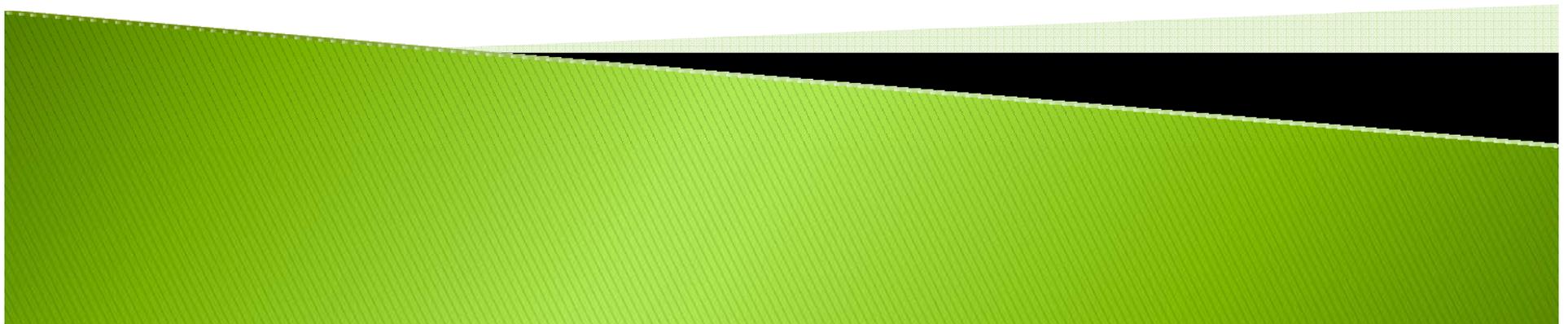


Unified Development Code

Training

November & December 2012



What Will the Training Cover?

- I. Background
- II. Organization of the UDC and its supporting documents
- III. Significant Changes
- IV. Transitioning from the LUC to the UDC
- V. Response to Frequently Asked Questions
- VI. Next Steps
- VII. Questions and Answers



I. Background

What brought us to where we are today?



Planning and Development Services Department

Background

- ▶ The LUC Simplification Project was initiated in response to issues that the LUC is overly complicated, requires frequent cross-referencing, and includes redundant (and sometimes conflicting) information.
- ▶ The Project's goals included: 1) clarifying vagueness, consolidating procedures; 2) reducing the need for cross-referencing; 3) reducing the overall size of the documents; and, 4) replacing the Development Designator system with simpler dimensions by zone approach.
- ▶ The Project resulted in the creation of the Unified Development Code, Administrative Manual, and the Technical Standards Manual.



Background

- ▶ Mayor and Council adopted the UDC on October 9, 2012 and will go into effect on January 2, 2013.
- ▶ The UDC and its supporting documents will eventually replace the Land Use Code, Development Standards, and Chapter 23A:

From	To
Land Use Code (1995)	Unified Development Code
Development Standards (1970's)	Administrative and Technical Standards Manuals
Chapter 23A (2004)	Unified Development Code



II. Organization of the Unified Development Code

Where did everything go?



Unified Development Code

Administrative Manual

Technical Standards Manual



Unified Development Code

- ▶ Includes the City's zoning and subdivision regulations
- ▶ Its contents are primarily from the Land Use Code and development review procedures from Chapter 23A of the Tucson Code
- ▶ Organized into 11 articles



Unified Development Code Organization

Article 1: General Provisions

Article 2: Review Authorities and Powers

Article 3: General Procedures

Article 4: Zones

Article 5: Overlay Zones

Article 6: Dimensional Standards and Measurements

Article 7: Development Standards

Article 8: Land Division, Land Split, and Subdivision Standards

Article 9: Nonconforming Uses, Buildings, and Structures

Article 10: Enforcement and Penalties

Article 11: Definitions and Rules of Construction



UDC Organization – Article I: General Provisions

- ▶ Establishes the authority and purpose of the UDC and other general provisions
- ▶ Includes the regulations pertaining to:
 - ❑ Determinations of the UDC
 - ❑ Conflicting Regulations
 - ❑ Transitional Regulations
- ▶ There are no substantive differences from the current regulations, except that zoning determinations must now be posted online
- ▶ *Source: LUC Article I*



