



# PLANNING COMMISSION

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

**DATE:** March 7, 2012

**TO:** Planning Commission

**FROM:** Ernie Duarte  
Executive Secretary

**SUBJECT:** Land Use Code Simplification Project: Articles 4 (Zones) and 6 (Dimensional Standards and Measurements)

**Issue** – This item is a Study Session with the Planning Commission on Articles 4 (Zones) and 6 (Dimensional Standards and Measurements) of the proposed Unified Development Code (UDC). The UDC is a product of the Land Use Code Simplification Project and will replace the City’s Land Use Code (LUC). Drafts of the articles, as well as disposition reports, are attached.

Article 4: Zones – This article is being finalized. There are some outstanding issues but they mainly involve organization of the article. More substantive issues listed below may be postponed for a phase two revision after the initial UDC adoption.

Article 6: Dimensional Standards and Measurements – The Neighborhood Infill Coalition (NIC) submitted a paper entitled “Requested Changes in Article 6: Dimensional Standards and Measurements of the Unified Development Code.” The paper expresses concerns about the current setbacks, lot coverage and compatibility standards of the draft Article 6. The development community sitting on the Land Use Code Committee has neither expressed support nor objection to the proposed dimensional standards, but they have expressed concerns about the proposed privacy mitigation standards within Article 6’s Development Compatibility Standards.

Staff has asked the City’s Design Professional (Bob Vint) to do an analysis with graphics that looks at the NIC concerns and recommendations and the current Article 6 proposal. We hope to have his preliminary report and possibly a verbal report by him for the March 7 Study Session.

Additionally, staff updated the Mayor and Council on February 22, 2012 on the UDC overall, the timeline, and issues arising from the current draft. The Mayor and Council emphasized that they wanted to make sure that the project continues to focus on the simplification of the LUC and its supplemental documents and further that the UDC and its supplements be brought before them by July and no later than August of 2012.

### **Recommendation**

Staff recommends:

1. Setting Article 4 (Zones) for a public hearing on May 2, 2012; and,
2. Consider forming a special subcommittee to review Article 6 issues and report back to the Planning Commission with an update and possible recommendation on April 4th. The ultimate goal is to set Article 6 for public hearing on May 2, 2012 too.

### **Background**

Land Use Code Simplification Project (Project). The purpose of the Project is to simplify the LUC, Development Standards, and Chapter 23A. The new documents emerging from the project are the Unified Development Code (UDC), and the Administrative and Technical Standards Manuals. A draft of each document has been completed. A more detailed summary of the project is provided below.

To date, the Planning Commission has discussed each document at least one time.

The Project's goals resulting from the 2008 diagnostic report are the following:

- Consolidate procedures;
- Clarify vagueness;
- Emphasize simplicity;
- Reduce need for cross-referencing (i.e. reduce page flipping) and redundancy;
- Use a simplified numbering system;
- Eliminate the development designator system with simpler dimensions by zone;
- Provide a transition from LUC to UDC; and,
- Acknowledge that other items may require revision during the project.

*Key Documents Summary.* The following summarizes the three key documents:

1. *Unified Development Code (UDC)*. The UDC establishes the comprehensive zoning and subdivision regulations and their review and approval procedures. See Attachment A for a summary of the UDC's eleven articles).
2. *Administrative Manual*. The Administrative Manual includes application submittal requirements, development review fees, and the City Development Review Committee procedure. The main source of the Administrative Manual is the City's Development Standards. The Planning Commission reviewed draft Administrative Manual in December 2011. No significant issues were raised.
3. *Technical Manual*. The Technical Manual includes engineering-related site standards such as solid waste collection, street design, and detention/retention standards and

Historic Preservation Zone design standards. Other design standards may be included in the document in the future.

4. *Summary.* The UDC, Administrative and Technical Manuals will replace the Land Use Code, Development Standards, and Chapter 23A. However, part of the transition from LUC to UDC includes a time period where a property owner may choose to use the LUC and its supplements. This strategy is meant to reduce Proposition 207 challenges.

#### Article 4: Zones (Attachment C)

##### *Summary – Article 4:*

- Provides purpose statements for each base zone;
- Identifies in a table format the permitted uses and special exception land uses for each zone;
- Establishes use specific standards for certain uses; and,
- Establishes standards for accessory and temporary land uses.

##### *Significant Differences Between the LUC and UDC's Article 4.*

1. The permitted uses, special exception land uses, and use-specific standards have been reorganized into a table format;
2. The permitted use table has been expanded to include subtypes, which are currently not easily identifiable in the LUC;
3. There is a simpler accessory use provision rather than a complicated accessory and secondary use concept; and,
4. There is greater clarity on what is a primary and accessory use.

*Article 4 Issues Requiring Further Consideration.* Revisions after the adoption of the UDC may be made to address issues viewed as being more than simplification.

1. Clarify the term “family dwelling” in the permitted use table so that users can more easily determine whether single- and/or multi-family are permitted (Staff);
2. Update the development standards for assisted living facilities to reflect market changes (LUC Committee);
3. Consider placing the use definition sections in Article 4 versus Article 11 (Definitions). Having the definitions in Article 4 consolidates in one section all zone/use standards thus reducing the need to cross-reference (LUC Committee member);
4. Coordinate Article 4 use-specific standards regarding dimensions once Article 6 is finalized (Staff); and,
5. Evaluate Article 4 use-specific standards for revision or deletion due to the standards being viewed now as overly restrictive, difficult to enforce, or outdated (Staff and LUC Committee).

Article 6: Dimensional Standards and Measurements (Attachment D)

*Summary of Article 6 and Comparisons to the LUC*

Overview: Article 6 provides the general dimensional standards e.g., setbacks, height, and lot coverage, per zone in a table format. There is a section that indicates the rules of measurement for building height, lot coverage, and setbacks. Article 6 also includes a section called Development Compatibility Standards that requires multi-story buildings and non-residential development features, like service and parking areas, to mitigate for privacy when locating adjacent to single-family residential development (referred to as affected properties).

The LUC's Development Designator applies dimensional standards to uses rather than to zones. Thus one zone may have six or more sets of dimensional standards. This system can be complicated and have unintended consequences. For example, a restaurant in the LUC cannot exceed 50' in height in a C-3 zone. If one builds a 75' building, which is allowed in the C-3 zone, the restaurant cannot exceed the 50' point in the building. Article 6 uses a simpler and more common sense approach which applies dimensions by zones. The dimension by zone approach is a conventional method used by most jurisdictions.

Setbacks:

The current draft of Article 6 requires a fixed or progressive setback depending on the project's building height and its adjacency to single-family attached or detached residential development (referred to hereafter as affected properties).

The fixed setback is the yard dimensional standard for a project's zone as provided in Table 6.3-1: Zone-Based Dimensional Standards. A fixed setback applies either when a project is not adjacent to an affected property, or, when it is adjacent to an affected property and the building is 20 feet or less in height. (Note: Based on discussions with PDSD staff and architects, 20 feet is the tallest a single story building would typically be.) Also, the proposed side yard setbacks are narrower than the rear yard setbacks, which is typical of other conventional codes.

The progressive setback is one of the proposed privacy mitigation requirements and applies when a proposed building is more than 20 feet in height and is adjacent to an affected property regardless of whether is a side or rear yard (Development Compatibility Standards, Section 6.5.3.A – see below for more details on the Development Compatibility Standards). Under the proposal, a proposed building's setback from an affected property line increases one foot for every one foot in height over 20 feet the proposed building is. In addition to the progressive setback, other privacy mitigation standards apply, such as screening or orienting balconies away from overlooking affected properties.

The proposal simplifies street setbacks. The LUC terms 'established and developing area' are no longer required. The measurement will be from the property line or future MS&R ROW line, whichever is applicable, rather than current requirement of back of curb or outside edge of the nearest adjacent travel lane.

When the Development Designator setback for a particular use is significantly different from the UDC system, such as is the case for certain industrial and animal uses, the standard will be incorporated into the use-specific standards in Article 4.

*Neighborhood Infill Coalition's (NIC) Issues with the Proposed Setbacks and Lot Coverage:* The following is a summary of NIC's issues and recommendations on the UDC's dimensional standards. For more details, see Attachment H & I for NIC's position paper.

NIC is opposed to the fixed and progressive setback approach. They believe the taller the building the more intense its impact on adjoining residential. In response to these concerns, NIC recommends the following:

1. Revert the side setbacks within residential districts to the formulae in the LUC (e.g. 6' or 2/3 height);
2. Continue to use one formula based on building height from the LUC matrix 3.2.6.4 for the greatest use in a zone when determining the side and rear setbacks for adjacent residential property (Note: the side yard setbacks recommended by NIC in some instances are more than four feet than staff's proposal. In some cases, the NIC's recommended rear yard setback are narrower than staff's proposal);
3. Require when applicable the Development Compatibility Standard's Mitigation of Multi-Story and Taller Structures criteria (Section 6.5.3.B); and,
4. Do not allow the Development Compatibility Standards to be reduced or eliminated when an affected property owner submits a letter stating he or she has no objection to a reduction or elimination of the compatibility standards as is permitted in the current draft of Article 6 (Section 6.5.3.C).

Other Dimensions: The following list other dimension and measurement issues covered in Article 6 and key changes from the LUC standards:

1. The LUC's residential density calculation is eliminated because it is integrated into the Development Designator system dimensional approach and is unnecessary in the UDC;
2. The lot coverage calculation is simplified to include roofed buildings and structures but not vehicular use areas. To compensate for this, the proposal reduces maximum permitted lot coverage by 5% . NIC recommends using the current definition of lot coverage until the matter can be examined more closely by a stakeholder group;
3. The building height calculation uses the average finished grade for buildings and the design grade for perimeter walls. The Article 6 method is the same as that used by Pima County, which has proven over more than 25 years to be far less problematic than the LUC's interpretative method;

4. Article 6 introduces a Development Compatibility Standards including privacy mitigation standards to mitigate more intense use when adjacent to certain residential uses (see below for more details). The NIC recommendation would retain this section.

A comparison of the LUC and UDC dimensional standards is attached (Attachment E).

Development Compatibility Standards: Staff proposes the addition of Development Compatibility Standards to mitigate excessive visual, noise, odor, vibration intrusion, and other similar public health and safety concerns that may be created by new development projects on adjacent, existing residential properties.

The proposed Development Compatibility Standards apply as follows:

1. Except within a UOD, IID, PAD, PCD, or FLD, the Development Compatibility Standards of this section shall apply when the proposed development is adjacent to attached dwelling units (e.g. townhouses and condominiums) in a subdivision or a detached dwelling unit. For the purposes of this section, these types of dwelling units are referred to as "affected properties"; and,
2. For projects within a UOD, IID, PAD, PCD, or FLD, the Development Compatibility Standards shall apply only when the proposed development is adjacent to affected properties outside the planned development or subdivision boundaries.

When applicable, projects are required to comply with the following:

1. The proposed project's setback from the affected property line shall be increased by 1' for every 1' of height the project is greater than 20'; and,
2. When less than 30 feet from the affected property line, the following is required of the proposed structure:
  - A. Windows on upper floors shall be located or treated to reduce views into adjacent affected property; and,
  - B. Balconies shall be oriented away from the affected property or screened.
3. Loading zones, garbage disposal facilities, parking lots, outdoor dining areas, and other potential nuisance areas shall be mitigated using screening, orienting the nuisance away from affected properties, or other architectural or landscaping treatments.

*Article 6 Issues for Further Consideration.*

The list below includes items that will still be under review. If the revision is within the scope of this project and is not controversial it will be addressed in the UDC proposal. Those issues not addressed through the UDC process will be documented for possible amendments in a later project. The NIC issues are not listed below. Staff is recommending a special subcommittee be formed to address them.

1. See the Setbacks section above for the Neighborhood Infill Coalition's issues with the proposed dimensional standards;
2. Add and clarify dimensional standards for non-residential uses permitted in residential zones;
3. Clarify in the table when the standard is based on number of units permitted by lot or residential density;
4. Should the residential density measurement criteria be included;
5. Clarify applicability of the DCS (Staff): 1) Revise to clarify the DCS does not apply within new planned subdivisions; 2) Townhouses and condos should not trigger the DCS because they typically serve as the transition (i.e. buffer) between single-family detached and non-residential uses. The DCS shouldn't apply in all situations, particularly when they will impede or further constrain infill development such as along corridors where lots are already difficult to redevelop because of shallow lot size (LUC Committee member);
6. The DCS restrictions are not adequately counterbalanced by incentives (LUC Committee members);
7. Add and clarify dimensional standards for non-residential uses permitted in residential zones (Staff);
8. Clarify in table when the standard is based on number of units permitted by lot or residential density (Staff);
9. Further simplify the average finished grade height measurement method to take elevation readings from the corners of the proposed structure only rather than at 5' intervals around the perimeter of the structure (LUC Committee);
10. Maximum permitted wall/fence height when two abutting properties the wall/fence is separating have different elevations (LUC Committee member);
11. The front yard setback for uses along major corridors should be revised to 0' to facilitate transit- and pedestrian-oriented development (LUC Committee);
12. A more gradual increase in building heights from the commercial (75' in C-3) to OCR zones (140' in OCR-1) is needed. (LUC Committee); and,
13. Revise the Principal Land Use (Sec. 6.6) section to distinguish how the standards apply for "horizontal" and "vertical" projects (Staff).

### **Planning Commission and Stakeholder Involvement and Feedback**

Staff has sought input and feedback on this project from the Planning Commission, LUC Committee, an ad hoc group of neighborhood representatives, and, in the upcoming months, the Metropolitan Pima Alliance. See Attachment B for an accounting of the meetings with the various stakeholder groups.

Articles 4 & 6 have been discussed with the following groups:

- Planning Commission – study session on December 7, 2011 and January 18, 2012 (see Attachment F for a summary of the December 7, 2011 meeting);

- Land Use Code Committee – October 20, November 17, and December 15, 2011 (the LUC Committee’s issues are incorporated into the issues sections above); and,
- Neighborhood Representative Group – December 8, 2011 (see Attachment G for a summary of the meeting and Attachment H & I for the Neighborhood Infill Coalition’s recommendation on Article 6)

Attachments:

Attachment A – Summary of the Unified Development Code

Attachment B – LUC Simplification and Reformat Project: Stakeholder Involvement Timeline

Attachment C – Article 4: Zones (March 2012 Draft)

Attachment D – Article 6: Dimensional Standards and Measurements (March 2012 Draft)

Attachment E – Comparison Between the Development Designator and Proposed Zone-Based Dimensional Standards

Attachment F – Summary of the December 7, 2011 Planning Commission Meeting

Attachment G – Summary of the December 8, 2011 Neighborhood Representative Meeting

Attachment H – “Requested Changes in Article 6: Dimensional Standards and Measurements of the Unified Development Code,” from the Leadership Team of the Neighborhood Infill Coalition (dated January 2012)

Attachment I – Letter from Ruth Beeker, representing neighborhood interests, regarding the proposed dimensional standards

S:\Land Use Code Revision\UDC\Planning Commission

## ATTACHMENT A

### Summary of the Unified Development Code

Article	Title
1	<b>General Provisions</b> (scope/applicability, severability, relationship to other ordinances, etc.)
2	<b>Review Authorities</b> (who makes decisions, scope of powers of decision-making bodies with summary table)
3	<b>General Procedures</b> (procedures for each review or permit type, e.g., rezonings and variances, with summary tables and flow charts)
4	<b>Zones</b> (listing of all zoning districts, permitted uses, use specific standards, accessory and temporary uses)
5	<b>Overlay Zones</b> (standards for special overlays)
6	<b>Dimensional Standards and Measurements</b> (height, setback, and similar dimensions; rules for measurements)
7	<b>Development Standards</b> (standards such as parking, loading, landscaping, native plant preservation)
8	<b>Subdivision Standards</b> (standards for subdivisions)
9	<b>Nonconformities</b> (provisions for nonconforming uses, structures, and lots)
10	<b>Enforcement and Penalties</b> (zoning enforcement standards and procedures)
11	<b>Definitions and Rules of Construction</b> (comprehensive set of definitions for use classes and other items)



**ATTACHMENT B: LAND USE CODE SIMPLIFICATION PROJECT –  
STAKEHOLDER INVOLVEMENT TIMELINE**

The following is an account of staff's meetings on the Land Use Code Simplification Project with the Land Use Code Committee, an ad hoc group of neighborhood representatives, and the Planning Commission.

**Timeline of Discussions with the Land Use Code Committee**

December 8, 2008 – Overview of the LUC Simplification Project

January 14, 2009 – LUC Simplification Project

April 30, 2009 – Update on Clarion's Timeline and Plan Through 2010

August 26, 2009 – LUC Articles 1 and 2

November 5, 2009 – Update on the LUC Simplification Project (overall with emphasis on Article 3)

December 10, 2009 – Update on the LUC Simplification Project

September 16, 2010 – Update on the LUC Simplification Project

November 18, 2010 – Update on the LUC Simplification Project

December 16, 2010 – LUC Simplification Project: Article 6

January 20, 2011 – LUC Simplification Project: Articles 3, 6, & 7

February 17, 2011 – LUC Simplification Project: Article 11

March 17, 2011 – LUC Simplification Project: Articles 5 & 8

April 21, 2011 – LUC Simplification Project: Article 4

June 16, 2011 - LUC Simplification Project Update and Proposed Administrative Manual

July 21, 2011 – LUC Simplification Project: Articles 1, 2, & 3

August 18, 2011 – LUC Simplification Project: Articles 1, 2, 3, 8, 9, & 10

September 15, 2011 – LUC Simplification Project: Articles 5, 7, & 11 and Summary of Issues with the UDC

October 20, 2011 – LUC Simplification Project: Articles 4 & 6

Attachment B – March 2012

November 17, 2011 – LUC Simplification Project: Articles 4 & 6

December 15, 2011 – LUC Simplification Project: Article 6 (update to committee on recent meeting with neighborhood representatives)

**Timeline of Discussions with Ad Hoc Neighborhood Representative Group**

August 20, 2011 – LUC Simplification Project: Articles 1, 2, & 3

October 6, 2011 – LUC Simplification Project: Articles 5, 7, & 11

December 8, 2011 – LUC Simplification Project: Articles 4 & 6

**Timeline of Discussions with the Planning Commission**

February 2, 2011 – LUC Simplification Project: Article 7

March 2, 2011 – LUC Simplification Project: Article 8 & 11

April 6, 2011 – LUC Simplification Project: Overview of the Project and Article 4

May 4, 2011 – LUC Simplification Project: Article 8 & 11

June 1, 2011 – LUC Simplification Project: Update and Administrative Manual

July 20, 2011 – LUC Simplification Project: Articles 1, 2, & 3

September 21, 2011 – LUC Simplification Project: Articles 8, 9, & 10

October 5, 2011 – LUC Simplification Project: Articles 5, 7, & 11

January 18, 2012 – LUC Simplification Project: Articles 4 & 6, Administrative and Technical Manuals

February 1, 2012 – LUC Simplification Project: Outstanding Issues with Articles 1, 2, 5, 7, 9, 10, and 11

ATTACHMENT C

CITY OF TUCSON  
UNIFIED DEVELOPMENT CODE

PRELIMINARY FINAL PUBLIC DRAFT – MARCH 2012

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## ARTICLE 4: ZONES

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### 4.1. PURPOSE

The Zones 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 are determined and defined in accordance with the provisions of the Unified Development Code (UDC).

