

ARTICLE 5: OVERLAY ZONES – DISPOSITION REPORT			
Title	UDC Sec #	LUC Sec #	Significant Revisions/Comments/Issues
Purpose of Overlays	5.1	N/A	
Hillside Development Zone	5.2	2.8.1	
Applicability, Exceptions	5.2.3.E.2	2.8.1.3.D.2	
Natural Areas	5.2.6.C	2.8.1.7.C	
Scenic Corridor Zone	5.3	2.8.2	
Applicability	5.3.3.B	2.8.2.3.B	
Landscaping Standards	5.3.4	3.7.5.2	All of the special SCZ landscaping requirements from LUC Sec. 3.7.5.2 have been consolidated into this section.
Structure Height	5.3.5	2.8.2.5	
Major Streets and Routes Setback Zone	5.4	2.8.3	
Gateway Corridor Zone	5.5	2.8.4	
Variances	N/A	2.8.4	The variance section is proposed for deletion because it is rarely, if ever, requested. This matter will be discussed with the stakeholder groups.
Airport Environs Zone	5.6	2.8.5	
Environmental Resources Zone	5.7	2.8.6	
Historic Preservation Zone	5.8	2.8.8	
Permitted Uses, Retail Sales by Resident Artists	5.8.4.B	2.8.8.4.B	The following provision is proposed for deletion because it is redundant with Sec. 5.8.4.B.2: “Only products or services produced on site may be sold from the premises.”
Full HPZ Review	5.8.5.B	2.8.8.5.B	Staff recommends no longer requiring processing of Full HPZ Reviews through the PDSD Full Notice Procedure, or as it now known in the UDC, the 300’ Notice Procedure for the following reasons: HPZ is a criteria driven exercise based on the design and compatibility criteria in accordance with the UDC and review by the local advisory boards and the Tucson-Pima County Historical Commission will still be required. The revised HPZ review procedure will likely be incorporated into Article 3 (General Procedures) with a reference to Article 3 placed in Sec. 5.8.5.B.
Minor HPZ Review	5.8.5.C	2.8.8.5.C	
San Xavier Environs Historic District	N/A	2.8.8.13	Staff recommends relocating the San Xavier Environs Historic District standards to the Technical Manual.
Drachman School Overlay Zone	5.9	2.8.9	
Neighborhood Preservation Zone	5.10	2.8.11	The entire NPZ section has been reorganized to better distinguish the applicable criteria

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			between establishing an NPZ and the review criteria for projects within adopted NPZs.
Applicability	5.10.3.A		Currently, the Design Professional makes this determination. In the 1.5 years since the Feldman’s NPZ was adopted, most of the projects within the adopted NPZ have been very minor and would have been unnecessarily delayed while the Design Professional made a determination. This delay is due to the fact the Design Professional is an outside consultant who does not work in the PSDS office. Staff is capable of making these initial determinations.
NPZ Design Review – Submittal	5.10.3.B.1		The current 2-day completeness deadline has been changed to seven days to make it consistent with the general procedures in UDC Article 3.
Appeals to the Design Review Board	5.10.3.F	23A.32.1.F & 23A-64	This section was reorganized for clarity to combine the recently amendments to 23A.32.1.F & 23A-64. There was significant redundancy in the current text.
Rio Nuevo District	5.11	2.8.10	
Building Design Standards	5.11.4.L	2.8.10.5	Proposed UDC 5.10.4 L through O are from the design criteria in Development Standard (DS) 9-10.4.D. All the other design criteria in DS 9-10.4.D were deleted because they are redundant with the UDC design criteria above.
Site Design Standards	5.11.5	DS 9-10.4.3 through 7	This new heading was added for clarity and to improve organization.
Vehicular Circulation and Parking	5.11.5.A.3.a & b	DS 9-10.4.3	Staff recommends revising this section and the parking standards section in 7.X to allow waivers to parking requirement in the RND to be processed in accordance with the PDMR process. The reference to the Downtown Pedestrian Implementation Plan and the Cultural Plaza proposed for deletion because they are in supplemental documents that staff rarely uses.
Downtown Area Infill Incentive District	5.12	2.8.12	
Urban Overlay District	5.13	2.8.13	