UDC Organization – Article 2: Review Authorities and Powers

- ▶ Describes the powers and authorities of the legislative and administrative bodies, appointive officers, municipal agencies, and boards and commissions involved in the planning, zoning, and division of land within the City.
- ▶ Includes:
 - ❑ Mayor and Council
 - ❑ Planning Commission
 - ❑ Zoning Examiner
 - ❑ Board of Adjustment
 - ❑ Planning and Development Services Department
- ▶ There are no substantive differences from the current regulations
- ▶ *Source: LUC Article V, Division I*



UDC Organization – Article 3: General Procedures

- ▶ Establishes the zoning and land use review procedures related to development activity in the City
- ▶ Includes most of the review and approval procedures (the HPZ, NPZ, RND, and subdivision procedures are referenced in Article 3, but the procedural details are provided in Articles 5 and 8, respectively)
- ▶ *Primarily from Chapter 23A of the Tucson Code and LUC Article V, Divisions 3 & 4*



UDC Organization – Article 3: General Procedures

- ▶ Two substantive changes are:
 1. Two procedures have been renamed:

Land Use Code	Unified Development Code
Limited Notice	50' Notice
PDSD Full Notice	300' Notice

2. Projects in the following overlay zones will no longer require processing in accordance with the 300' Notice Procedure:
 - Environmental Resource Zone
 - Hillside Development Zone
 - Historic Preservation Zone (Note: review by the historic advisory board still required)
 - Scenic Corridor Zone
 - Watercourse, Amenities, Safety, and Habitat



UDC Organization – Article 4: Zones

- ▶ Establishes the permitted and special exception uses, use-specific standards, and temporary use standards
- ▶ Permitted uses have been consolidated into a permitted use table
- ▶ Subtypes of uses are included in the table
- ▶ The differences from the current regulations are organizational, not substantive
- ▶ *Source: LUC Article II and Article III, Division 5*



UDC Organization – Article 4: Zones

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES
P = Permitted Use S = Permitted as Special Exception Use
 [1] Mayor and Council Special Exception Procedure, Section 3.xxx
 [2] Zoning Examiner Special Exception Procedure, Section 3.xxx
 [3] Planning and Development Services Special Exception Procedure, Section 3.xxx

LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Civic Land Use Group With Land Use Class/Type:		Land Use Group				
Educational						
Elementary & Secondary		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.3.D
Elementary & Secondary, projects requesting exceptions to 4.9.3.D		S [2]	S [2]	S [2]	S [2]	
With Salvaging and Recycling as an accessory use	P	P	P	P	P	RH, SR, SH, RX-1, RX-2: 4.9.5.G.1 & 3

Diagram annotations:
 - Land Use Class: points to Educational
 - Land Use Type: points to Elementary & Secondary, Elementary & Secondary (projects requesting exceptions), and With Salvaging and Recycling
 - Accessory Land Use: points to With Salvaging and Recycling
 - Use Specific Standard references: points to the 'USE SPECIFIC STANDARDS' column for the two bottom rows.