### 4.3. CATEGORIES OF LAND USES

There are four categories of land uses: permitted, special exception, accessory, and temporary.

#### 4.3.1. PERMITTED LAND USE

- A. For the purposes of this Article, a permitted land use refers to a principal use that is permitted within a particular zone subject to compliance with all applicable use-specific standards and other regulations as described below and typically does not require legislative action for approval. A principal use is the main use to which the premises is devoted and the primary purpose for which the premises exist.<sup>1</sup>
- B. The principal permitted land uses within each zone are identified in Tables 4.8-1 through 4.8-6.
- C. Principal permitted land uses are subject to the following when applicable:
  - 1. UDC regulations and standards, including, but not limited to, the zone's exceptions and general restrictions provided in Section 4.7, the use specific standards provided in Tables 4.8-1 through 4.8-6, Article 5: Overlay Zones, Article 6: Dimensional Standards and Measurements, and Article 7: Development Standards;
  - 2. Application submittal requirements and fees provided in the Administrative Manual; and,
  - 3. Standards provided in the Technical Standards Manual.

#### 4.3.2. SPECIAL EXCEPTION LAND USES

- A. Special exception land uses are typically principal uses which are not allowed by right within a zone but are permitted if approved through a particular review procedure. In several instances as identified in the permitted use tables (Tables 4.8-1 through 4.8-6), certain accessory uses require approval through one of the special exception review procedures.
- B. The special exception land uses permitted within each zone and their applicable review procedure are identified in Tables 4.8-1 through 4.8-6.

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<sup>1</sup> The description of a principal land use is proposed new text and is intended to distinguish it from the special exception and accessory land uses.

- C. Special exception land uses are subject to the following when applicable:
1. UDC regulations and standards, including, but not limited to, the zone's exceptions and general restrictions provided in Section 4.7, the use specific standards provided in Tables 4.8-1 through 4.8-6, Article 5: Overlay Zones, Article 6: Dimensional Standards and Measurements, and Article 7: Development Standards;
  2. Conditions that may be imposed as part of the use's approval;
  3. Requirements provided in the Administrative Manual; and,
  4. Standards provided in the Technical Standards Manual.

#### 4.3.3. ACCESSORY LAND USES

- A. Accessory land uses are those uses and structures associated with, and incidental to, a principal land use and may be necessary for the operation of the principal land use. Examples of accessory uses include: residences with guest houses, restaurants with bars, and churches with a columbarium.
- B. The permitted accessory land uses with use-specific standards are identified in Tables 4.8-1 through 4.8-6. Accessory land uses other than those provided in the tables may be permitted in accordance with Section 6.7.
- C. Accessory uses are subject to the following when applicable:
1. UDC regulations and standards, including, but not limited to:
    - a. The accessory land use and building regulations provided in Section 6.7; and,
    - b. The use specific standards provided in Tables 4.8-1 through 4.8-6.
  2. Application submittal requirements and fees provided in the Administrative Manual; and,
  3. Standards provided in the Technical Standards Manual.

#### 4.3.4. TEMPORARY LAND USE

Temporary land uses are those land uses and structures that are needed or are in place for only short periods of time. The regulations governing temporary land uses are provided in Section 4.11.

### 4.4. ORGANIZATION OF LAND USES

#### 4.4.1. GENERAL

- A. The land uses are organized into three categories from general to specific: Land Use Group, Land Use Class, and Land Use Type.
- B. Land uses listed within a specific Land Use Group, Class, or Type are not listed in any other Land Use Group, Class, or Type.

#### 4.4.2. LAND USE GROUP

A Land Use Group identifies the primary activity for a group of more specific land uses (i.e. Land Use Classes). The Land Use Groups are:

- A. Agricultural;
- B. Civic;
- C. Commercial;
- D. Industrial;
- E. Recreation;
- F. Residential;
- G. Restricted Adult Activities;
- H. Retail Trade;
- I. Storage; and,
- J. Utilities.

**4.4.3. LAND USE CLASS**

Each Land Use Group is further divided into more specific listings based on their similarity of functional characteristics, such as Food and Beverage Sales or Vehicle Rental and Sales. These specific uses are referred to as Land Use Classes.

**4.4.4. LAND USE TYPE**

In some cases, a Land Use Class may be further divided into more specific land uses called Land Use Types.<sup>2</sup> For example, the Land Use Class, Educational Use, includes several Land Use Types, including Elementary and Secondary, Instructional School, and Postsecondary Institution.

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<sup>2</sup> "Subclasses" are proposed to be renamed to "land use types."

#### 4.5. MORE RESTRICTIVE ZONING

Within the UDC, reference is made to "more restrictive zoning" in applying development standards. For the purpose of application, this phrase shall apply in the following order, which lists the zones from the most restrictive (OS) to the least restrictive (I-2). The Planned Area Development (PAD) and Planned Community District (PCD) zones provide for the establishment of zoning districts with distinct regulations as adopted by the Mayor and Council and, therefore, are exempt from the "more restrictive zoning" hierarchy.

- "OS" Open Space Zone
- "IR" Institutional Reserve Zone
- "RH" Rural Homestead Zone
- "SR" Suburban Ranch Zone
- "SH" Suburban Homestead Zone
- "RX-1" Residence Zone
- "RX-2" Residence Zone
- "R-1" Residence Zone
- "R-2" Residence Zone
- "MH-1" Mobile Home Zone
- "MH-2" Mobile Home Zone
- "R-3" Residence Zone
- "O-1" Office Zone
- "O-2" Office Zone
- "O-3" Office Zone
- "P" Parking Zone
- "RV" Recreational Vehicle Zone
- "NC" Neighborhood Commercial Zone
- "RVC" Rural Village Center Zone
- "C-1" Commercial Zone
- "C-2" Commercial Zone
- "C-3" Commercial Zone
- "MU" Mixed Use Zone
- "OCR-1" Office/Commercial/Residential Zone
- "OCR-2" Office/Commercial/Residential Zone
- "P-I" Park Industrial Zone
- "I-1" Light Industrial Zone

"I-2" Heavy Industrial Zone

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#### **4.6. ZONING OF LAND ANNEXED INTO THE CITY<sup>3</sup>**

The applicable zoning standards on land annexed into the city, unless otherwise stipulated in the annexation ordinance, shall continue to be the county zoning standards applicable to the property prior to annexation until such time they are replaced by city standards. City zoning standards shall be placed on annexed land within six months of the date of annexation. Zoning standards, zones, overlay zones, and City Zoning Maps are extended to the annexed land through a Mayor and Council Special Exception Procedure, Sec. 3.xxx.

#### **4.7. ZONES – PURPOSE<sup>4</sup>**

The zones provided in the Section are established in the city. The following are the purpose statements of each zone:

##### **4.7.1. OPEN SPACE ZONE (OS)<sup>5</sup>**

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

- A. 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.
- B. Promote restoration of open space to provide visual, recreational, and habitat amenities.
- C. Preserve vestiges of the natural desert landscape and provide opportunities for hiking, horseback riding, bicycling, and more passive recreation in a natural setting.
- D. Contribute to the preservation of wildlife habitat, especially interconnected areas that foster the free movement of wildlife within the city.
- E. Promote a continued economic benefit to the region by protecting open space areas for the visual and recreational enjoyment of residents and visitors alike.
- F. Provide a mechanism for recognizing and protecting public and private lands that have been designated for preservation by the property owner.

##### **4.7.2. INSTITUTIONAL RESERVE (IR)**

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 standards apply. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

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<sup>3</sup> Text from LUC Sec. 1.2.9.

<sup>4</sup> The zones' general restrictions and exceptions previously included in this section have been incorporated into the use-specific standards because: 1) if kept in this section, there is a greater likelihood they will be overlooked; and, 2) it more clearly identifies where the applicable regulations are located.

<sup>5</sup> Text from LUC Section 2.9.1.1.

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**4.7.3. RURAL HOMESTEAD ZONE (RH)**

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.

**4.7.4. SUBURBAN RANCH ZONE (SR)<sup>6</sup>**

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.

**4.7.5. SUBURBAN HOMESTEAD ZONE (SH)<sup>7</sup>**

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.

**4.7.6. RESIDENCE ZONE (RX-1)<sup>8</sup>**

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

**4.7.7. RESIDENCE ZONE (RX-2)<sup>9</sup>**

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

**4.7.8. RESIDENCE ZONE (R-1)<sup>10</sup>**

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.

**4.7.9. RESIDENCE ZONE (R-2)<sup>11</sup>**

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.

**4.7.10. MOBILE HOME ZONE (MH-1)<sup>12</sup>**

This zone provides for low to medium density, residential development primarily in mobile home buildings on individual lots and within mobile home parks. Civic, educational,

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<sup>6</sup> Text from LUC Sec. 2.2.4.1.

<sup>7</sup> Text from LUC Sec. 2.2.6.1.

<sup>8</sup> Text from LUC Sec. 2.3.2.1.

<sup>9</sup> Text from LUC Sec. 2.3.3.1.

<sup>10</sup> Text from LUC Sec. 2.3.4.1.

<sup>11</sup> Text from LUC Sec. 2.3.5.1.

<sup>12</sup> Text from LUC Sec. 2.3.7.1.

recreational, and religious uses shall also be permitted to provide for an urban residential environment.

**4.7.11. MOBILE HOME ZONE (MH-2)<sup>13</sup>**

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

**4.7.12. RESIDENCE ZONE (R-3)<sup>14</sup>**

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

**4.7.13. OFFICE ZONE (O-1)<sup>15</sup>**

This zone provides for administrative, medical outpatient, 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 standards of this zone.

**4.7.14. OFFICE ZONE (O-2)<sup>16</sup>**

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.

**4.7.15. OFFICE ZONE (O-3)<sup>17</sup>**

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

**4.7.16. PARKING ZONE (P)<sup>18</sup>**

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

**4.7.17. RECREATIONAL VEHICLE ZONE (RV)<sup>19</sup>**

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.

**4.7.18. NEIGHBORHOOD COMMERCIAL ZONE (NC)<sup>20</sup>**

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<sup>13</sup> Text from LUC Sec. 2.3.8.1.

<sup>14</sup> Text from LUC Sec. 2.3.6.1.

<sup>15</sup> Text from LUC Sec. 2.4.1.1.

<sup>16</sup> Text from LUC Sec. 2.4.2.1.

<sup>17</sup> Text from LUC Sec. 2.4.3.1.

<sup>18</sup> Text from LUC Sec. 2.5.6.1.

<sup>19</sup> Text from LUC Sec. 2.5.7.1.

<sup>20</sup> Text from LUC Sec. 2.5.2.1.

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.

**4.7.19. RURAL VILLAGE CENTER ZONE (RVC)<sup>21</sup>**

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 site plan and located in accordance with adopted neighborhood, community, or area plans. The standards 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.

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

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.

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

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

**4.7.22. COMMERCIAL ZONE (C-3)<sup>22</sup>**

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.

**4.7.23. MIXED USE ZONE (MU)**

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

**4.7.24. PLANNED AREA DEVELOPMENT (PAD)**

The purpose, regulations, establishment and amendment procedures, and other applicable requirements pertaining to the PAD are provided in Section 3.5.6.

**4.7.25. PLANNED COMMUNITY DEVELOPMENT (PCD)**

The purpose, general provisions, development standards, establishment and amendment procedures, and other applicable requirements pertaining to the PCD are provided in Section 3.5.7.

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<sup>21</sup> Text from LUC Sec. 2.5.1.1.

<sup>22</sup> Text from LUC Sec. 2.5.5.1.

**4.7.26. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-1) <sup>23</sup>**

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.

**4.7.27. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-2) <sup>24</sup>**

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.

**4.7.28. PARK INDUSTRIAL ZONE (P-1) <sup>25</sup>**

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

**4.7.29. LIGHT INDUSTRIAL ZONE (I-1) <sup>26</sup>**

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

**4.7.30. HEAVY INDUSTRIAL ZONE (I-2) <sup>27</sup>**

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.

**4.8. USE TABLE**

**4.8.1. GENERAL**

The following use tables, Tables 4.8-1 through 4.8-6, establish the permitted principal, special exception, and accessory uses for each zone in the City of Tucson. The use-specific standards that apply to uses in certain zones are included in the far right column of each table.

**4.8.2. ORGANIZATION**

**A. Zone Groups**

1. In several instances, the order in which the zones are provided in the permitted use tables do not relate to one particular zone's degree of restrictiveness in relation to other zones. For the official hierarchy of more- to less-restrictive zones, see Section 4.5.
2. For organizational and formatting purposes, the zones have been grouped as shown in the following table:

<sup>23</sup> Text from LUC Section 2.6.1.1.

<sup>24</sup> Text from LUC Section 2.6.2.1.

<sup>25</sup> Text from LUC Section 2.7.1.1.

<sup>26</sup> Text from LUC Section 2.7.2.1.

<sup>27</sup> Text from LUC Section 2.7.3.1.

Table Number	Group	Zones Included					
4.8-1	Rural and Suburban Residential Zones	RH	SR	SH	RX-1	RX-2	
4.8-2	Urban Residential Zones	R-1	R-2	R-3	MH-1	MH-2	
4.8-3	Special Purpose Zones	IR	OS	P	RV		
4.8-4	Commercial Zones	NC	RVC	C-1	C-2	C-3	
4.8-5	Office and Mixed Use Zones	O-1	O-2	O-3	MU	OCR-1	OCR-2
4.8-6	Industrial Zones	P-1	I-1	I-2			

**B. Hierarchy of Uses**

The hierarchy in the use tables has Land Use Groups at the top, followed by Land Use Classes, then Land Use Types. See Section 4.4: Organization of Land Uses for a description of each land use category. See the Figure 4.8.2-1 following the written description below for an example of the use hierarchy.

**1. Land Use Groups**

Land Use Groups are shown in the permitted use tables as shaded rows with a label indicating the specific Land Use Group (e.g. Civic).

**2. Land Use Classes**

Land Use Classes are listed below their respective Land Use Group header and are left justified in the Land Use column.

**3. Land Use Types**

Land Use Types are listed below their associated Land Use Class in the Land Use column and are indented in from the Land Use Class label.

**4. Accessory Land Use**

A permitted accessory land use is listed either:

- a. Directly below its associated Land Use Class or Type and is labeled "[w]ith [insert use] as an accessory use"; or,
- b. At the end of the Land Use Group section when the accessory use is permitted with every permitted use within a particular Land Use Group.

