicable.** Refer to the applicable dimensional standard table and exceptions in Article 6 to verify the Perimeter Yard requirement. Perimeter yards are based on the height of the proposed building and the zoning of adjacent property. Street Perimeter Yards, which are setbacks from the streets, are not shown on the table but are applied as two types: established area and developing area (See Section 6.4.5.C for more details).