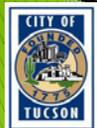


UDC Organization – Article 4: Zones

TABLE 4.8-2: PERMITTED USES– URBAN RESIDENTIAL ZONES						
<i>P = Permitted Use</i> <i>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] PDSO 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: Travelers' Accommodation, Lodging as an accessory use to any permitted Family Dwelling use	S [2]	S [2]				R-1: 4.9.7.E.9, .10, & .12 and 4.9.7.H.2 & .5 - .11 R-2: 4.9.7.E.9, .10, & .12 and 4.9.7.H.3 & .5 - .11

Types of Family Dwellings included

Specific permitted accessory uses included



UDC Organization – Article 5: Overlay Zones

- ▶ Provides for overlays that impose standards and procedures that are in addition to those required under the base zoning standards
- ▶ Includes:, among others:
 - ❑ Hillside Development Zone
 - ❑ Airport Environs Zone
 - ❑ Historic Preservation Zone
 - ❑ Urban Overlay District
- ▶ There are no substantive differences from the current regulations
- ▶ *Source: LUC Division II, Section 8*



UDC Organization – Article 6: Dimensional Standards and Measurements

- ▶ Provides the general dimensional standards that apply to principal and accessory structures for each zoning district in the City
- ▶ A zone-based approach is used rather than the current Development Designator system. Details of the zone-based approach are provided in the section on Significant Changes.
- ▶ *Source: LUC Article III, Division 2*



UDC Organization – Article 7: Development Standards

- ▶ Provides the general development standards that apply to principal and accessory structures and uses in the City
- ▶ Includes the following standards:
 - ❑ Motor Vehicle and Bicycle Parking
 - ❑ Off-Street Loading
 - ❑ Landscaping and Screening
 - ❑ Native Plant Preservation
 - ❑ Others: Access, Streets, Alleys, Detention and Retention Basin, Easements, Excavation and Grading, Hydrology, Solid Waste and Recycling, and Utilities
- ▶ There are no substantive differences from the current regulations
- ▶ *Source: Primarily from LUC Article III, various divisions*



UDC Organization – Article 8: Land Division, Land Split, and Subdivision Standards

- ▶ Provides the standards and review and approval procedures pertaining to land splits, block plats, residential and non-residential condominium, minor subdivision, tentative plat, and final plat
- ▶ The standards have been aligned with State statutes. Consequently, a land split is allowed only once – a change from the policy that has been used which allows a land split once every 20 years.
- ▶ *Source: LUC Article 4*



UDC Organization – Other Articles

Article 9: Nonconforming Uses, Buildings, and Structures

- ▶ No changes; Source: LUC Section 5.3.6

Article 10: Enforcement and Penalties

- ▶ Establishes the enforcement authority, what constitutes a violation, and the penalties and remedies when a violation occurs
- ▶ No changes; Source: LUC Article V, Division 5

Article 11: Definitions and Rules of Construction

- ▶ Several new definitions added: adjudicated delinquent, change of use, compatibility, cooking facility, design professional, natural undisturbed open space, site area, yard
- ▶ Source: *LUC Article VI*



Administrative Manual

- ▶ Establishes:
 - ❑ Application submittal requirements;
 - ❑ Fees;
 - ❑ City Development Review Committee Review procedure; and,
 - ❑ Compliance Review Timeframes Policy (SB 1598 Policy).
- ▶ Is a supporting document to the Unified Development Code
- ▶ No significant changes (Note: the Rezoning application submittal requirements have been reorganized to remove redundancy)
- ▶ *Source: Various sections in the Development Standards*



Technical Standards Manual

- ▶ Includes the following standards:
 - ❑ Excavating and Grading;
 - ❑ Hydrology (detention/retention, water harvesting);
 - ❑ Landscaping (change: clarifications to distance requirement from trees in parking lots);
 - ❑ Pedestrian Access;
 - ❑ Solid Waste and Recycling (change: number of required bollards reduced);
 - ❑ Transportation; and,
 - ❑ Historic Preservation Zone (change: clarification on when/how green materials can be used).
- ▶ Is a supporting document to the UDC
- ▶ *Source: Various sections of the Development Standards*



III. Significant Changes

Is this all just a reshuffling of regulations?