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, Sec. 3.xxx [2] Zoning Examiner Special Exception Procedure, Sec. 3.xxx [3] Planning and Development Services Special Exception Procedure, Sec. 3.xxx						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Civic Land Use Group With Land Use Class/Type:						
Educational						

<b>TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES</b> <i>P = Permitted Use</i> <i>S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.xxx [2] Zoning Examiner Special Exception Procedure, Sec. 3.xxx [3] Planning and Development Services Special Exception Procedure, Sec. 3.xxx						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
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]					
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

Figure 4.8.2-1: Example of Hierarchy of Uses in the Permitted 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> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>						
Animal Production:						
General, excludes Stockyard	P	P	P	P		RH: 4.9.2.A.1.a, 2.b,3.b and 4.9.13.l SR: 4.9.2.A.1.a, 2.b,3.a SH: 4.9.2.A.1.b, 2.b, 2.c, 3.b RX-1: 4.9.2.A.1.a, 2.a, 2.b, 3.a
Commercial Stables Only		P	P			SR: 4.9.2.A.1.b, 2.b & 4.c SH: 4.9.2.A.1.b, 2.c, & 4.c
Hog Ranch Only	S [1]					RH: 4.9.2.A.3.d and 4.9.13.l
Feedlot for Stockyard Only	S [1]					RH: 4.9.2.C.1 and 4.9.13.l
Stable or Riding School Only	P					RH: 4.9.2.A.1.b, 2.b, 4.b & 4.c and 4.9.13.l
Crop Production:						
General	P	P	P	P	P	RH: 4.9.2.B.1 and 4.9.13.l SR, SH, RX-1, RX-2: 4.9.2.B.1
With Food & Beverage Sales as an accessory use	P	P	P			RH: 4.9.9.A.2.a, 3-8 and 4.9.13.l SR, SH: 4.9.9.A.1, 2.c, 3, 4, 7
General Farming	P	P	P	P		4.9.2.B.1 and: RH: 4.9.2.A.1.a, 2.b, 3.b and 4.9.13.l SR: 4.9.2.A.1.a, 2.b, 3.a SH: 4.9.2.A.1.b, 2.b, 2.c, 3.b RX-1: 4.9.2.A.1.b, 2.a, 2.b, 3.a
<b>Civic Land Use Group With Land Use Class/Type:</b>						
Cemetery	S [1]		S [1]			RH: 4.9.3.A.3 and 4.9.13.l SH: 4.9.3.A.2
Correctional						
Supervision Facility		S [1]				SR: 4.9.3.B.1.b, 2.a, 3.a, 4.a, 8 & 9
Custodial Facility		S [1]				SR: 4.9.3.B.1.c, 2.a, 3.a, 4.b, 8 & 9
Supervision & Custodial Facility		S [1]				SR: 4.9.3.B.1.d, 2.c, 3.b, 4.b, 7, 8, & 9
Cultural:						
Nature reserve only	P					RH: 4.9.13.l

**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, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Other than nature reserve or wildlife refuge	S [1]					<b>RH:</b> 4.9.13.I and the use shall be setback at least 100 feet from any property line.
<b>Educational</b>						
Elementary & Secondary		P	P	P	P	<b>SR, SH, RX-1, RX-2:</b> 4.9.3.D
Elementary & Secondary, projects requesting exceptions to 4.9.3.D	S [2]	<b>RH:</b> 4.9.13.I				
With Salvaging and Recycling as an accessory use to both P & S uses	P	P	P	P	P	<b>RH, SR, SH, RX-1, RX-2:</b> 4.9.5.G.1 & 3
<b>Religious:</b>						
General	P	P	P	P	P	<b>RH:</b> 4.9.13.I and the use shall be setback at least 80 feet from any property line.
With Columbarium as an accessory use	P	P	P	P	P	
With Salvaging and Recycling as an accessory use	P	P	P	P	P	<b>RH:</b> 4.9.5.G.1 & 3 <b>SR, SH, RX-1, RX-2:</b> 4.9.5.G.1 & 3
<b>Commercial Services Land Use Group With Land Use Class/Type:</b>						
Administrative and Professional Office	S [1]					<b>RH:</b> 4.9.13.I and the maximum floor area is 2,000 square feet.
Alcoholic Beverage Service	S [1]					<b>RH:</b> 4.9.13.I and the maximum floor area is 2,000 square feet.
Animal Service		P	P			<b>SR:</b> 4.9.4.D.7 <b>SH:</b> 4.9.4.D.7 & 8
<b>Animal Service:</b>						
Commercial Kennel Only	S [1]					<b>RH:</b> 4.9.13.I and the use shall be setback 100 feet from any property line.
Veterinary Hospital Only	P					<b>RH:</b> 4.9.13.I, no outdoor activity is permitted, and buildings, shelters, animal runs, and fenced areas must be setback at least 100 feet from any property line abutting residentially zoned property.
Automotive Service Repair, excluding bodywork & paint-booths	S [1]					<b>RH:</b> 4.9.4.F.1, 6, 4.9.13.I, and the use must have access from a paved public street on MS&R
Child Care with Extended Hours (before 6:00 am or after 7:00 pm)	S [2]	S[2]	S[2]	S[2]	S[2]	<b>RH:</b> 4.9.4.H.1-2 & H.9 and 4.9.13.I <b>SR, SH:</b> 4.9.4.H.1-2 & H.9

**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, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
						<b>RX-1, RX-2:</b> 4.9.4.H. 1-2, H.8-9
Commercial Recreation	S [1]					<b>RH:</b> 4.9.13.I, the minimum setback is 100 feet, and the use must have access from a paved public street on MS&R
Communications: Wireless Communication	P	P	P	P	P	<b>RH:</b> 4.9.4.I.2, 3, & 4.a or 4.b and 4.9.13.I <b>SR, RX-1, RX-2:</b> 4.9.4.I.2, 3, & 4.a or 4.b
Wireless Communication	S [see use specific standards]		S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	<b>RH:</b> 4.9.13.I and one of the following groups: 4.9.4.I.2, 3 & 5.b or 4.9.4.I.2, 3 & 6.a or 4.9.4.I.2, 3 & 7 <b>SH, RX-1, RX-2:</b> 4.9.4.I.2, 3 & 5.b or 4.9.4.I.2, 3 & 6.a or 4.9.4.I.2, 3 & 7
Radio or Television Station Only	S[1]		S[1]			<b>RH:</b> 4.9.4.I.1 and 4.9.13.A.2 & I <b>SH:</b> 4.9.4.I.1
Day Care, Adult, Maximum 10 Persons	P	P	P	P	P	<b>RH:</b> 4.9.13.I and the following <b>All:</b> If operated in conjunction with an Adult Care Service, the number of clients together with the number of residents cannot exceed the total allowed for the Adult Care Service.
Day Care Child: Maximum of 30 Children	P	P	P	P	P	<b>RH:</b> 4.9.4.H.1-5, 4.9.13.I, and there must be a minimum site area of 6.6 acres <b>SR:</b> 4.9.4.H.1-5 and there must be a minimum site area of 6.6 acres <b>SH &amp; RX1:</b> 4.9.4.H.1-5 and there must be a minimum site area of 72,000 sf <b>RX-2:</b> 4.9.4.H.1-5 and there must be a minimum site area of 32,000 sf
Unlimited # of Children	S [2]	S [2]	S [2]	S [2]	S [2]	<b>RH:</b> 4.9.13.I and one of the following groups: 4.9.4.H.1-5, 7.f. & 8 or 4.9.4.H.1, .2, .8, & .9 <b>SR, SH, RX-1, RX-2:</b> 4.9.4.H.1-5, 7.f. & 8 or 4.9.4.H.1, .2, .8, & .9
Entertainment: fairground, carnival, racetrack for the racing of animals	S [1]					<b>RH:</b> 4.9.4.K.5 and 4.9.13.I

**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, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Financial Service, excluding non-chartered financial institutions	S [1]					<b>RH:</b> 4.9.13.l, the use must be setback at least 100 feet from any property line, and must have access from a paved public street on the Major Streets and Route Plan.
Funeral Service, Crematorium Only	S [1]		S [1]			<b>RH:</b> 4.9.13.l and the use shall be setback a minimum of 500 feet from any residentially zoned property. <b>SH:</b> Shall be setback a minimum of 200' from any property line
Medical Service - Outpatient	P					<b>RH:</b> 4.9.4.O.2; 4.9.4.P.2.b, .3, &.4, 4.9.13.l, and must have access from a paved public street on the Major Streets and Route Plan.
Personal Service	S [1]					<b>RH:</b> 4.9.13.l and the maximum floor area is 2,000 square feet.
Trade Service and Repair, Minor	S[1]					<b>RH:</b> 4.9.13.l
Transportation Service:						
Airport Facilities	S [1]					<b>RH:</b> 4.9.4.Y.1 & 2 and 4.9.13.l
General Aviation Airstrip	S [1]					<b>RH:</b> 4.9.4.Y.1 – 4 and 4.9.13.l
Traveler's Accommodation, Lodging	S [1]	P	P	P		<b>SR, SH, RX-1:</b> Minimum 50' side and rear yard setbacks Minimum lot size 10 Acres
The following are permitted accessory uses to Traveler's Accommodation, Lodging:	P					<b>RH:</b> 4.9.4.BB.1, .2, .3, .4, .5, .6.b, 7, and 4.9.13.l and the following:
▪ Alcoholic Beverage Service;						▪ For Alcoholic Beverage Service, 4.9.4.C.3
▪ Civic Assembly;						▪ For Food Service, 4.9.4.M.3
▪ Food Service; or,						
▪ Recreation						
The following are permitted accessory uses to Traveler's Accommodation, Lodging:		P	P	P		<b>SR, SH, RX-1:</b> 4.9.4.BB.1, .2, .3, .4, .5, .6.a, .6.c, 7 and the following:
▪ Administrative and Professional Office;						▪ For Alcoholic Beverage Service, 4.9.4.C.3
▪ Alcoholic Beverage Service;						▪ For Food Service, 4.9.4.M.3;
▪ Food Service;						
▪ General Merchandise Sales;						
▪ Personal Service; or						
▪ Recreation						
<b>Industrial Land Use Group With Land Use Class/Type:</b>						
Extraction	S [1]					<b>RH:</b> 4.9.5.B and 4.9.13.l

**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, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Motion Picture Industry			S [1]			SH: 4.9.5.D and 4.9.13.C & .I
Perishable Goods Manufacturing	S [1]					RH: 4.9.5.E.2 & .3 and 4.9.13.I
Primary Manufacturing: Asphalt, Cement Plants	S [1]					RH: 4.9.5.B and 4.9.13.I
<b>Recreation Land Use Group With Land Use Class/Type:</b>						
Golf Course		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.6.A.1.a-f, h, & i
The following are permitted accessory uses to a Golf Course use:		P	P	P	P	SR, SH, RX-1, RX-2: ▪ For an Alcoholic Beverage Service use, 4.9.4.C.3 ▪ For a Food Service use, 4.9.4.M.3
▪ Alcoholic Beverage Service;						
▪ Food Service;						
▪ General Merchandise Sales; or,						
▪ Personal Services						
Parks and Recreation		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.13.B and C
<b>Residential Land Use Group With Land Use Class/Type:</b>						
Residential Care Services, Adult Care or Physical Behavioral Health Services:						
Maximum 10 Residents	P	P	P	P	P	RH: 4.9.7.J.3.a, & 4 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.7.J.2.a, 3.a, & 4
Maximum 15 Residents	S [2]	RH: 4.9.7.J.3.b. & 4 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.7.J.2.a, 3.b, & 4				
Unlimited Residents	S [2]	RH: 4.9.7.J.3.d, 4 & 7 (except no minimum lot size) and 4.9.13.I SR: 4.9.7.J.2.a, 3.d, 4 & 7 (except 144,000 sf minimum lot size.) SH, RX-1, RX-2: 4.9.7.J.2.a, 3.d, 4, & 7 and minimum 3 acre lot size				
Family Dwelling	P	P	P	P	P	RH: 4.9.13.I SR, RX-1, RX-2: 4.9.7.B.6
With Home Occupation as an accessory use	P	P	P	P	P	All: 4.9.7.D
Mobile Home Dwelling	P		P			RH: 4.9.13.I

**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, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
With Home Occupation as an accessory use	P		P			RH, SH: 4.9.7.D
<b>Retail Trade Land Use Group With Land Use Class/Type:</b>						
Artists/Artisans Workshop/Studio	S [2]					RH: 4.9.13.I and the maximum floor area is 2,000 square feet.
Feed store	S [1]					RH: RH: 4.9.13.I and the use must have access from a paved public street on the Major Streets and Route Plan
Food and Beverage Sales	S [1]					RH: 4.9.13.I and the maximum floor area is 4,000 square feet
Fuel dispensing	S [1]					RH: 4.9.13.I and the use must have access from a paved public street on the Major Streets and Route Plan
General Merchandise Sales	S [1]					
<b>Storage Land Use Group With Land Use Class/Type:</b>						
Hazardous Material Storage as an accessory use to any permitted land use	P	P	P	P	P	RH: 4.9.10.B.1 & .2.a. and 4.9.13.I
<b>Utilities Land Use Group With Land Use Class/Type:</b>						
Distribution System, General		S [2]	S [2]	S [2]	S [2]	SR, SH, RX-1, RX-2: 4.9.11.A.1, .2, .5, .8, .9, .11
Limited to Power Substation (Input Voltage of 115 Kilovolts or Greater)	S [2]					RH: 4.9.11.A.3, .6, .7, & .10 and 4.9.13.I
Limited to Telephone, Telegraph, or Power Substations (Input Voltage < 115 Kilovolts)	S [2]					RH: 4.9.11.A.2 & .8 and 4.9.13.I
Limited to Water Pumping and Storage Facilities Serving Two or More Properties as Public, Private, or Community Utility	S [2]					RH: 4.9.11.A.4 and 4.9.13.I
Renewable Energy Generation	S [2]	S [2]	S[2]	S[2]	S [2]	RH: 4.9.11.B.2, .3, .4, & .5 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.11.B.2, .3, .4, .5

4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES

<b>TABLE 4.8-2: PERMITTED USES– URBAN RESIDENTIAL ZONES</b> <i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2						
LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>						
Crop Production	P	P	P	P	P	<b>All zones:</b> Any greenhouse heating plant or cooling fan shall be setback a minimum of 200' from any property line.
<b>Civic Land Use Group With Land Use Class/Type:</b>						
Cemetery		P	P			<b>R-2, R-3:</b> Use shall be adjacent to or an extension of an existing cemetery.
Cultural Use	S [1]	S [1]	S [1]			<b>R-1, R-2, R-3:</b> 20,000 sf minimum lot size and 4.9.3.C.2 – .8
With the following as accessory uses:						
Food Service	S [1]	S [1]	S [1]			<b>R-1, R-2, R-3:</b> 4.9.4.M.1 & .3
Alcoholic Beverage Sales	S [1]	S [1]	S [1]			<b>R-1, R-2, R-3:</b> 4.9.4.C.3 and 4.9.4.V.4 & .8
Entertainment	S [1]	S [1]	S [1]			<b>R-1, R-2, R-3:</b> 4.9.4.K.6
General Merchandise Sales	S [1]	S [1]	S [1]			<b>R-1, R-2, R-3:</b> 4.9.9.B.1 & .2
<b>Educational Use:</b>						
Elementary & Secondary	P	P	P	P	P	<b>R-1, R-2, R-3, MH-1, MH-2:</b> 4.9.3.D.1-7 & 20,000 sf minimum lot size
Elementary & Secondary	S [2]	<b>R-1, R-2, R-3, MH-1, MH-2:</b> 20,000 sf minimum lot size				
With Salvaging & Recycling as an accessory use to both P & S uses	P	P	P	P	P	<b>R-1, R-2, R-3, MH-1, MH-2:</b> 4.9.5.G.1 & 3
<b>Religious Use</b>						
With Columbarium as an accessory use	P	P	P	P	P	<b>R-1, R-2, MH-1, MH-2:</b> 20,000 sf minimum lot size
With Salvaging & Recycling as an accessory use	P	P	P	P	P	<b>R-1, R-2, R-3, MH-1, MH-2:</b> 4.9.5.G. 1 & 3
<b>Commercial Services Land Use Group</b>						
<b>Communications:</b>						
Wireless Communication	P	P	P	P	P	<b>R-1, R-2, MH-1, MH-2:</b> 4.9.4.I.2, 3, & 4.a or 4.b <b>R-3:</b> 4.9.4.I.2, .3, .4.a or .4.b, & .8

**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, Sec. 3.4.4

[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3

[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2

LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
Wireless Communication	S [see use specific standards]	R-1, R-2, R-3, MH-1, MH-2: 4.9.4.I.2, .3 & .5.b or 4.9.4.I.2, .3 & .6.a or 4.9.4.I.2, .3 & .7				
Day Care:						
Adult	P	P	P	P		R-1, R-2, MH-1: 4.9.4.B.1 R-3: 4.9.4.B.2
Child, Maximum 30 Children	P	P				R-1, R-2: 14,000 sf minimum lot size and 4.9.4.H.1-5, 6. & 7.d.
Child, Unlimited number of children			P			R-3: 10,000 sf minimum lot size and 4.9.4.H.1-5, 6.C & 7.e
Medical Services, Blood Donor Center prohibited		S [2]	S [2]			R-2: 1.5 acre minimum lot size & 4.9.4.P.1,2,a,3, & .4 R-3: 4.9.4.P.1,2,a,3, & .4
<b>Recreation Land Use Group With Land Use Class/Type:</b>						
Parks and Recreation	P	P	P	P	P	R-1, R-2, MH-1, MH-2: 20,000 sf minimum lot size and 4.9.13.B & C R-3: 4.9.13.B and C
<b>Residential Land Use Group With Land Use Class/Type:</b>						
Residential Care Services, Adult Care or Physical and Behavioral Health Services:						
Maximum 10 Residents	P	P	P	P	P	R-1, R-2: 4.9.7.J. 2.a, 3.a, 4 R-3, MH-1, MH-2: 4.9.7.J. 3.a, .4
Unlimited # Residents		P	P			R-2: 4.9.7.J.2.a, .3.d, .4, .7 R-3: 4.9.7.J.2.b, 3.d, .4, .8* (*no minimum lot size)
Maximum 15 Residents	S [2]	S [2]		S[2]		R-1, R-2: 4.9.7.J.2.a, .3.b, .4 MH-1: 4.9.7.J.3.b, .4
Unlimited # Residents	S [2]			S[2]		Minimum lot size of 1.5 acres & R-1: 4.9.7.J.2.a, 3.d, .4, .8 MH-1: 4.9.7.J.3.d, .4, .8
Residential Care Services, Adult Rehabilitation Service or Shelter Care:						
Maximum 15 Residents		S [2]				R-2: 4.9.7.J.1, .2.a, .3.b, .4, 9
Maximum 20 Residents			S [2]			R-3: 4.9.7.J.1, .2.b, .3.c, .4, 9
Unlimited # Residents		S[2]	S [2]			R-2: 4.9.7.J.1, 2.a, 3.d, .4, 8 R-3: 4.9.7.J.1, 2.b, 3.d, .4, .8
Residential Care Services, Child		P	P			R-2, R-3: 4.9.7.J.1, 2.b, .3.a, .4

**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, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
Rehabilitation Service (maximum 10 Residents)						
Residential Care Services, Shelter Care for Victims of Domestic Violence		P	P			R-2: 4.9.7.J.1, 2.a, 3.a, 4 & 9 R-3: 4.9.7.J.1, 2.b, 3.c, 4 & 9
Family Dwelling	P	P	P	P	P	R-1: 4.9.7.B.5 - 8 (single family) or 4.9.7.B (two dwellings) R-2, R-3: 4.9.7.B.6
With Home Occupation as an accessory use	P	P	P	P	P	R-1: 4.9.7.D
Group Dwelling			P			R-3: 4.9.7.B.6
Mobile Home Dwelling				P	P	
Mobile Home Park:						
100 spaces or more with Accessory Use					P	MH-2: 4.9.7.I
With Travelers Campsite				P	P	MH-1, MH-2: 4.9.4.Z
<b>Storage Land Use Group With Land Use Class/Type:</b>						
Hazardous Material Storage as an accessory use to any permitted land use	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.10.B.1 & .2.a
<b>Utilities Land Use Group With Land Use Class/Type:</b>						
Distribution System	S [2]	R-1, R-2, R-3, MH-1, MH-2: 4.9.11.A.1, .2, .5, .8, .9, .11				
Renewable Energy Generation	S [2]	R-1, R-2, R-3 MH-1, MH-2: 4.9.11.B.2, .3, .4, .5				