Significant Changes

1. Dimensional Standards Approach
2. Compliance Review Timeframes Policy...What is SBI 598?



I. Dimensional Standards Approach

1. The use-based approach (i.e. Development Designator) has been replaced by a zone-based approach.
2. In general, the zone-based standards are the same dimensional standards of the predominant Development Designator or most typical use associated with a particular zone.
3. Zones with similar characteristics have been grouped together and their dimensional standards have been consolidated into a single table.
4. Exceptions to the zone-based standards are incorporated into Article 6.
5. The UDC maintains the current methods of measuring lot coverage, perimeter yards, and height.



TABLE 6.3-2.A: DIMENSIONAL STANDARDS FOR THE R-1, R-2, R-3, MH-1, & MH-2 ZONES

Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, *Determining a Use's Dimensional Standards*, for further details.

Dimensional Standards Table

- Reminder: Other variables (e.g. overlay zones) may affect applicable dimensional standards
- Different standards within zone identified
- Key to abbreviations used in the tables

Dimensional Standard	Zone				
	R-1	R-2	R-3	MH-1	MH-2
Residential Density (maximum)	SF: 1/7,000 sf SF (2 units): 2/10,000 sf	SF: 1/5,000 sf MF: 15/acre	SF: 1/5,000 sf MF: 36/acre	SF/MH: 1/7,000 sf MF/MH Park: 8/acre	SF/MH: 1/5,000 sf MF & MH Park: 15/acre
Lot Size/Site Area (minimum)	SF (1 unit): 7,000 sf SF (2 units): 10,000 sf Nonres: see Exceptions	5,000 sf	SF: 5,000 sf MF/Nonres: 0	7,000 sf	5,000 sf
Lot Coverage (maximum)	70%	SF: 70% MF: 75% Nonres: see Exceptions	70%	70%	SF, MH, Res. Care Services: 70% MF & MH Park: 75% Nonres: see Exceptions
Height (maximum)	25'	25'	SF, Civic Uses, & Admin/Prof Offices: 25' MF/Nonres: 40'	25'	25'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res. Zone	6' or 2/3(H)	6' or 2/3(H)	6' or 2/3(H)	6' or 2/3(H)	6' or 2/3(H)
Res Use ➡ Nonres. Zone	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)
Nonres Use ➡ Res or Nonres Zone	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)

Key:

(H) = Height of the proposed exterior building wall
 MF = Multifamily Development (Section 6.3.3.C)
 MH = Mobile Home Dwelling (Section 6.3.3.A)
 MH Park = Mobile Home Park (Section 6.3.3.B)
 N/A = Not Applicable
 Nonres = Nonresidential (Section 6.3.3.D or .E, whichever is applicable)

Res = Residential (Section 6.3.3.H or .I, whichever is applicable)
 SF = Single Family Use (Section 6.3.3.J)
 sf = square foot
 ➡ = adjacent to

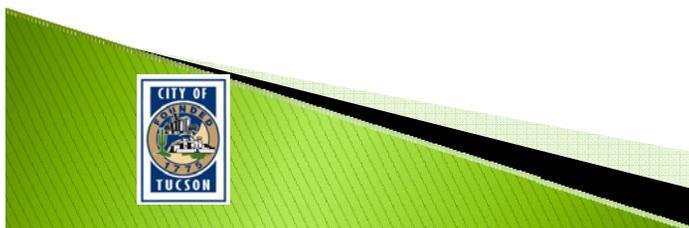


TABLE 6.3-2.A: DIMENSIONAL STANDARDS FOR THE R-1, R-2, R-3, MH-1, & MH-2 ZONES

Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, *Determining a Use's Dimensional Standards*, for further details.

Perimeter Yard Requirement

The perimeter yard requirements have been simplified



Dimensional Standard	Zone				
	R-1	R-2	R-3	MH-1	MH-2
Residential Density (maximum)	SF: 1/7,000 sf SF (2 units): 2/10,000 sf	SF: 1/5,000 sf MF: 15/acre	SF: 1/5,000 sf MF: 36/acre	SF/MH: 1/7,000 sf MF/MH Park: 8/acre	SF/MH: 1/5,000 sf MF & MH Park: 15/acre
Lot Size/Site Area (minimum)	SF (1 unit): 7,000 sf SF (2 units): 10,000 sf Nonres: see Exceptions	5,000 sf	SF: 5,000 sf MF/Nonres: 0	7,000 sf	5,000 sf
Lot Coverage (maximum)	70%	SF: 70% MF: 75% Nonres: see Exceptions	70%	70%	SF, MH, Res. Care Services: 70% MF & MH Park: 75% Nonres: see Exceptions
Height (maximum)	25'	25'	SF, Civic Uses	25'	25'

Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
Street	Section 6.4.5.C				
Res Use ➔ Res. Zone	6' or 2/3(H)				
Res Use ➔ Nonres. Zone	10' or 3/4(H)				
Nonres Use ➔ Res or Nonres Zone	10' or 3/4(H)				

Key:

(H) = Height of the proposed exterior building wall
 MF = Multifamily Development (Section 6.3.3.C)
 MH = Mobile Home Dwelling (Section 6.3.3.A)
 MH Park = Mobile Home Park (Section 6.3.3.B)
 N/A = Not Applicable
 Nonres = Nonresidential (Section 6.3.3.D or .E, whichever is applicable)

Res = Residential (Section 6.3.3.H or .I, whichever is applicable)
 SF = Single Family Use (Section 6.3.3.J)
 sf = square foot
 ➔ = adjacent to



Dimensional Standards Approach – Perimeter Yard Requirement

Residential Use	Nonresidential Use
<ul style="list-style-type: none">➤ Duplex➤ Manufactured Housing➤ Mobile Home Dwelling➤ Residential Care Service (located or locating in an existing residential use)➤ Single-Family, Attached➤ Single-Family, Detached➤ Single-Family that meet the nonconforming group dwelling criteria	<ul style="list-style-type: none">➤ Use from the Agricultural, Civic, Commercial, Industrial, Restricted Adult Activities, Retail, Storage, Storage, or Wholesaling Use Groups;➤ Group Dwelling, except as provided in Residential Use➤ Multifamily Development;➤ Mobile Home Park➤ Residential Care Service Uses, except as provided in Residential Use



Dimensional Standards Approach – Perimeter Yard Requirement

Residential Zones	Nonresidential Zones
➤ OS	➤ O-1 thru O-3
➤ IR	➤ P
➤ RH	➤ RV
➤ SR	➤ NC
➤ SH	➤ RVC
➤ RX-1 & RX-2	➤ C-1 thru C-3
➤ R-1 thru R-3	➤ OCR-1 & OCR-2
➤ MH-1 & MH-2	➤ P-1
➤ MU	➤ I-1 & I-2
➤ PAD	
➤ PCD	



TABLE 6.3-2.B: EXCEPTIONS TO THE R-1, R-2, R-3, MH-1, & MH-2 DIMENSIONAL STANDARDS

Exceptions to the Zone-Based Dimensional Standards

Exceptions to each zone's dimensional standards are provided immediately after the general standards table

Zone	Use	Exceptions to the Zone's Dimensional Standard
R-1	Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15% Nonres Use adjacent to Nonres Zone (min.) = (H)
	<ul style="list-style-type: none"> • Cultural use (S) • Parks and Recreation (P) • Religious use (P) 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Cultural Use (P – government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Day Care, Adult and Child (P & S)	Lot Size (min.) = 7,000
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
	Protective Service (P – government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
R-2	Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	<ul style="list-style-type: none"> • Cultural Use (S) • Parks and Recreation (P) • Religious Use (P) 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Cultural Use (P – government owned and operated only)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Day Care (P & S)	Lot Coverage (max.) = N/A
	Medical Services (S)	Lot Size (min.) = 1.5 acres Lot Coverage (max.) = 70%
	<ul style="list-style-type: none"> • Cemetery (P) • Communications (P) • Communications, limited to wireless communication towers and antennas (S) • Crop production (P) • Day care: Adult or Child (P) • Day care: Child Care (S – 2 uses with different use-specific standards) • Distribution System (S) • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (P & S) • Residential Care Services: Rehabilitation Service – children's facilities (P) • Residential Care Services: Rehabilitation Service or Shelter Care (S – 2 uses with different use-specific standards) • Residential Care Services: Shelter Care – victims of domestic violence (P) 	Lot Coverage (max.) = N/A
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)