4.8.5. PERMITTED USES: SPECIAL PURPOSE ZONES

<b>TABLE 4.8-3: Permitted Uses – SPECIAL PURPOSE ZONES</b> <i>P = Permitted Use                      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2					
LAND USE	IR	OS	P	RV	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>					
Animal Production:					
General, without a Stockyard	P				IR: 4.9.2.A.1.a, .2.b, .3.b, & .3.c and 4.9.13.H
Hog Ranch	S [1]				IR: 4.9.2.A.3.d and 4.9.13.H
Stable or Riding School	P				IR: 4.9.2.A.2.b, 4 and 4.9.13.H
Crop Production	P				IR: 4.9.2.B and 4.9.13.H
With Food and Beverage Sales as an accessory use	P				IR: 4.9.9.A.2.a, 3-9 and 4.9.13.H
General Farming	P				IR: 4.9.2.A.1.a, 2.b, 3.b, & .3.c, 4.9.2.B, and 4.9.13.H
Stockyard Operation:					
Feedlot for Stockyard	S [1]				IR: 4.9.2.C.1 and 4.9.13.H
Livestock Auction Yard	S [1]				IR: 4.9.2.C.2 and 4.9.13.H
<b>Civic Land Use Group With Land Use Class/Type:</b>					
Cultural Use:					
Limited to Nature Reserve	P				
Other than Nature Reserve or Wildlife Refuge	S [1]				IR: 4.9.3.C.1 and 4.9.13.H
Educational Use, Elementary and Secondary	S [2]				
With Salvaging and Recycling as an accessory use	P				IR: 4.9.5.G.1 & .3 and 4.9.13.H
Religious Uses	P				
With Columbarium as an accessory use	P				
With Salvaging and Recycling as an accessory use	P				IR: 4.9.5.G.1 & .3 and 4.9.13.H
<b>Commercial Services Land Use Group With Land Use Class/Type:</b>					
Administrative and Professional Office	S [2]				IR: 4.9.4.A.1 and 4.9.13.H
Animal Services, Limited to Veterinary Hospital	P				IR: 4.9.4.D.5 and 4.9.13.H
Communications:					
Wireless Communication	P				IR: 4.9.13.H and 4.9.4.I.2, .3, .4.a or .4.b
Wireless Communication	S [see use specific]				IR: 4.9.13.H and one of the following groups: 4.9.4.I.2, .3 & .5.b

**TABLE 4.8-3: Permitted Uses – SPECIAL PURPOSE ZONES**

*P = Permitted Use S = Permitted as Special Exception Use*

*[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	IR	OS	P	RV	USE SPECIFIC STANDARDS
Radio or Television Station Only	standards] S [1]				or 4.9.4.I.2, .3 & .6.a or 4.9.4.I.2, .3 & .7 IR: 4.9.4.I.1, 4.9.13.A.2, and 4.9.13.H
Construction Service	S [1]				IR: 4.9.4.J, 4.9.13.A.2, and 4.9.13.H
Entertainment, Carnival or Racetrack for the racing of animals	S [1]				IR: 4.9.4.K.5 and 4.9.13.H
Medical Services: Outpatient	P				IR: 4.9.4.O.3, 4.9.4.P.2.b, .3, & .4, 4.9.13.A.2, and 4.9.13.H
Parking			P		P: 4.9.4.S
Transportation Service: Air Carrier, Airport Facilities	S [1]				IR: 4.9.4.Y.1 & 2 and 4.9.13.H
Air Carrier, General Aviation Strip	S [1]				IR: 4.9.4.Y.1 – 4 and 4.9.13.H
Air Carrier, Ultra-light Airstrip	S [1]				
Air Carrier, Ultra-light Flight Park	S [1]				IR: 4.9.4.Y.2 & 3 and 4.9.13.H
Travelers Accommodation: Campsite				P	RV: 4.9.13.L
Campsite of over 200 spaces with the following uses as an accessory use: ▪ Adult Care Services; ▪ Day Care; ▪ Family Dwelling; ▪ Food and Beverage Sales; ▪ General Merchandise Sales; ▪ Mobile Home Dwelling; ▪ Park and Recreation; or, ▪ Personal Services				P	RV: 4.9.7.I.1 & .2 and 4.9.13.L
Lodging	S [1]				
<b>Industrial Land Use Group With Land Use Class/Type:</b>					
Extraction	S [1]				IR: 4.9.5.B.1 & .2 and 4.9.13.H
Perishable Goods Manufacturing	S [1]				IR: 4.9.5.E.2 & .3 and 4.9.13.H
<b>Recreation Land Use Group With Land Use Class/Type:</b>					
Open Space		P			OS: 4.9.13.G
<b>Residential Land Use Group With Land Use Class/Type:</b>					
Family or Mobile Home Dwelling	P				
With Home Occupation as an accessory use	P				IR: 4.9.7.D and 4.9.13.H
<b>Retail Trade Use Group With Land</b>					

<b>TABLE 4.8-3: Permitted Uses – SPECIAL PURPOSE ZONES</b> <i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2					
LAND USE	IR	OS	P	RV	USE SPECIFIC STANDARDS
<b>Use Class/Type:</b>					
General Merchandise Sales:					
Artists/Artisan Workshop/Studio	S [2]				IR: 4.9.9.B.2 and 4.9.13.H
Feed Store	S [2]				IR: 4.9.13.A.2 and 4.9.13.H
<b>Storage Use Group With Land Use Class/Type:</b>					
Hazardous Material Storage as an accessory use to any permitted land use	P			P	IR: 4.9.10.B.1, .2.a and 4.9.13.H RV: 4.9.10.B.1 & .2.a and 4.9.13.L
<b>Utilities Land Use Group With Land Use Class/Type:</b>					
Distribution System:					
Limited to Power Substations with Input of 115 Kilovolts or more	S [2]				IR: 4.9.11.A.3, .6, .7, & .10 and 4.9.13.H
Limited to Telephone, Telegraph, or Power Substations with Input voltage less than 115 Kilovolts	S [2]				IR: 4.9.11.A.2 & .8 and 4.9.13.H
Limited to Water pumping and storage facilities operated as part of a system serving 2 or more properties as a private, public, or community utility	S [2]				IR: 4.9.11.A.4 and 4.9.13.H
Renewable Energy Generation	S [2]		S [2]		IR, P : 4.9.11.B.2, .3, .4, & .5 and 4.9.13.H



4.8.6. PERMITTED USES: COMMERCIAL ZONES

<b>TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES</b> <i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2						
LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
<b>Civic Land Use Group With Land Use Class/Type:</b>						
Cemetery			P			C-1: 4.9.3.A.1 & .5, 4.9.13.O, and a 10-acre minimum lot size
Civic Assembly			P	P	P	
Correctional Use: Custodial Facility				S [1]	S[1]	C-2 & C-3: 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8
Supervision Facility				P	P	C-2 & C-3: 4.9.3.B.1.a, 2.b,3.a, 4.d, 6 & 8
Educational Use: Elementary and Secondary	P		P	P	P	NC: 4.9.3.D.1 – 7 and 4.9.13.M C-1: 4.9.3.D.1 – 7 and 4.9.13.O C-2, C-3: 4.9.3.D.1 – 7
Elementary and Secondary	S [2]		S [2]	S [2]	S [2]	NC: 4.9.13.M C-1: 4.9.13.O
With Salvaging and Recycling as an accessory use to both P and S uses	P		P	P	P	NC, C-1, C-2, C-3: 4.9.5.G.1 & .3
Instructional School			P	P	P	C-1: 4.9.13.O
Postsecondary Institution			P	P	P	C-1: 4.9.3.E and 4.9.13.O C-2, C-3: 4.9.3.E
Membership Organization			P	P	P	C-1: 4.9.13.O
Postal Service				P	P	
Protective Service				P	P	
Religious Use		P	P	P	P	RVC: 4.9.13.N C-1: 4.9.13.O
With Columbarium as an accessory use		P	P	P	P	
With Salvaging and Recycling as an accessory use		P	P	P	P	RVC, C-1, C-2, C-3: 4.9.5.G.1 & .3
<b>Commercial Services Land Use Group With Land Use Class/Type:*</b>						
Administrative and Professional Office	P	P	P	P	P	NC: 4.9.13.M RVC: 4.9.13.N C-1: 4.9.13.O C-2: 4.9.13.P
Alcoholic Beverage Service: Not a Large Bar				P	P	C-2: 4.9.13.P
Large Bar				S [1]	S [1]	C-2: 4.9.4.C.2 and 4.9.13.P

<b>TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES</b>						
<i>P = Permitted Use                      S = Permitted as Special Exception Use</i> <i>[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4</i> <i>[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3</i> <i>[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2</i>						
<b>LAND USE</b>	<b>NC</b>	<b>RVC</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>USE SPECIFIC STANDARDS</b>
With Perishable Goods Manufacturing as an accessory use				P	P	<b>C-3:</b> 4.9.4.C.2 <b>C-2, C-3:</b> 4.9.5.E.6, 7, & 8
Animal Service			P	P	P	<b>C-1:</b> 4.9.4.D.1, .2, .3, & .4 and 4.9.13.O <b>C-2:</b> 4.9.4.D.1, .2, .3, & .4 and 4.9.13.P <b>C-3:</b> 4.9.4.D.1, .2, .3, .4 or 4.9.4.D.7
Artisan Residence	P		P	P	P	<b>NC:</b> 4.9.4.E.1, .2, .3, .4, & .5 and 4.9.13.M <b>C-1:</b> 4.9.4.E.1, .2, .3, .4, & .5 and 4.9.13.O <b>C-2:</b> 4.9.4.E.1, .2, .3, .4, & .5 and 4.9.13.P <b>C-3:</b> 4.9.4.E.1, .2, .3, .4, & .5
Automotive: Major Service and Repair (excluding bodywork and paint-booths)  Minor Service and Repair				P	P	<b>RVC:</b> 4.9.4.F.5 and 4.9.13.N <b>C-1:</b> 4.9.4.F.2, .3, .4, & .5 and 4.9.13.O
Billboard				P	P	<b>C-2, C-3:</b> 4.9.4.G, & Standards of Ch. 3 of the Tucson Code
Buildings and Ground Maintenance				P	P	
Communications: Wireless Communication	P	P	P	P	P	<b>NC:</b> 4.9.13.M and 4.9.4.I.2, .3, 4.a or 4.b <b>RVC:</b> 4.9.13.N and 4.9.4.I.2, .3, & 4.a or 4.b <b>C-1:</b> 4.9.13.O and 4.9.4.I.2, .3, 4.a or 4.b <b>C-2:</b> 4.9.13.P and one of the following groups: 4.9.4.I.1, 4.9.13.E, or, 4.9.4.I.1.3, 4.a or 4.b <b>C-3:</b> 4.9.4.I.1 or 4.9.4.I.2, .3, 4.a or 4.b
Wireless Communication	S	S	S	S	S	<b>NC:</b> 4.9.13.M and one of the following groups: 4.9.4.I.2, .3, 5.a or 4.9.4.I.2, .3, 6.a or 4.9.4.I.2, .3, .7 <b>RVC:</b> 4.9.13.N and 4.9.4.I.2, .3, 4.a or 4.b <b>C-1:</b> 4.9.13.O and one of the following groups: 4.9.4.I.2, .3, 5.c or 4.9.4.I.2, .3, 6.a or 4.9.4.I.2, .3, .7

**TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES**

*P = Permitted Use S = Permitted as Special Exception Use*

*[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
						C-2: 4.9.13.P and one of the following groups: 4.9.4.L.2, .3, 5.a or 4.9.4.L.2, .3, 5.b or 4.9.4.L.2, .3, 6.b or 4.9.4.L.2, .3, .7 C-3: 4.9.4.L.2, .3, 5.a or 4.9.4.L.2, .3, 5.b or 4.9.4.L.2, .3, 6.b or 4.9.4.L.2, .3, .7
Construction Service				P	P	
Day Care	P	P	P	P	P	NC: 4.9.13.M.1.a, .c, .d, & .e and activity may occur outdoors RVC: 4.9.13.N C-1: 4.9.13.O C-2: Activity may occur outdoors
Entertainment: General			P	P	P	C-1: 4.9.4.C.3 and 4.9.13.O C-2: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.E and 4.9.13.P C-3: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.E
Dance Hall				S[1]	S [1]	C-2: 4.9.4.C.2 and 4.9.13.P C-3: 4.9.4.C.2
Financial Service: General	P	P	P	P	P	NC: 4.9.4.L.3 and 4.9.13.M RVC: 4.9.4.L.3 and 4.9.13.M C-3: 4.9.4.L.3 C-1: 4.9.4.L.1 & .3 and 4.9.13.O C-2: 4.9.4.L.3, 4.9.13.E, and 4.9.13.P
Non-chartered Institution				S[2]	S[2]	C-2: 4.9.4.L.4 and 4.9.13.P C-3: 4.9.4.L.4
Food Service: Excluding Soup Kitchens	P	P	P	P	P	RVC: 4.9.4.M.2, 4.9.4.V.3, and 4.9.13.M C-1: 4.9.4.M.1 & 5 and 4.9.13.O NC: 4.9.4.M.1 & 5 and 4.9.13.M C-2: 4.9.4.M.1 and 4.9.13.P
Soup Kitchens				S [1]	S [1]	C-2, C-3: 4.9.4.M.4
With Alcoholic Beverage Service as an accessory use		S [1]	P			RVC: 4.9.4.V.2, .3, & .4 and 4.9.4.C.3 C-1: 4.9.4.V.1 & 5-9, 4.9.4.C.3, and 4.9.13.O
With Microbrewery as an accessory use			S [2]			C-1: 4.9.4.M.1 & 4.9.5.E.6, .7, .8
Funeral Service				P	P	C-2: 4.9.13.P
Medical Service: Extended Healthcare			P	P	P	C-1: 4.9.13.O C-2: Activity may occur outdoors

<b>TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES</b>						
<i>P = Permitted Use                      S = Permitted as Special Exception Use</i>						
<i>[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4</i>						
<i>[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3</i>						
<i>[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2</i>						
<b>LAND USE</b>	<b>NC</b>	<b>RVC</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>USE SPECIFIC STANDARDS</b>
Major			P	P	P	<b>C-1:</b> 4.9.13.O
Outpatient		P	P	P	P	<b>RVC:</b> 4.9.4.O.2 and 4.9.13.M <b>C-1:</b> 4.9.4.O.2 and 4.9.13.O <b>C-2:</b> 4.9.4.O.2 and 4.9.13.P <b>C-3:</b> 4.9.4.O.2
Outpatient, Blood Donor Center			S [1]	S [1]	S [1]	<b>C-1:</b> 4.9.4.O.3 and 4.9.13.O <b>C-2:</b> 4.9.4.O.3 and 4.9.13.P <b>C-3:</b> 4.9.4.O.3
Parking			P	P	P	
Personal Service	P	P	P	P	P	<b>RVC:</b> 4.9.4.T.2, .3 and 4.9.13.M <b>C-1:</b> 4.9.4.T.1 and 4.9.13.O <b>C-2:</b> 4.9.13.P <b>NC:</b> 4.9.4.T.1
Research and Product Development			P	P	P	<b>C-1:</b> 4.9.13.O
Technical Service			P	P	P	<b>C-1:</b> 4.9.4.W.1 and 4.9.13.O <b>C-2:</b> 4.9.4.W.2 and 4.9.13.P <b>C-3:</b> 4.9.4.W.2
Trade Service and Repairs: Major (includes automotive bodywork & paint booths)					P	<b>C-3:</b> No openings within 30 feet of adjacent residentially zoned property.
Trade Service and Repair Minor	P		P	P	P	<b>NC:</b> 4.9.13.M and excluding upholstery shops <b>C-1:</b> Excluding upholstery, burglar alarm repair, and motor vehicle stereo repair and 4.9.13.O <b>C-2:</b> 4.9.13.P
Transportation Services, Land Carrier				P	P	<b>C-2:</b> Activity may occur outdoors
Travelers Accommodation, Lodging			P	P	P	<b>C-1:</b> 4.9.13.O <b>C-2:</b> Activity may occur outdoors
With accessory Alcoholic Beverage Service			S [2]			<b>C-1:</b> Excluding large bars and dance halls, 4.9.4.BB.2, 4, 7, 8, 9, & 11, and 4.9.13.O
<b>Additional Permitted Accessory Uses</b>						
The following uses are permitted accessory uses to any permitted Commercial Services Uses: ▪ General Manufacturing; ▪ Heavy Equipment Manufacturing; ▪ Perishable Goods Manufacturing (limited to				P	P	<b>C-2, C-3:</b> 4.9.5.C.9

**TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES**

*P = Permitted Use S = Permitted as Special Exception Use*

*[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
baked goods and confectionary products); ▪ Precision Manufacturing; or ▪ Primary Manufacturing						
Perishable Goods Manufacturing as an accessory use to any permitted Commercial Services use			P			C-1: 4.9.5.E.4, .5, & .8
Salvaging and Recycling as an accessory use to any permitted Commercial Services use	P	P	P	P	P	NC, RVC, C-1, C-2, C-3: 4.9.5.G.1 & .3
<b>Industrial Land Use Group With Land Use Class/Type:</b>						
Craftwork				P	P	C-2: 4.9.13.P
Processing and Cleaning				P	P	C-2: 4.9.13.P
Salvaging and Recycling				P	P	C-2: 4.9.5.G.2, .3, & .5 and 4.9.13.P C-3: 4.9.5.G.2, .3, & .5
Household Goods Donation Center Only			S [2]	S [3]	P	C-1: 4.9.5.G.2, .6 – 12, 4.9.13.A.2, .B-D, and 4.9.13.O C-2: 4.9.5.G.2, & .6 – 12, 4.9.13.A.2, 4.9.13.B-D, and 4.9.13.P C-3: 4.9.5.G.2, .6 -11; 4.9.13.C & .D
<b>Recreation Land Use Group With Land Use Class/Type:</b>						
Commercial Recreation			P	P	P	
Golf Course			P	P	P	C-1: 4.9.6.A.1.a – f, & h and 4.9.13.O C-2, C-3: 4.9.6.A.1.a – f, & h
Parks and Recreation	P		P	P	P	
<b>Residential Land Use Group With Land Use Class/Type:</b>						
Residential Care Services, Adult Care or Physical and Behavioral Health Services	P		P	P	P	NC: 4.9.7.J.3.a, & .4 and 4.9.13.M C-1: 4.9.7.J.3.d, .4, & .8 (no minimum lot size) and 4.9.13.O C-2: 4.9.7.J.3.d, .4, & .8 (no minimum lot size) C-3: 4.9.7.J.3.d, .4
Residential Care Services,						

<b>TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES</b>						
<i>P = Permitted Use      S = Permitted as Special Exception Use</i>						
<i>[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4</i>						
<i>[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3</i>						
<i>[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2</i>						
<b>LAND USE</b>	<b>NC</b>	<b>RVC</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>USE SPECIFIC STANDARDS</b>
Adult Rehabilitation or Shelter Care: Unlimited # Residents			P	P	P	<b>C-1:</b> 4.9.7.J.1, 3.d, .4, .6, & .8 (no minimum lot size) and 4.9.13.O <b>C-2, C-3:</b> 4.9.7.J.1, 3.d, .4, .6, & .8 (no minimum lot size)
Unlimited # Residents			S [2]	S [2]	S [2]	<b>C-1:</b> 4.9.7.J.1, 3.d, .4, & .8 (no minimum lot size) and 4.9.13.O <b>C-2, C-3:</b> 4.9.7.J.1, 3.d, .4, & .8 (no minimum lot size)
Residential Care Services, Child Rehabilitation Service (maximum 10 Residents)	P		P	P	P	<b>NC:</b> 4.9.7.J.1, 3.a, & .4 and 4.9.13.M <b>C-1:</b> 4.9.7.J.1, 3.a, & .4 and 4.9.13.O <b>C-2, C-3:</b> 4.9.7.J.1, 3.a, & .4
Residential Care Services, Shelter Care for Victims of Domestic Violence			P	P	P	<b>C-1:</b> 4.9.7.J.1, 3.c, & .4 and 4.9.13.O <b>C-2, C-3:</b> 4.9.7.J.1, 3.c, & .4
Family Dwelling	P		P	P	P	<b>NC:</b> 4.9.13.M
With Home Occupation as an accessory use	P		P	P	P	<b>NC, C-1, C-2, C-3:</b> 4.9.7.D
With General Farming as an accessory use				P	P	<b>C-2, C-3:</b> 4.9.2.A.1.a, & .3.a and 4.9.2.B.1
Group Dwelling			P	P	P	
<b>Restricted Adult Activities Use Group With Land Use Class/Type:</b>						
Adult Commercial Services, Recreation, or Retail Trade				P	P	<b>C-2:</b> 4.9.13.P <b>C-3:</b> 4.9.8
<b>Retail Trade Use Group With Land Use Class/Type:</b>						
Construction Material Sales				P	P	
Food and Beverage Sales: General	P	P	P	P	P	<b>NC:</b> 4.9.13.M and excluding alcoholic beverage sales <b>RVC:</b> 4.9.13.N <b>C-1:</b> 4.9.13.O
Large Retail Establishment		S [1]	S [1]	S [1]	S [1]	<b>RVC:</b> 4.9.9.D and 4.9.13.N <b>C-1:</b> 4.9.9.D and 4.9.13.O <b>C-2, C-3:</b> 4.9.9.D
Medical Marijuana: Designated Caregiver Cultivation Location					P	<b>C-3:</b> 4.9.9.E.2 & 3
Dispensary				P	P	<b>C-2, C-3:</b> 4.9.9.E.1

**TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES**

*P = Permitted Use S = Permitted as Special Exception Use*

*[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Dispensary Off-site Cultivation Location				P	P	C-2, C-3: 4.9.9.E.2
Qualifying Patient Cultivation Location				P	P	C-2, C-3: 4.9.9.E.4
Merchandise Sales: General	P	P	P	P	P	NC: 4.9.13.M RVC: 4.9.13.N C-1: 4.9.13.O and limited to a maximum of 12 fuel dispensing locations. C-2, C-3: Outdoor display of odorous material shall be minimum 30 feet from interior lot line.
Large Retail Establishment		S [1]	S [1]	S [1]	S [1]	RVC: 4.9.9.D and 4.9.13.N C-1: 4.9.9.D and 4.9.13.O C-2, C-3: 4.9.9.D
Automotive Fuel Sales with accessory Auto Minor Service and Repair			P			C-1: 4.9.4.F.7 and 4.9.13.O
Swap Meets and Auctions				P	P	C-2, C-3: 4.9.9.F
Vehicle Rental and Sales				P	P	C-2, C-3: 4.9.9.G.1-2
Craftwork as an accessory use to any permitted Retail Trade uses			P			C-1: 4.9.5.A
<b>Additional Permitted Accessory Uses</b>						
The following are permitted as an accessory uses to any permitted Retail Trade Uses: ▪ General Manufacturing; ▪ Heavy Equipment Manufacturing; ▪ Precision Manufacturing; ▪ Perishable Good Manufacturing (limited to baked goods and confectionary products); ▪ Primary Manufacturing				P	P	C-2, C-3: 4.9.5.C.9
Perishable Goods Manufacturing as an accessory to any permitted Retail Trade Uses			P			C-1: 4.9.5.E.4, .5, & .8
Salvaging and Recycling as an accessory use to any permitted Retail Trade uses	P	P	P	P	P	All: 4.9.5.G.1 & .3
<b>Storage Use Group With Land Use Class/Type:</b>						
Commercial Storage				P	P	C-2, C-3: 4.9.10.A

<b>TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES</b>						
<i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2						
LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Personal Storage			P	P	P	C-1: 4.9.10.C and 4.9.13.O C-2, C-3: 4.9.10.C.3, & .6
<b>Additional Permitted Accessory Use</b>						
Hazardous Material Storage is permitted as an accessory use to any permitted land use			P	P	P	C-1, C-2: 4.9.10.B.1, 2.a C-3: 4.9.10.B.1, 2.c
<b>Utilities Use Group With Land Use Class/Type:</b>						
Distribution System	S [2]	S [2]	S [2]	P	P	NC: 4.9.11.A.1, .5, & .9 and 4.9.13.M RVC: 4.9.11.A.1, .5, & .9 and 4.9.13.N C-1: 4.9.11.A.1, .5, & .9 and 4.9.13.O C-2,C-3: 4.9.11.A.1, .5, & .9
Renewable Energy Generation			P	P	P	C-1: 4.9.11.B and 4.9.13.O C-2, C-3: 4.9.11.B.1, .2, & .3
Renewable Energy Generation			S [2]	S [2]	S [2]	
<b>Wholesaling Use Group With Land Use Class/Type:</b>						
Business Equipment Supply and Wholesaling				P	P	C-2: 4.9.13.P
Construction/Heavy Equipment Wholesaling				P	P	C-2: 4.9.13.P
Food and Beverage Wholesaling				P	P	C-2: 4.9.13.P
<b>Additional Permitted Accessory Uses</b>						
The following are permitted as accessory uses to permitted Wholesaling uses: <ul style="list-style-type: none"> <li>▪ General Manufacturing;</li> <li>▪ Heavy Equipment Manufacturing;</li> <li>▪ Perishable Goods Manufacturing (limited to baked goods and confectionary products);</li> <li>▪ Precision Manufacturing;</li> <li>or,</li> <li>▪ Primary Manufacturing.</li> </ul>				P	P	C-2, C-3: 4.9.5.C.9
All Commercial Services in the C-1 Zone may provide one drive-through service lane unless otherwise provided.						

4.8.7. PERMITTED USES: OFFICE AND MIXED USE ZONES

<b>TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES</b> <i>P = Permitted Use                      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2							
LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>							
Animal Production: General				P			<b>MU:</b> 4.9.2.A.1.a, 1.c, 2.a, 2.b, & 3.a
Commercial Stables Only				S [2]			<b>MU:</b> 4.9.2.A.1.b, 2.b, & 4.c
<b>Civic Land Use Group With Land Use Class/Type:</b>							
Cemetery			P	S [2]			<b>O-3:</b> 4.9.13.K and the use must be adjacent to or an extension of an existing cemetery.
Civic Assembly		P	P	P	P	P	<b>O-2:</b> 4.9.13.J
Correctional Use: Custodial Facility				S [1]	S [1]	S [1]	<b>MU, OCR-1, OCR-2:</b> 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8
Supervision Facility				P	P	P	<b>MU, OCR-1, OCR-2:</b> 4.9.3.B.1.a, 2.b, 3.a, 6 & 8
Cultural Use: General	S [1]	S [1]	S [1]	P	P	P	<b>O-1, O-2:</b> 4.9.3.C.2 – 8 and 4.9.13.J <b>O-3:</b> 4.9.3.C.2 – 8 and 4.9.13.K
The following are permitted accessory uses: Food Service	S [1]	S [1]	S [1]				<b>O-1, O-2, O-3:</b> 4.9.4.M.1, .3
Alcoholic Beverage Service	S [1]	S [1]	S [1]				<b>O-1, O-2, O-3:</b> 4.9.4.C.3 & 4.9.4.V.4, .8
Entertainment	S [1]	S [1]	S [1]				<b>O-1, O-2, O-3:</b> 4.9.4.K.6
Merchandise Sales	P	P	P				<b>O-1, O-2, O-3:</b> 4.9.9.B.1 & .2
Educational Use: Elementary and Secondary		P	P		P	P	<b>O-2:</b> 4.9.3.D and 4.9.13.J <b>O-3:</b> 4.9.3.D and 4.9.13.K <b>OCR-1, OCR-2:</b> 4.9.3.D
Elementary and Secondary		S [2]	S [2]		S [2]	S [2]	
Postsecondary Institution		P	P				<b>O-2:</b> 4.9.13.J <b>O-3:</b> 4.9.3.E and 4.9.13.K
Postsecondary Institution and Instructional School				P	P	P	
With Salvaging &		P	P		P	P	<b>O-2, O-3, OCR-1, OCR-2:</b>

<b>TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES</b> <i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2							
LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Recycling as an accessory use							4.9.5.G.1&3
Membership Organization					P	P	
Postal Service				P	P	P	
Protective Service					P	P	
Religious Use		P	P	P	P	P	O-2: 4.9.13.J O-3: 4.9.13.K
With Columbarium as an accessory use		P	P	P	P	P	
With Salvaging & Recycling as an accessory use		P	P	P	P	P	O-2, O-3, MU, OCR-1, OCR-2: 4.9.5.G.1 & .3
<b>Commercial Services Land Use Group With Land Use Class/Type:</b>							
Administrative and Professional Office	P	P	P	S [2]	P	P	O-1: 4.9.4.R and 4.9.13.J O-2: 4.9.13.J O-3: 4.9.13.K
Alcoholic Beverage Service: General				S [2]	P	P	OCR-1, OCR-2: Prohibits bars and dance halls over 18,000 square feet.
Bar over 18,000 sq feet					S [1]	S [1]	OCR-1, OCR-2: 4.9.4.C.2
With Microbrewery				P	P	P	MU, OCR-1, OCR-2: 4.9.5.E.6, .7, & .8 and products manufactured shall be sold at retail on site.
Animal Services				S [2]			
Automotive Service and Repair, no automotive body work or paint booths				S [2]			
Billboard				S [2]			MU: 4.9.4.G & Tucson Code, Ch. 3 Standards
Buildings and Ground Maintenance				S [2]			
Commercial Recreation				P	P	P	
Communications Wireless Communication	P	P	P	P	P	P	O-1, O-2: 4.9.13.J and 4.9.4.I.2, .3, .4.a or .4.b O-3: 4.9.13.K and 4.9.4.I.2, .3, .4.a or .4.b MU, ORC-1, ORC-2: 4.9.4.I.2, .3, .4.a or .4.b
Wireless Communication	S	S	S	S	S	S	O-1, O-2: 4.9.13.J and one of the following groups: 4.9.4.I.2, .3, & .5.b or 4.9.4.I.2, .3, & .6.a or 4.9.4.I.2, .3, & .7 O-3: 4.9.13.K and one of the

**TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES**

*P = Permitted Use S = Permitted as Special Exception Use*

*[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Radio or Television Station Only				S [2]			following groups: 4.9.4.I.2, .3, & .5.b or 4.9.4.I.2, .3, & .6.a or 4.9.4.I.2, .3, & .7 <b>MU, OCR-1, OCR-2:</b> 4.9.4.I.2, .3, .5.a OR 4.9.4.I.2, .3, .5.b OR 4.9.4.I.2, .3, .6.b OR 4.9.4.I.2, .3, .7  <b>MU:</b> 4.9.4.I.1
Construction Service				S [2]			
Day Care: General				S [2]	P	P	
Adult		P					<b>O-2:</b> 4.9.13.J
Child		P	P				<b>O-2:</b> 4.9.4.H.1-5, 6.a & 7.d and 4.9.13.J <b>O-3:</b> 4.9.13.K and one of the following groups: 4.9.4.H.1-4, 6.a & 7.e or 4.9.4.H. 1-5, 6.b & 7.g
Child		S [2]	S [2]				<b>O-2:</b> 4.9.13.J and 4.9.4.H.1-5, 6.a, 7.d & 8 or 4.9.4.H.1, 2, and 9 <b>O-3:</b> 4.9.13.K and one of the following groups: 4.9.4.H.1-5, 6.c, 7.g, & 8 or 4.9.4.H. 1, 2, and 9
Entertainment: General				S [2]	P	P	<b>MU, OCR-1, OCR-2:</b> 4.9.4.K.1, .2, .3, .4; 4.9.4.C.3
Dance Hall					S [1]	S [1]	<b>OCR-1, OCR-2:</b> 4.9.4.C.2
Financial Service: Excluding Non-chartered Financial Institutions					P	P	
Non-chartered Financial Institutions (only)				S [2]	S [2]	S [2]	<b>MU, OCR-1, OCR-2:</b> 4.9.4.L.4
Food Service: Excluding Soup Kitchens				S [2]	P	P	
Soup Kitchen					S [1]	S [1]	<b>OCR-1, OCR-2:</b> 4.9.4.M.4
Funeral Service				S [2]			

**TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES**

*P = Permitted Use S = Permitted as Special Exception Use*

*[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Medical Service: Extended Healthcare		P	P	P	P	P	<b>MU:</b> 4.9.4.O.5 <b>O-2:</b> 4.9.13.J.1 & 3 and activity may occur outside <b>O-3:</b> 4.9.13.K.1 and activity may occur outside
Major		P	P	P	P	P	<b>O-2:</b> 4.9.4.P.1 and 4.9.13.J <b>O-3:</b> 4.9.4.P.1 and 4.9.13.K <b>MU:</b> 4.9.4.O.5
Major with: Food Service; General Merchandise Sales; or Personal Service		P	P				<b>O-2:</b> 4.9.4.P.1, 4.9.4.Q, and 4.9.13.J <b>O-3:</b> 4.9.4.P.1, 4.9.4.Q, and 4.9.13.K
Outpatient (excluding Blood Donor Center)	P	P	P	P	P	P	<b>O-1:</b> 4.9.4.O.1, 4.9.4.P.1, 4.9.4.R, and 4.9.13.J <b>O-2:</b> 4.9.4.O.1, 4.9.4.P.1, and 4.9.13.J <b>O-3:</b> 4.9.13.K <b>MU:</b> 4.9.4.O.6 & 4.9.4.P.2.b, .3, .4; 4.9.13.A.2
Blood Donor Center					S [1]	S [1]	<b>OCR-1, OCR-2:</b> 4.9.4.O.3
Parking				S [2]	P	P	<b>MU:</b> 4.9.4.S.2
Personal Service				S [2]	P	P	
Research and Product Development			P	S [2]			<b>O-3:</b> 4.9.4.U and 4.9.13.K
Technical Service				S [2]	P	P	<b>MU:</b> 4.9.4.W.2
Trade Service and Repair, Major or Minor				S [2]			
Transportation Service, Land Carrier				S [2]	P	P	
Travelers Accommodation, Lodging				S [2]	P	P	
<b>Additional Permitted Accessory Uses</b>							
Salvaging & Recycling is a permitted accessory use to any permitted Commercial uses				P	P	P	<b>MU, OCR-1, OCR-2:</b> 4.9.5.G.1 & .3
The following are permitted accessory uses to any permitted Commercial Uses: ▪ General Manufacturing; ▪ Heavy Equipment Manufacturing; ▪ Perishable Goods Manufacturing (limited to baked goods and confectionary products manufacturing only);					P		Accessory use is limited to 50% of the gross floor area.

**TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES**

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4

[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3

[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
<ul style="list-style-type: none"> <li>▪ Precision Manufacturing; or,</li> <li>▪ Primary Manufacturing</li> </ul>							
<p>The following are permitted accessory uses to any permitted Commercial Uses:</p> <ul style="list-style-type: none"> <li>▪ General Manufacturing;</li> <li>▪ Heavy Equipment Manufacturing; or</li> <li>▪ Perishable Goods Manufacturing (limited to baked goods and confectionary products manufacturing only)</li> </ul>						P	Accessory use is limited to 50% of the gross floor area.
<b>Industrial Land Use Group With Land Use Class/Type:</b>							
Craftwork				S [2]			
General Manufacturing				S [2]			
Perishable Goods Manufacturing				S [2]			<b>MU:</b> 4.9.5.E.1
Precision Manufacturing				S [2]			
Processing and Cleaning				S [2]			
Salvaging and Recycling, limited to Household Goods Donation Center					P	P	<b>OCR-1, OCR-2:</b> 4.9.5.G.2, .6 - 11; 4.9.13.C; 4.9.13.D
<b>Additional Permitted Accessory Uses</b>							
Hazardous Material Storage is permitted as an accessory use to any permitted principal land use			P	P	P	P	<b>O-3, MU:</b> 4.9.10.B.1 & .2.a <b>OCR-1, OCR-2:</b> 4.9.10.B.1 & .2.c
<b>Recreation Land Use Group With Land Use Class/Type:</b>							
Parks and Recreation		P	P	P			<b>O-2:</b> 4.9.13.J .1 & 3 and activity may occur outdoors <b>O-3:</b> 4.9.13.K.1
<b>Residential Land Use Group With Land Use Class/Type:</b>							
Family Dwelling: General	P	P	P	P	P	P	
With Home Occupation as an accessory use	P	P	P	P	P	P	<b>O-1, O-2, O-3, MU, OCR-1, OCR-2:</b> 4.9.7.D
Group Dwelling				P	P	P	
Mobile Home Dwelling				P			

<b>TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES</b> <i>P = Permitted Use</i> <i>S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2							
LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Residential Care Services, Adult Care or Physical and Behavioral Health Services: Maximum 10 Residents	P	P	P				<b>O-1, O-2:</b> 4.9.13.J <b>O-3:</b> 4.9.7.J.3.a, & .4 and 4.9.13.K
Maximum 15 Residents	S [2]						<b>O-1:</b> 4.9.7.J.3.b & .4 and 4.9.13.J
Unlimited # Residents	S [2]		P		P	P	<b>O-1:</b> 4.9.7.J.3.d, .4 & .8 and 4.9.13.J <b>O-3:</b> 4.9.7.J.3.d, .4, & .8 and 4.9.13.K <b>OCR-1, OCR-2:</b> 4.9.7.J.3.d, .4
Residential Care Services, Adult Rehabilitation Service or Shelter Care: Maximum 15 Residents		S [2]					<b>O-2:</b> 4.9.7.J.1, .2.b, 3.b, .4, & .9 and 4.9.13.J
Unlimited # Residents		S [2]	P		P	S [2]	<b>O-2:</b> 4.9.7.J.1, 2.b, 3.d, 4, & .8 and 4.9.13.J <b>O-3(P):</b> 4.9.7.J.1, .3.d, .4, .6, & .8 and 4.9.13.K <b>OCR-1:</b> 4.9.7.J.1, .3.d, .4, .6, .8  <b>O-3(S):</b> 4.9.7.J.1, 3.d, .4, & .8 and 4.9.13.K <b>OCR-1, OCR-2(S):</b> 4.9.7.J.1, 3.d, .4, .6, & .8 (exception: no minimum lot size)
Residential Care Services, Child Rehabilitation Services, Maximum 10 Residents		P	P		P	P	<b>O-2:</b> 4.9.7.J.1, 2.b, 3.a, & .4 and 4.9.13.J <b>O-3:</b> 4.9.7.J.1, 3.a, & .4 and 4.9.13.K <b>OCR-1, OCR-2:</b> 4.9.7.J.1, 3.a, & .4
Residential Care Services, Shelter Care for Victims of Domestic Violence		P	P		P	P	<b>O-2:</b> 4.9.7.J.1, 2.b, 3.b, .4, & .7 and 4.9.13.J <b>O-3:</b> 4.9.7.J.1, 3.c, & .4 and 4.9.13.K <b>OCR-1, OCR-2:</b> 4.9.7.J.1, 3.c, & .4
<b>Restricted Adult Activities Land Use Group With Land Use Class/Type:</b>							
Adult Commercial Services, Recreation, Retail Trade					P	P	<b>OCR-1, OCR-2:</b> 4.9.8

<b>TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES</b> <i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2							
LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
<b>Retail Trade Land Use Group With Land Use Class/Type:</b>							
Construction Material Sales				S [2]			
Food and Beverage Sales: General				S [2]	P	P	
Large Retail Establishment					S [1]	S [1]	<b>OCR-1, OCR-2: 4.9.9.D</b>
General Merchandise Sales: General				S [2]	P	P	<b>OCR-1, OCR-2: 4.9.9.B</b>
Large Retail Establishment					S [1]	S [1]	<b>OCR-1, OCR-2: 4.9.9.D</b>
Heavy Equipment Sales				S [2]			<b>MU: 4.9.9.C</b>
Swap Meets and Auctions					S [1]	S [1]	<b>OCR-1, OCR-2: 4.9.9.F</b>
Vehicle Rental and Sales				S[2]	P	P	<b>MU, OCR-1, OCR-2: 4.9.9.G.1, .2</b>
<b>Additional Permitted Accessory Uses</b>							
The following are permitted accessory uses to any permitted Retail Uses: <ul style="list-style-type: none"> <li>▪ General Manufacturing;</li> <li>▪ Heavy Equipment Manufacturing;</li> <li>▪ Perishable Goods limited to baked goods/confectionary products;</li> <li>▪ Precision Manufacturing; and,</li> <li>▪ Primary Manufacturing</li> </ul>					P		Accessory use limited to 50% of the gross floor area.
The following are permitted accessory uses to any permitted Retail Uses: <ul style="list-style-type: none"> <li>▪ General Manufacturing;</li> <li>▪ Heavy Equipment Manufacturing; and,</li> <li>▪ Perishable Goods limited to baked goods/confectionary products.</li> </ul>						P	Accessory use limited to 50% of the gross floor area.
Salvaging and Recycling as an accessory use to any permitted Retail Uses				P	P	P	<b>MU, OCR-1, OCR-2: 4.9.5.G.1, .3</b>
<b>Storage Land Use Group With Land Use Class/Type:</b>							
Commercial Storage				S [2]	P	P	<b>MU, OCR-1, OCR-2: 4.9.10.A</b>
Personal Storage				S [2]	P	P	<b>MU, OCR-1, OCR-2: 4.9.10.C.3, .6</b>
<b>Additional Permitted</b>							

**TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES**

*P = Permitted Use      S = Permitted as Special Exception Use*

*[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4*

*[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3*

*[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2*

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
<b>Accessory Uses</b>							
Hazardous Material Storage as an accessory use to any Permitted Land Use			P	P	P	P	<b>O-3:</b> 4.9.10.B.1 & 2.a and 4.9.13.K <b>MU:</b> 4.9.10.B.1 & 2.a <b>OCR-1, OCR-2:</b> 4.9.10.B.1, 2.c
<b>Utilities Land Use Group With Land Use Class/Type:</b>							
Distribution System	S [2]	S [2]	S [2]	S [2]	P	P	<b>O-1, O-2:</b> 4.9.11.A.1, .5, & .9 and 4.9.13.J <b>O-3:</b> 4.9.11.A.1, .5, & .9 and 4.9.13.K <b>OCR-1, OCR-2:</b> 4.9.11.A.1, .5, & .9 <b>MU:</b> 4.9.11.A.1, 2, 5, 8, 9, 11
Renewable Energy Generation	S [2]	S [2]	S [2]	P	P	P	<b>O-1, O-2:</b> 4.9.11.B. 2, .3, .4, & .5 and 4.9.13.J <b>O-3:</b> 4.9.11.B. 2, .3, .4, & .5 and 4.9.13.K <b>OCR-1, OCR-2(P):</b> 4.9.11.B <b>MU(P):</b> 4.9.11.B.1, .2, .3, & .5
<b>Wholesaling Land Use Group With Land Use Class/Type:</b>							
Business Supply and Equipment Wholesaling				S [2]			
Construction/ Heavy Equipment Wholesaling				S [2]			
Food and Beverage Wholesaling				S [2]			

4.8.8. PERMITTED USES: INDUSTRIAL ZONES

<b>TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES</b> <i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
<b>Agricultural Land Use Group With Land Use Class/Type:</b>				
Stockyard Operation			S [1]	I-2: 4.9.13.Q
<b>Civic Land Use Group With Land Use Class/Type:</b>				
Civic Assembly		P		I-1: 4.9.13.Q
<b>Correctional Use:</b>				
Custodial Facility		S [1]	S [1]	I-1: 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8, 4.9.13.Q, and minimum 1 acre site
Jail or Prison		S [1]	S [1]	I-1, I-2: 4.9.3.B.1.e, 2.d, 3.c, 4.c, 5.a, 6, 7 & 8, 4.9.13.Q, and minimum 30 acre site
Jail or Prison			S [1]	I-2: 4.9.3 B.4.b, 5, 6, 7, 8 & 10, 4.9.13.Q, and minimum 150 acre site
<b>Cultural Use</b>				
		P		
<b>Educational Use:</b>				
Elementary and Secondary, Limited to Grades 9 -12	S [2]	S [2]		P-I: 4.9.3.D.9 and 4.9.13.Q I-1: 4.9.13.Q
With Salvaging and Recycling as an accessory use	P	P		P-I: 4.9.3.D.9 & 4.9.5.G.1, .3 I-1: 4.9.5.G.1 & .3
Instructional or Postsecondary Institution		P		I-1: 4.9.13.Q
With Salvaging and Recycling as an accessory use		P		I-1: 4.9.5.G.1 & .3
Membership Organization		P		I-1: 4.9.13.Q
Postal Service		P		I-1: 4.9.13.Q
<b>Religious Use</b>				
		P		I-1: 4.9.13.Q
With Salvaging and Recycling as an accessory use		P		I-1: 4.9.5.G.1 & .3
<b>Commercial Services Land Use Group With Land Use Class/Type:</b>				
Administrative and Professional Office	P	P	P	P-I, I-1, I-2: 4.9.13.Q
<b>Alcoholic Beverage Service</b>				
General		P		I-1: 4.9.4.C.3 and 4.9.13.Q
Large Bar		S [1]	S [1]	I-1, I-2: 4.9.4.C.2 & .4 and 4.9.13.Q
With Perishable Goods Manufacturing as an accessory use to both P & S uses		P		I-1: 4.9.5.E.6, .7, & .8
Animal Service		P		I-1: 4.9.13.Q

<b>TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES</b>				
P = Permitted Use      S = Permitted as Special Exception Use				
[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4				
[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3				
[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2				
LAND USE	P-1	I-1	I-2	USE SPECIFIC STANDARDS
Automotive Service and Repair, no bodywork or paint-booths		P	P	I-1, I-2: 4.9.13.Q
Billboard		P	P	I-1, I-2: 4.9.4.G, Tucson Code, Ch. 3 Standards, and 4.9.13.Q
Buildings and Ground Maintenance		P	P	I-1, I-2: 4.9.13.Q
Commercial Recreation		P		I-1: 4.9.13.Q
Communications:				
Radio or Television Station only	P	P	P	P-1, I-1, I-2: 4.9.4.I.1 and 4.9.13.Q
Wireless Communication	P	P	P	P-1, I-1, I-2: 4.9.4.I.2, .3, .4.a or .4.b, and 4.9.13.Q
Wireless Communication	S	S	S	P-1, I-1, I-2: 4.9.13.Q and one of the following groups: 4.9.4.I.2, .3, .5.a or .5.b or .5.c OR 4.9.4.I.2, .3, .6.b OR 4.9.4.I.2, .3, & .7
Construction Service		P		I-1: 4.9.13.Q
Day Care	P	P	P	P-1, I-1, I-2: 4.9.13.Q
Entertainment:				
General		P		I-1: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.Q
Dance Hall		S [1]	S [1]	I-1, I-2: 4.9.4.C.2 & .4 and 4.9.13.Q
Financial Service:				
General	P	P	P	P-1: 4.9.13.Q and drive-through services are permitted as an outdoor activity I-1, I-2: 4.9.4.L.3 and 4.9.13.Q
Food Service				
General, excluding Soup Kitchen	P	P	P	P-I: 4.9.13.Q and drive-through or drive-in services are permitted as an outdoor activity
With Alcoholic Beverage Service as an accessory use	P			P-I: 4.9.4.V.1-2 and 4.9.4.C.3
Soup Kitchen		S [1]	P	I-1, I-2: 4.9.4.M.4 and 4.9.13.Q
Funeral Service		P		
Medical Service:				
Extended Healthcare		P		I-1: 4.9.13.Q
Major		P		I-1: 4.9.13.Q
Outpatient, excluding Blood Donor Center	P	P		P-1, I-1: 4.9.13.Q
Blood Donor Center		S [1]	S [1]	I-1 & I-2: 4.9.4.O.3 and 4.9.13.Q
Parking	P	P	P	P-1, I-1, I-2: 4.9.13.Q
Personal Service	P	P		P-1, I-1, I-2: 4.9.13.Q
Research and Product Development	P	P	P	P-I: 4.9.5.C.5, .6, & .8 and 4.9.13.Q I-1, I-2: 4.9.13.Q
Technical Service	P	P	P	P-1, I-1, I-2: 4.9.13.Q
Trade Service and Repair Major (includes		P	P	I-1, I-2: 4.9.4.X.1 and 4.9.13.Q

**TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES**

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4

[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3

[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2

LAND USE	P-1	I-1	I-2	USE SPECIFIC STANDARDS
auto body shops/paint-booths) or Minor Transportation Service				
Air Carrier			S [1]	I-2: 4.9.13.Q
Land Carrier		P	P	I-1, I-2: 4.9.13.Q
Travelers Accommodation, Lodging	P	P	P	P-1, I-1, I-2: 4.9.4.BB, 4.9.4.V, and 4.9.13.Q
<b>Additional Permitted Accessory Uses</b>				
Salvaging and Recycling is a permitted accessory use to any permitted Commercial Service Use in the specified zones	P	P	P	P-1, I-1, I-2: 4.9.5.G.1 & .3
<b>Industrial Land Use Group With Land Use Class/Type:</b>				
Craftwork	P	P	P	P-I: 4.9.5.C.2, .4, .5, .6 & .8, 4.9.5.H, and 4.9.13.Q I-1: 4.9.5.C.2, .6, .7, & .8, 4.9.5.H, and 4.9.13.Q I-2: 4.9.5.C, 4.9.5.H, and 4.9.13.Q
Extraction			S [1]	I-2: 4.9.5.B, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial zone property is railroad or freeway right-of-way
General Manufacturing	P	P	P	P-I: 4.9.5.C.2, .4, .5, .6, & .8, 4.9.5.H, and 4.9.13.Q I-1: 4.9.5.C.2, .6, .7, & .8, 4.9.5.H, and 4.9.13.Q I-2: 4.9.5.C and 4.9.5.H, and 4.9.13.Q
Manufacturing: Hazardous Material			S [1]	I-2: 4.9.5.C .1-8, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial zone property is railroad or freeway right-of-way
Heavy Equipment			P	I-2: 4.9.5.C .1-8, 4.9.5.H, and 4.9.13.Q
Motion Picture Industry	P	P	P	P-I: 4.9.5.C.1,.2, .4, .5, .6, .8, 4.9.5.D.1, 4.9.5.H, and 4.9.13.Q I-1: 4.9.5.C.1,.2, 5-6,.8, 4.9.5.D.1, 4.9.5.H, and 4.9.13.Q I-2: 4.9.5.C .1-8, 4.9.5.H, and 4.9.13.Q
Perishable Goods Manufacturing	P	P	P	I-1 (P), P-I: 4.9.5.C.2, .4, .5, .6, .8, 4.9.5.E.1 & .2, 4.9.5.H, and 4.9.13.Q I-2 (P): 4.9.5.C.1-8, 4.9.5.E.1-2, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial zone property is railroad or freeway right-of-way
		S [2]	S [1]	I-1 (S): 4.9.5.C, 4.9.5.H, and 4.9.13.Q I-2 (S): 4.9.5.C, 4.9.5.H, 4.9.13.Q, and the

<b>TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES</b> <i>P = Permitted Use      S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Sec. 3.4.4 [2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3 [3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2				
LAND USE	P-1	I-1	I-2	USE SPECIFIC STANDARDS
				use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial zone property is railroad or freeway right-of-way
Precision Manufacturing	P	P	P	<b>P-1:</b> 4.9.5.C.2, .4, .5, .6, & .8 and 4.9.5.H <b>I-1:</b> 4.9.5.C.2, .5, .6, .7, & .8 and 4.9.5.H <b>I-2:</b> 4.9.5.C.1-8 and 4.9.5.H
Primary Manufacturing			S [1]	<b>I-2:</b> 4.9.5.C.1-8, 4.9.5.H, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial zone property is railroad or freeway right-of-way
Processing and Cleaning	P	P	P	<b>P-1:</b> 4.9.5.C.2, .4, .5, .6 & .8, 4.9.5.H, and 4.9.13.Q <b>I-1:</b> 4.9.5.C.2, .5, .6, .7, & .8, 4.9.5.H, and 4.9.13.Q <b>I-2:</b> 4.9.5.C.1-8, 4.9.5.H, and 4.9.13.Q
Refining			S [1]	<b>I-2:</b> 4.9.5.C, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial zone property is railroad or freeway right-of-way
Salvaging and Recycling	P	P	P	<b>P-1:</b> 4.9.5.C.2, 4.9.5.G.2, .4, & .5, 4.9.5.H, and 4.9.13.Q <b>I-1:</b> 4.9.5.G.2 & .4, 4.9.5.H, and 4.9.13.Q <b>I-2 (P):</b> 4.9.5.G.2, .4, & .13, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial zone property is railroad or freeway right-of-way
Limited to Household Goods Donation Center		P	P	<b>I-2 (S):</b> 4.9.5.C.1 – 8, 4.9.5.H, and 4.9.13.Q <b>I-2:</b> 4.9.5.G.2, .6, 4.9.5.H, 4.9.13.C, 4.9.13.D, and 4.9.13.Q
<b>Additional Permitted Accessory Uses</b>				
The following uses are permitted as an accessory use to any permitted use in the Industrial Use Group: <ul style="list-style-type: none"> <li>▪ Construction Material Sales;</li> <li>▪ Food and Beverage Sales;</li> <li>▪ General Merchandise Sales; or</li> <li>▪ Heavy Equipment Sales.</li> </ul>	P			<b>P-1:</b> 4.9.5.C.8 & .10 and 4.9.13.Q
Salvaging and Recycling is a permitted accessory use to any permitted Industrial Service Use	P	P	P	<b>P-1, I-1, I-2:</b> 4.9.5.G.1 & .3
<b>Recreation Land Use Group With Land Use Class/Type:</b>				
Golf Course		P		<b>I-1:</b> 4.9.6.A.1.f, .g, & .i and 4.9.13.Q
<b>Residential Land Use Group With Land Use Class/Type:</b>				