Significant Changes to Dimensional Standards

- R-1 thru 3, MH-1 & 2, O-1 thru O-3, and RV Zones** – The perimeter yard requirement has changed as follows:

	LUC	UDC
Residential and Nonresidential Uses adjacent to Nonresidential Zone	(H)	10' or $\frac{3}{4}(H)$

- C-1 Zone** – The perimeter yard requirement has changed as follows:

	LUC	UDC
Residential Use adjacent to Nonresidential Zone	(H)	10' or $\frac{3}{4}(H)$



Significant Changes to Dimensional Standards

3. **P Zone** – The perimeter yard requirement has changed as follows:

	LUC	UDC
Residential and Nonresidential Uses adjacent to Nonresidential Zones	(H)	6' or 2/3(H)

4. Several minor exceptions to the zone-based standards have been eliminated.
5. Floor-to-Area Ratio is not a dimensional standard in the UDC.



2. Compliance Review Timeframes Policy

Summary of SB 1598

- ▶ In July 2011, the State adopted legislation (SB 1598: “Regulatory Bill of Rights”) that requires local governments to set timeframes for application completeness and substantive reviews as well as an overall review timeframe.
- ▶ If the city does not meet the application completeness timeframe, the application will be deemed complete even if it is missing essential items.
- ▶ If the city doesn’t meet the substantive review timeframe, it must return the development review fee and continue to process the application.



Compliance Review Timeframes Policy

In response to SB 1598, the following changes were adopted:

1. The application completeness and substantive review timeframes are consolidated into Sections 3-02 and 3-03 of the Administrative Manual;
2. Starting January 2, 2013, applicants must elect whether to have their projects reviewed through the Regulatory Limits Application Process (RLAP) or the Flexible Application Process (FAP).



Regulatory Limits Application Process

- ▶ SB 1598 provisions related to the application completeness and substantive review timeframes apply
- ▶ During the review period, PDSD may request additional information only once.
- ▶ Changes to a permit application are limited to responses to a PDSD request.
- ▶ The applicant may lose the opportunity to revise the plans to support permit approval or changes in circumstance during development.
- ▶ If the permit is denied after the one-time request for more information (per SB1598), the applicant must reapply and pay a new fee.



Flexible Application Process

- ▶ The same as how applications are currently processed
- ▶ Applicants may alter their permit applications and confer with city staff for advice as many times as necessary during the process without reapplication or payment of a new fee; thus allowing applicants to adjust plans based on their own changing development circumstances over time or on suggestions by staff.
- ▶ There are no refunds if the review is longer than the established timeframe (Note: PDSD meets or exceeds the established review periods 85-90% of the time).
- ▶ Applicants must waive any claims against the City pursuant to SBI598.



IV. Transitioning from the LUC to UDC

How do we get from here to there?



Transitional Regulations

- ▶ For transitional reasons, both the LUC and UDC will be in effect for 3 years (until January 1, 2016). The LUC will be repealed at the expiration of the 3 year transition period.
- ▶ The Design Development Option, Flexible Lot Development, and Parking Design Modification Request procedures will be repealed from the LUC on January 2, 2014.
- ▶ All three of these procedures are included in the UDC and will continue to be available after they are repealed from the LUC.
- ▶ Applicants who were the landowners on record prior to the effective date of the UDC (i.e. January 2, 2013) can choose to have their project governed by the UDC or the LUC.