<b>TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES</b>				
<i>P = Permitted Use                      S = Permitted as Special Exception Use</i>				
<i>[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4</i>				
<i>[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3</i>				
<i>[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2</i>				
<b>LAND USE</b>	<b>P-1</b>	<b>I-1</b>	<b>I-2</b>	<b>USE SPECIFIC STANDARDS</b>
Family Dwelling		S [3]		I-1: 4.9.7.A and 4.9.13.Q
Family Dwelling as an accessory use to any permitted principal land use in an Industrial Zone	P	P	P	P-1, I-1, I-2: 4.9.7.C
<b>Residential Care Services:</b>				
Rehabilitation Service or Shelter Care (unlimited # residents)	P S [2]	P	S [2]	(P) P-1: 4.9.7.J.1, 3.d, .4, .5, & .6 and 4.9.13.Q (P) I-1: 4.9.7.J.1, 3.d, .4, .5, .6, & .11 and 4.9.13.Q (S) P-1, I-2: 4.9.7.J.1, 3.d, .4, & .5 and 4.9.13.Q
Shelter Care, Victims of Domestic Violence	P	P		P-1: 4.9.7.J.1, 3.c, & .4 and 4.9.13.Q I-1: 4.9.7.J.1, 3.c, .4, & .11 and 4.9.13.Q
<b>Restricted Adult Activities Land Use Class With Land Use Type:</b>				
Adult: Commercial Services, Industrial, Recreation, or Retail Trade		P		I-1: 4.9.8.A and 4.9.13.Q
<b>Retail Trade Land Use Group With Land Use Class/Type:</b>				
Auctions		P		I-1: 4.9.9.F and 4.9.13.Q
Construction Material Sales		P	P	
<b>Food and Beverage Sales:</b>				
General		P		
Large Retail Establishment		S [1]		I-1: 4.9.9.D and 4.9.13.Q
<b>General Merchandise Sales:</b>				
General		P	P	I-1, I-2: 4.9.13.Q
Large Retail Establishment		S [1]	S [1]	I-1, I-2: 4.9.9.D and 4.9.13.Q
Heavy Equipment Sales		P	P	I-1, I-2: 4.9.9.C and 4.9.13.Q
<b>Medical Marijuana Cultivation Location:</b>				
Designated Caregiver or Off-Site		P	P	I-1, I-2: 4.9.9.E.2 and 4.9.13.Q
Qualifying Patient		P	P	I-1, I-2: 4.9.9.E.4 and 4.9.13.Q
Swap Meets and Auctions	S [3]	S [3]	P	P-1, I-1, I-2: 4.9.9.F and 4.9.13.Q
Vehicle Rental and Sales	P	P	P	P-1: 4.9.9.G.2, .3 and 4.9.13.Q I-1, I-2: 4.9.9.G.1 and 4.9.13.Q
<b>Additional Permitted Accessory Uses</b>				
Food and Beverage Sales is permitted as an accessory use to a permitted principal land use			P	I-2: 4.10 and 4.9.13.Q
Salvaging and Recycling is permitted as an accessory use to a permitted Retail Uses		P	P	I-1, I-2: 4.9.5.G.1 & .3
<b>Storage Land Use Group With Land Use Class/Type:</b>				
Commercial Storage	P	P	P	P-1: 4.9.10.A, 4.9.5.C.8, and 4.9.13.Q I-1, I-2: 4.9.10.A and 4.9.13.Q
Hazardous Material Storage as a permitted accessory use	P	P	P	P-1: 4.9.10.B.1, 2.a I-1, I-2: 4.9.10.B.1, 2.d

<b>TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES</b>				
<i>P = Permitted Use      S = Permitted as Special Exception Use</i>				
<i>[1] Mayor and Council Special Exception Procedure, Sec. 3.4.4</i>				
<i>[2] Zoning Examiner Special Exception Procedure, Sec. 3.4.3</i>				
<i>[3] Planning and Development Services Special Exception Procedure, Sec. 3.4.2</i>				
<b>LAND USE</b>	<b>P-1</b>	<b>I-1</b>	<b>I-2</b>	<b>USE SPECIFIC STANDARDS</b>
Hazardous Material Storage			S [1]	I-2: 4.9.13.Q
Personal Storage		P	P	I-1, I-2: 4.9.10.C.3 & .6 and 4.9.13.Q
<b>Additional Permitted Accessory Uses</b>				
The following uses are permitted as an accessory use to any permitted use in the Storage Use Group: <ul style="list-style-type: none"> <li>▪ Construction Material Sales;</li> <li>▪ Food and Beverage Sales;</li> <li>▪ Heavy Equipment Sales; or,</li> <li>▪ General Merchandise Sales</li> </ul>	P			P-1: 4.9.10.A & 4.9.5.C.8
Hazardous Material Storage is permitted as an accessory use to all permitted land use in every Use Group	P	P	P	P-I: 4.9.10.B.1, 2.a I-1, I-2: 4.9.10.B.1, 2.d
<b>Utilities Land Use Group With Land Use Class/Type:</b>				
Distribution System	P	P	P	P-I, I-1: 4.9.11.A.1, .2, & .4 and 4.9.13.Q
Renewable Energy Generation	P	P	P	P-I, I-1, I-2: 4.9.11.B.2, .3, & .5 and 4.9.13.Q
Sanitation System			S [1]	I-2: 4.9.5.C. & 4.9.11.C and 4.9.13.Q
<b>Wholesaling Land Use Group With Land Use Class/Type:</b>				
Business Supply & Equipment Wholesaling	P	P	P	P-I: 4.9.5.C.8 and 4.9.13.Q
Construction/Heavy Equipment Wholesaling	P	P	P	P-I: 4.9.5.C.8 and 4.9.13.Q
Food and Beverage Wholesaling	P	P	P	P-I: 4.9.5.C.8 and 4.9.13.Q
Hazardous Material Wholesaling			S [1]	I-2: 4.9.13.Q
<b>Additional Permitted Accessory Uses</b>				
The following uses are permitted as an accessory use to any permitted use in the Wholesaling Use Group: <ul style="list-style-type: none"> <li>▪ Construction Material Sales;</li> <li>▪ Food and Beverage Sales;</li> <li>▪ Heavy Equipment Sales;</li> <li>▪ General Merchandise Sales</li> </ul>	P			P-1: 4.9.5.C.8
*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.				

## 4.9. USE-SPECIFIC STANDARDS<sup>28</sup>

### 4.9.1. GENERAL

#### A. Purpose

The use-specific standards in this section are intended to provide additional standards for certain permitted and special exception 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 buildings in Article 6: Dimensional Standards of the UDC and are applied only when required in a zone for a particular land use. Use specific standards shall apply where the standards in Article 6 and use-specific standards differ (e.g., lot coverage).

### 4.9.2. AGRICULTURAL USE GROUP

#### A. Animal Production

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

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

##### 2. Provisions Relating to Livestock

- a. No more than two horses or two head of cattle are permitted per each 36,000 square feet of lot area.
- b. 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).
- c. 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 setback 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 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 permitted.

<sup>28</sup> Text from LUC Section 3.5.

- b. No more than one hog weighing more than 50 pounds shall be permitted per each 36,000 square feet of lot area.
  - c. Hog-raising projects that exceed the permitted number of hogs in Sec. 4.9.2.3.b shall be permitted 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 setback 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 setback at least 500 feet from any property line.
  - 2. Livestock auction yard.
    - a. All buildings, holding pens and areas, and show areas shall be setback 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.

4.9.3. 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 setback 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 25 feet and the rear setback shall be 50 feet.

B. Correctional Use

1. Minimum Required Site Size

- a. One acre.
- b. Five acres.
- c. Ten acres.
- d. 15 acres.
- e. 30 acres.

2. Maximum Number of Beds

- a. The maximum number of beds permitted shall be 40.
- b. The number of beds permitted shall be calculated by dividing the area of the site by 2,200 square feet, with a maximum permitted capacity of 40.
- c. The maximum number of beds permitted shall be 60, with no more than 40 offenders in the Custodial Facility and no more than 20 offenders in the Supervision Facility.
- d. The maximum number of beds permitted shall be 1,250.

3. 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 zone in which the Correctional Use is located. The applicant for a Correctional Use shall provide documentation of compliance with the required separation distances.

- a. 1,200 feet.
- b. 1,200 feet from a Supervision Facility, Rehabilitation Service, or Shelter Care and four miles from a Custodial Facility or a Jail or Prison.
- c. 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.

4. 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.

- a. 50 feet.
- b. 100 feet.
- c. 500 feet.
- d. Zero setback if adjacent to nonresidential zone or development and 80 foot setback if adjacent to residential zone or development.

**5. Building Height**

- a. The maximum building height permitted shall be 50 feet, except for guard towers that may be up to 60 feet in height.
- b. The maximum height permitted shall be 25 feet.

**6. 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. 4.9.3.C.10 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.

**7. Management Plan:** The applicant shall submit to the Zoning Administrator and the Police Department a management plan. See Administrative Manual for management plan submittal requirements.

**8. Licensure:** If licensure 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.

**9. Loudspeakers:** The use of outdoor speakers shall be prohibited.

**10. 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. Adverse effects can be substantially mitigated through the application of additional conditions.

**C. Cultural Use**

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

1. The use shall be setback 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 setback a minimum of 20 feet or if located outdoors shall be

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setback 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 standards in the Tucson Code, Chapter 16, Sec. 16-31.
6. Hours of operation for the cultural use, as well as any accessory 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.

**D. Educational Uses**

Educational Uses shall be subject to the following use specific standards. No variances shall be permitted; however, if the standards cannot be met, the applicant can request approval through a special exception procedure 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. If the number of students approved by the State exceeds the number approved on the site in accordance with zoning requirements, the number of students shall be limited to the number that meet zoning requirements.

**2. Site Area**

- a. Except as provided below for charter schools, the minimum required site area for educational uses in residential zones is five acres, unless a greater site area is required in Art. 6: Dimensional Standards, 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.
- b. A single family residence on less than one acre shall not be occupied as or converted into a charter school.
- c. In nonresidential zones, the minimum site area shall be in accordance with the requirements in Art. 6: Dimensional Standards for the use.

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**  
Building setbacks may be reduced on the side of the building adjacent to R-3 or more restrictive zoning if windows are non-operable and doors are limited to alarmed emergency exit doors. (Figure 4.9-A IS BEING UPDATED)
  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. These spaces shall be in addition to the required off-street parking spaces.
  8. **Lot Coverage**  
The maximum lot coverage shall be 20 percent.
  9. **Height**  
The maximum height shall be 75 feet.
- E. **Postsecondary Institutions**  
Teaching of only those operations or occupations that are permitted in the zoning classification of the property as permitted uses is permitted.
- F. **Religious Use**
1. The use shall be setback at least 80 feet from any property line.
  2. Minimum lot size shall be 20,000 square feet.

**4.9.4. COMMERCIAL SERVICES USE GROUP****A. 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.

**B. 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 permitted 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 total number of clients and residents shall not exceed the total permitted for the Adult Care Service.

**C. 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.
4. Height shall be limited to 300'

**D. 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. Buildings, shelters, animal runs, and fenced areas shall be setback at least 100 feet from any property line abutting residentially zoned property.
6. Buildings, shelters, animal runs, and fenced areas shall be setback at least 100 feet from any property line.
7. The use shall be setback at least 200 feet from any residential zone.
8. Minimum lot size shall be 144,000 square feet.

**E. 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 craftsperson, 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 unless outdoor activity is permitted by 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 building 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.

**F. 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 non-opening 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 permitted on the premises. No more than six bays using hand-operated, wand-type equipment or more than one bay using non-conveyor, 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 building except at points of ingress and egress, have a maximum floor area of 600 square feet, and not exceed 12 feet in height.
8. Height shall be limited to 75 feet.

**G. 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. XXX for requirements.

**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. 7.4.6.B for location requirements of parking spaces.

**3. Loading**

Refer to Sec. 7.5 for loading (servicing) space requirements and Sec. 7.5.4 for location requirements for such loading spaces.

4. **Landscaping and Screening**  
Refer to Table 7.6.4-1 for landscaping and screening requirements for billboards.
5. **Height**  
Maximum height shall be 30 feet.

#### H. **Child Care in Residential and Office Zones**

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. 4.9.4.H.9.
4. **Building Setbacks**  
Building setbacks may be reduced on the side of the building adjacent to R-3 or more restrictive zoning if windows are non-operable and doors are limited to alarmed emergency exit doors. (Figure 4.9-B. IS BEING UPDATED)
5. **Recreation Areas**  
Minimum distance of outdoor Recreation 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. 4.9.4.H.7.a, .b, .c, or .d 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 standards.

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

In addition to the requirements of Sec. 4.9.4.H.1, .2, .3, and 8, 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 setback 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, drainage-way, 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 Section 3.10, 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.

**I. 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.



regulations, including those protecting the public health and those protecting historic districts.<sup>29</sup>

4. The following requires approval through a PDSO Director Approval Procedure, Sec. 3.3.4. 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 50' Notice Procedure, Sec. 3.3.5. The PDSO 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.

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<sup>29</sup> The submittal requirements in LUC Sec. 3.5.4.20.C.7 have not been carried forward but are recommended to be added to the administrative manual with all other submittal requirements.

- (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 the Zoning Examiner Special Exception Procedure, Sec. 3.4.3. 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 the Mayor and Council Special Exception Procedure, Sec. 3.4.4. 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. 4.9.4.l.2.g, at least 15 days prior to the date of the public hearing before the Zoning Examiner.
  - 8. Minimum lot size shall be zero acres.
- J. **Construction Service**
  - 1. The use shall be setback at least 100 feet from any property line.
  - 2. The yard shall be completely enclosed by screening a minimum of six feet in height.
- K. **Entertainment**
  - 1. A circus, carnival, or tent show shall be permitted 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. 3.xxx.
  - 3. A circus, carnival, or tent show shall be setback 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 dust-proofed, and access to the vehicular use areas shall be identified and controlled to minimize vehicular and pedestrian conflicts.
5. The use shall be setback 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 setback a minimum of 600 feet from adjacent residentially zoned property. Modification of this criterion may be permitted by the Mayor and Council through the special exception 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.

**L. 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 setback 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.4.9.4.L.4.
4. Non-Chartered financial institutions shall require approval as a special exception by the Zoning Examiner in accordance with procedures set forth in Sec. 3.xxx 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.

**M. Food Service**

1. Activities may be conducted outdoors. Loudspeakers or music, live or recorded, shall not be permitted within 600 feet of a residentially zoned property.
2. Dancing shall not be permitted. Drive-in or drive-through restaurants shall not be permitted.
3. Soup kitchens are not permitted.
4. Soup kitchens shall comply with the following standards.
  - a. The use shall be conducted within a completely enclosed building.

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- 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.
5. To differentiate between a restaurant that serves alcoholic beverages and a bar that serves food, a restaurant meets the following standards.
- a. The full kitchen remains open and meals are available to patrons during all hours of operation, except as follows. Restaurants open later than 10:00 PM must keep the full kitchen open until at least 10:00 PM to maintain their classification as a Restaurant
  - b. Management cannot ask for age verification (carding) for admittance to the establishment.
  - c. Management cannot restrict patronage by age or sex (i.e., Ladies Night, Over 21, etc.) except for limited special services or events within certain limited areas of the establishment.
  - d. A cover charge cannot be required for general admittance, except for special services or events offered within certain areas of the establishment.
  - e. Management shall maintain a minimum amount of table seating at all times and not have tables removed to create a dance floor or set aside major sections of the establishment for special events.
  - f. The gross revenue sale of food complies with A.R.S. § 4-205.02(G)(2)
- N. Funeral Service**
- 1. A crematorium shall be setback a minimum of 200 feet from any property line.
  - 2. A crematorium shall be setback a minimum of 500 feet from any boundary of the site that adjoins property in a residential zone.
- O. Medical Service**
- 1. The use shall provide a minimum of one off-street loading space or the number of spaces required per Sec. 7.4, whichever is greater.
  - 2. Blood donor centers shall not be permitted.
  - 3. Blood donor centers shall comply with the following standards.
    - 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.
  7. Height shall be limited to 75 feet.
- P. Medical Service in Residential and Office Zones Standards**
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. 3.xxx Variances.
  4. If licensing is required by the State of Arizona for the use, proof of such licensure shall be provided.
- Q. Major Medical Service and Outpatient Medical Service, Accessory Uses**
1. The use shall be located within a principal building.
  2. Access to the use shall be from within the principal building or from the interior of the development.
  3. No outside display or storage of merchandise or supplies.
  4. No sign associated with accessory uses shall be visible from any public street.
  5. Sale of items shall be restricted to those associated with medical services.
- R. Office Zone Compatibility Standards**
1. Chain link fencing shall not be used to meet screening requirements.
  2. Refuse areas shall be setback 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 Environmental Services Department.
  3. Refuse areas shall be screened from the street with materials similar to those of the principal building.
  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. See the Administrative Manual for DRB submittal requirements.
- S. "P" Parking Zone Standards**
1. Parking shall be restricted to at or below grade. Buildings to cover at-grade parking shall be permitted.
  2. Height shall be limited to 16 feet.
- T. 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.
- U. 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 setback from property lines adjacent to residential uses or zones a distance equal to three times the height of the building.
- V. 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



- X. Trade Service and Repair**
- 1. Major**  
If located within 30 feet of a residential use or zone, the building walls shall have no openings, other than non-opening windows, within 30 feet of the adjacent residential use or zone boundary line.
  - 2. Minor**  
Use shall exclude the repair and replacement of upholstery and the repair of burglar alarms and motor vehicle stereos.
- Y. 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 Mayor and Council may restrict the number of flights and hours of operation due to the proximity and intensity of noise-sensitive land uses.
  - 3.** 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.
  - 4.** The runway width shall be 240 feet centered on the runway.
- Z. 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 permitted 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 standards.
  - 6.** No more than 25 percent of the total spaces in the mobile home park can be used for the campsite use.
- AA. Travelers' Accommodations, Lodging**
- 1.** Minimum lot size shall be ten acres.
  - 2.** The side and rear setbacks shall be 50 feet.
- BB. Travelers' Accommodation, Lodging and Accessory Uses**
- 1.** The minimum distance to any public street shall be one 100 feet.
  - 2.** Outside entrances shall not face any public street.
  - 3.** The use shall be operated for the convenience of the guests.
  - 4.** When the Alcoholic Beverage Service use is provided in an area set aside from the Food Service area, such as a bar or cocktail lounge, that area of the Alcoholic Beverage Service use shall not have an outside public entrance separate from the entrance to the principal use.