V. Responses to Frequently Asked Questions



Planning and Development Services Department

Does the UDC Change Anything About...

1. **Utilization of Neighborhood Plans?** *No.*
2. **Mini-dorm regulations?** *No. The group dwelling amendments adopted last year are included in the UDC as is.*
3. **5-bedroom rule?** *No. The group dwelling amendments adopted by Council earlier this year have been incorporated into the UDC as is.*
4. **Flexible Lot Development?** *Yes, the proposal would no longer require notice of decision. A neighborhood meeting and notice of application would still be required. Reason: the FLD has a prescriptive set of regulations governing dimensional standards, privacy mitigation, and architectural variation. Consequently, subjectivity has been removed, or greatly minimized, from the compliance review process.*



Does the UDC Change Anything About...

6. **Planned Area Development?** *No.*
7. **Neighborhood Preservation Zones?** *Yes, the proposal allows staff to determine whether a project requires a NPZ Design Review based on criteria established by the NPZ ordinance. Currently, the ordinance requires the Design Professional to make this determination.*
8. **Historic Preservation Zones?** *Yes, 1) the development review is revised to match how applications have been processed for years without issue; and 2) Change to the technical standard would allow green materials to be used with conditions.*
9. **Neighborhood input on restaurant liquor licenses in C-1?** *No change.*



Does the UDC Change Anything About...

9. **Design Development Options?** *Yes, 1) the two DDO procedures are being consolidated into one. There's no change in the current procedure or notification requirements; and, 2) modifications to the setback and parking space length for carports can be processed via a DDO, rather than a variance.*
10. **Uses within a given zone?** *No.*
11. **Certificates of Occupancy?** *No. The C of O ordinance approved 2 years ago and recently extended for another 3 years is included in the UDC as is.*



Does the UDC Change Anything About...

- 12. Will the 50' and 300' notification be used for the same purposes and with the same procedures?**
- ▶ *Re: 50' – Yes, with the exception that the RND MDR-Minor applications will be processed via the PDSD Director Approval Procedure, rather than 50' Notice Procedure.*
 - ▶ *Re: 300' – Yes, as it applies to restaurant liquor licenses in C-1, certain individual parking plans, projects requesting MDRs in the Greater Infill Incentive Subdistrict of the IID, rezonings, variances, and others. 300' notice will no longer be required of projects in the HPZ, HDZ, SCZ, ERZ, WASH because compliance is through a non-discretionary review.*



Does the UDC Change Anything About...

13. **Have building parameters changed for setbacks in residential zones or for construction adjoining residential zones?** *No. Every precaution was taken to ensure that the change from the current use-based dimensional standards approach to a zone-based approach did not result in a loss of protections to residential zones (e.g. lesser setback requirements).*
14. **Has lot coverage changed in residential zones?** *No.*
15. **Will the subdivision standards be revised to prohibit the dividing of previously combined lots into their originally platted lots if the lots do not meet current minimum lot size standards?** *Yes.*



VI. Next Steps

Where do we go from here?



Planning and Development Services Department

Next Steps

- ▶ Create an online version consistent with the rest of the City Code
- ▶ Phase 2 Text Amendments include:
 - ❑ Sustainable Code amendments
 - ❑ Amend or establish several fees
 - ❑ Simplify how building height is measured and its relationship to determining the required perimeter yard
 - ❑ Consolidate the various overlays affecting Downtown development



To Order a Copy of the UDC

Contact Chenoa Clinton at Arizona Jet Mail at (520)571-1329 x21 or chenoa@azjetmail.com to purchase a copy of the documents.



Additional Information

Go to the UDC website:

http://cms3.tucsonaz.gov/planning/prog_proj/projects/lucsimplication

OR

Contact Adam Smith at (520) 837-6951 or

adam.smith@tucsonaz.gov



VII. Questions and Answers



Planning and Development Services Department