5. The total area of retail and service establishments shall not exceed five percent of the total floor area.
6. Animal-Related Uses.
  - a. No more than one animal for each 10,000 square feet of site area.
  - b. No stable or corral shall be located within 100 feet of any property line or within 300 feet of any existing buildings on an adjacent property at the time of the improvement.
  - c. No stable or corral shall be located or maintained closer than 50 feet to any property line or closer than 100 feet to any school, park, public street (excepting an alley), or dwelling on adjoining properties.
7. Travelers' Accommodation, Lodging, shall have at least 50 rooms for transient lodging.
8. 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.
9. Alcoholic beverages shall not be provided with drive-in or drive-through services.
10. No alcoholic beverages, except beer and wine, shall be served.
11. 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.
12. No Large Bars.
13. No Soup Kitchens

**4.9.5. INDUSTRIAL USE GROUP**

**A. Craftwork Manufacturing**

1. The area devoted to the use shall not exceed 25 percent of the gross floor area or 1,000 square feet, whichever is less.
2. The products manufactured on site shall be sold at retail on the premises.
3. The products manufactured on site shall be limited to leather-craft, jewelry, and clothing.

**B. Extraction**

1. The use shall be setback 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.

**C. Manufacturing and Industrial (Includes General, Heavy Equipment, Precision, and Primary Manufacturing Land Uses)**

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 accessory 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 use specific standards:
  - a. Noise: The sound level of any individual operation shall not exceed the levels permitted in Chapter 16, Section 16-31, 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.

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- 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, drainage-ways, 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 Tucson Code, Chapter 6, (Outdoor Lighting 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 Sec. 7.6, Landscaping and Screening. 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-1 zone shall be limited to 25 percent of the site area.
9. Accessory Manufacturing uses to Commercial Services, Retail Trade, or Wholesaling Use Groups, are permitted:
- a. In the C-2 Zone, limited to 25% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 25% of the gross floor area if the use complies with Section 4.9.5.
  - b. In the C-3 Zone, limited to 33% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 33% of the gross floor area if the use complies with Section 4.9.5.
10. The accessory use is limited to:

- a. Those products that are wholesaled, manufactured, or stored on the premises; and,
    - b. No more than 25% of the total area, but not to exceed 2,500 square feet.
- D. **Motion Picture Industry**
  1. Buildings and structures shall be setback at least 100 feet from the boundary of the site.
  2. The minimum lot size shall be 36 acres.
- E. **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 permitted.
  2. Slaughterhouses, meat packing plants, fertilizer yards, and plants for the reduction of animal matter shall not be permitted.
  3. The building setback shall be at least 300 feet from any property line.
  4. The area devoted to the accessory land use is limited to a maximum of 33 percent of the gross floor area.
  5. The accessory land use shall be limited to baked goods and confectionery products.
  6. The accessory land use shall be limited to the manufacturing of beer, "microbrewery."
  7. The area devoted to the accessory land use shall not exceed 25 percent of the gross floor area or 1,000 square feet, whichever is less.
  8. The products manufactured on site shall be sold at retail on the premises.
  9. Maximum height shall be 50 feet.
  10. Accessory Manufacturing uses to Commercial Services, Retail Trade, or Wholesaling Use Groups, are permitted in the:
    - a. In the C-2 Zone, limited to 25% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 25% of the gross floor area if the use complies with Section 4.9.5.
    - b. In the C-3 Zone, limited to 33% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 33% of the gross floor area if the use complies with Section 4.9.5.
- F. **Radioactive Materials Restrictions**
  1. Manufacturing activities involving the use, storage, or disposal of radioactive material shall be prohibited, except as permitted 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.

**G. 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. 7.6, Landscaping and Screening, 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. 10.5.
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&R) or a local street in a commercial or industrial park that has direct access to an arterial street.

**H. General Restriction**

On land uses in the Industrial Use Group, traffic circulation must be designed so that access to the site is from a major street or from a local street which is not an internal residential neighborhood street and which does not provide access to residentially zoned areas unless no alternative exists.

**4.9.6. RECREATION USE GROUP**

**A. Golf Course**

**1. Standards for Permitted and Special Exception Land Uses**

- a. Minimum number of holes: Nine.
- b. Minimum distance between a tee and its hole: 75 feet.
- c. Minimum distance of tees and cups to any property line: 100 feet.
- d. Driving range shall be placed so that flying balls are directed toward the interior of the site.
- e. Subject to lighting requirements, Sec. 4.9.13.C.
- f. Minimum lot size shall be 30 acres.
- g. Side yard setback shall be 25 feet and rear yard setback shall be 50 feet.
- h. 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.
- i. Height shall be limited to 25 feet.

**2. Standards for Accessory Uses to Golf Courses**

**a. Alcoholic Beverage Service**

- (1) Permitted only as part of, and in conjunction with, a Food Service use. All requirements for dispensing alcoholic beverages listed for Food Service, Sec. 4.9.6.A.2.b, are apply.
- (2) The Alcoholic Beverage Service area may not have a separate outside entrance. Access shall be through the Food Service use area.

**b. Food Service**

- (1) The Food Service establishment shall have kitchen facilities for keeping, cooking, and preparing foods for meals.
- (2) 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.

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

- (1) 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.

(2) No sign associated with the Personal Service or General Merchandise Sales shall be visible from the exterior of the building.

(3) General Merchandise Sales shall be limited to the sale of items related to the principal use only.

**d. In Addition to Sec. 4.9.6.A.1, .2, and .3, the Following Requirements Apply**

(1) The minimum distance to any public street shall be 100 feet.

(2) Outside entrances shall not face any public street.

(3) The use is operated for the convenience of the users of the Golf Course.

**B. Commercial Recreation**

1. The minimum setback shall be 100 feet.

2. The minimum lot size shall be 20,000 square feet.

**4.9.7. RESIDENTIAL USE GROUP**

**A. Artist Studio/Residence in I-1**

1. The use shall be limited to buildings in existence on February 25, 1991, within the designated artist studio/residence area as defined in Sec. 11.4.

2. The use shall not displace existing industrial uses.

3. The appearance and structural integrity of the building shall be preserved or enhanced.

4. Residential use of the property shall be incidental and accessory to the artist studio use, with no greater than 50 percent of the floor area devoted to the accessory residential use.

5. The accessory residential use shall be occupied by an artist who is also the occupant of the principal 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.

**B. Family Dwelling**

1. Both dwellings shall be under the same ownership and on the same parcel.

2. Both dwellings shall comply with the development standards listed in Art. 6.

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 re-subdivision 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 standards are met or a subdivision plat 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 December 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 yard. The vehicular use area shall be improved, which includes surfacing, striping, and provision of barriers, in conformance with the Technical Manual. Parking spaces shall not be located in a vehicular use area in any front street perimeter yard.
- C. Family Dwelling or Mobile Home Dwelling as Accessory Use in Industrial Zones**
1. The dwelling is permitted as an accessory use to an Industrial, Wholesaling, or Storage Use in the P-1, I-1, and I-2 zones.
  2. Restricted to one single-family or mobile home dwelling for a caretaker of the principal use.
  3. The dwelling shall conform to the development standards for the principal use.
- D. Home Occupations are permitted as Accessory Land Uses to Mobile Home Dwelling or Family Dwelling as follows:**
1. Home Occupation: General Application is permitted in all zones subject to 4.9.7.E.

2. Home Occupation: Group Dwelling is permitted in IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, & C-1 subject to: 4.9.7.F.1, .2, & .3.
3. Home Occupation: Day Care is permitted in IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, & C-1 subject to: 4.9.7.D.
4. Home Occupation: Travelers' Accommodation, Lodging is permitted in IR, RH, SR, SH, RX-1, RX-2, R-1, MH-1, O-1, O-2, & NC subject to: 4.9.7.G.1, .5, .6, .7, .8, .9, .10, .11, & .12.
5. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-2 & MH-2 subject to: 4.9.7.G.2, .5, .6, .7, .8, .9, .10, .11, & .12.
6. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-3 & O-3 subject to: 4.9.7.G.4, .5, .6, .7, .8, .9, .10, .11, & .12.
7. Home Occupation: General Farming is permitted in C-2 & C-3 subject to: 4.9.2.A.1.a, 3.a & 4.9.2.B.1.

**E. Home Occupation, Day Care: Permitted in Office, Residential, NC and C-1 zones:**

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. Goods related to the home occupation shall not be visible from the street.
4. Goods shall not be sold on the premises.
5. 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.
6. 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.
7. 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.
8. No more than five clients per day, and only one client at a time, shall be permitted on site.
9. No more than one full-time equivalent person not residing on the premises shall be employed in the day care use.
10. During the hours of activity of the day care use, there is no limit on the amount of floor area devoted to this use.
11. 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.

12. Hours of operation shall be noted on the application, and those hours of operation shall not create an adverse impact on adjoining residences.
13. Any vehicle used in conjunction with the day care use shall be limited to a passenger car, van, or pickup truck.
14. The day care use shall be approved and licensed by the Arizona Department of Health Services prior to final approval.

**F. Home Occupation (General) accessory to any Mobile Home or Family Dwelling:**

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 permitted 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.
14. Home occupations shall require approval through a Zoning Compliance Review, Sec. 3.xxx.

**G. Home Occupation, Group Dwellings:**

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 in the IR, RH, SR, SH, RX-1, RX-2, MH-1 Zones. 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 in the R-2 or MH-2 zones.
2. Meals shall be served only to roomers or boarders residing in the Family Dwelling. Separate cooking facilities in guest rooms shall be prohibited.
3. Parking requirements shall be as required for Group Dwellings, Sec. 7.4.4.

**H. 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. 5.8.5 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 permitted 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. 7.7.4, for Travelers' Accommodation, Lodging. Variances shall not be granted from the number of required parking spaces.
- I. Accessory Uses in Mobile Home Parks with 100 Spaces or More**
1. Child Day Care (subject to 4.9.7.D. 1-5), Food and Beverage Sales (limited to a delicatessen or snack bar), General Merchandise Sales, and Personal Services (limited to a coin-operated laundry or pick-up station for dry cleaning) are permitted as accessory uses subject to the following:
    - a. The use is located in the social or recreation center of the park.
    - b. The social or recreation center is located 50 feet or more from any interior lot line of the mobile home park and 100 feet or more from any street lot line bounding the mobile home park.
    - c. The accessory use does not occupy more than 25 percent of the floor area of the social or recreation center.
    - d. No merchandise or supplies shall be stored or displayed outside the building.
    - e. No exterior signs or public advertising are permitted.

2. Vehicle rental and sales of model units in the mobile home park are permitted as accessory uses subject to the following:
    - a. Each model home shall have the same setback and spacing requirements as other units.
    - b. The number of spaces allotted for model homes shall be no more than five percent of the total spaces in the mobile home park.
    - c. Exterior display or advertising is limited to one sign. The sign may not exceed six square feet at each model, be over six feet in height nor be illuminated.
  3. Recreational vehicles may occupy no more than 25% of the existing spaces designed for mobile homes provided:
    - a. The mobile home park is in an MH-2 zone, or the mobile home park was built prior to July 1, 1995.
    - b. The rental lease is for no less than one month duration.
- J. 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 permitted for nonresidents of the facility.
    - b. Accessory treatment, including counseling or other types of meetings, shall be permitted 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 PDSO 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.

**4.9.8. 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. 3.xxx.
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.<sup>30</sup>

**4.9.9. RETAIL TRADE USE GROUP**

**A. Food and Beverage Sales**

1. One building shall be permitted.
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 setback a minimum of 45 feet from the property line.
7. The minimum parking area shall be 800 square feet.

<sup>30</sup> From 2.7.2.2.F – first sentence.

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. 7.4.6.l 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. 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 cashiers, 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.
    - b. 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**
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. Large Retail Establishment Design Standards**

Large Retail Establishments shall be subject to the following use specific standards. Variances from the standards shall not be permitted; however, if one or more of the standards 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 20 foot 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 setback 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 non-delivery hours with motors and/or refrigeration/generators running, unless the area where the trucks are parked is setback 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 standards 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. 7.4, Motor Vehicle and Bicycle Parking, 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 setback 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 standards in Chapter 16, Section 16-31, 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

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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 PDSO Director, who will make a recommendation on whether the project complies with the use specific standards. The DRB will base its recommendation on whether or not the

project complies with the use specific standards related to compatibility, architecture, and site design, as provided in Sec. 4.9.9.D 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.

**E. Medical Marijuana**

**1. Medical Marijuana Dispensary**

- a. The total maximum floor area of a medical marijuana dispensary shall not exceed 2,500 square feet.
- b. The secure storage area for the medical marijuana stored at the medical marijuana dispensary shall not exceed 500 square feet of the total 2,500 square foot maximum floor area of a medical marijuana dispensary.
- c. A medical marijuana dispensary shall be located in a permanent building and shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle, or other motor vehicle. "Building" shall have the same meaning provided in Section 11.4.
- d. The permitted hours of operation of a medical marijuana dispensary shall be from 9:00 a.m. to 7:00 p.m.
- e. A medical marijuana dispensary shall have an interior customer waiting area equal to a minimum of 25 percent of the gross floor area.
- f. A medical marijuana dispensary shall not have a drive-through service.
- g. A medical marijuana dispensary shall not have outdoor seating areas.
- h. A medical marijuana dispensary shall not offer a service that provides off-site delivery of the medical marijuana.
- i. A medical marijuana dispensary shall be setback a minimum of 2,000 feet from any other medical marijuana dispensaries, measured in a straight and direct horizontal line between the two closest exterior walls of medical marijuana dispensaries.
- j. A medical marijuana dispensary shall be setback a minimum of 1,000 feet from a public, private or charter school or a licensed childcare center, measured in a straight and direct horizontal line from the closest exterior wall of the medical marijuana dispensary to the closest property line of a school or childcare center.
- k. A medical marijuana dispensary shall be setback a minimum of 1,000 feet from a church, library, or public park (excluding linear public parks)<sup>31</sup> and a minimum of 2,000 feet from a licensed residential substance abuse diagnostic and treatment facility or other licensed drug or alcohol rehabilitation facility, measured in a straight and direct horizontal line from the closest wall of the medical marijuana dispensary

<sup>31</sup> Consistent with a recent Zoning Administrator determination on this matter, the draft has been revised to exempt linear public parks from the setback requirement.

to the closest property line of a church, library, public park, licensed residential substance abuse diagnostic and treatment facility, or other licensed drug or alcohol rehabilitation facility. A "church" means a building that is erected or converted for use as a church, where services are regularly convened that is used primarily for religious worship and schooling and that a reasonable person would conclude is a church by reason of design, signs, or other architectural features.

- i. A medical marijuana dispensary shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

**2. Medical Marijuana Dispensary Off-site Cultivation Location**

- a. The total maximum floor area of a medical marijuana dispensary off-site cultivation location shall not exceed 3,000 square feet.
- b. The secure storage area for the medical marijuana stored at the medical marijuana dispensary off-site cultivation location shall not exceed 1,000 square feet of the 3,000 square foot total maximum floor area of a medical marijuana dispensary off-site cultivation location.
- c. A medical marijuana dispensary off-site cultivation location shall be located in a permanent building and shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle, or other motor vehicle. "Building" shall have the meaning provided in Section 11.4.
- d. A medical marijuana dispensary off-site cultivation location shall be setback a minimum of 2,000 feet from any other medical marijuana dispensaries or medical marijuana dispensary off-site cultivation locations measured in a straight and direct horizontal line between the two closest exterior walls of medical marijuana dispensaries' cultivation locations.
- e. A medical marijuana dispensary off-site cultivation location shall be setback a minimum of 1,000 feet from a public, private or charter school or a licensed childcare center measured in a straight and direct horizontal line from the closest exterior wall of the medical marijuana off-site cultivation location to the nearest property line of a school or childcare center.
- f. A medical marijuana dispensary off-site cultivation location shall be setback a minimum of 1,000 feet from a church, library, or public park (excluding linear public parks)<sup>32</sup> and a minimum of 2,000 feet from a licensed residential substance abuse diagnostic and treatment facility or other licensed drug or alcohol rehabilitation facility measured in a straight and direct horizontal line from the closest wall of the medical marijuana dispensary off-site cultivation location to the closest property line of a church, library, public park, licensed residential substance abuse diagnostic and treatment facility, or other licensed drug or alcohol

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<sup>32</sup> Consistent with a recent Zoning Administrator determination on this matter, the draft has been revised to exempt linear public parks from the setback requirement.

rehabilitation facility. A "church" means a building that is erected or converted for use as a church, where services are regularly convened that is used primarily for religious worship and schooling and that a reasonable person would conclude is a church by reason of design, signs, or other architectural features.

- g. A medical marijuana off-site cultivation location shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

**3. Medical Marijuana Designated Caregiver Cultivation Location**

- a. All conditions and restrictions for medical marijuana dispensary off-site cultivation locations apply except that the designated caregiver cultivation location cultivation area is limited to a total 250 square feet maximum, including any storage areas.
- b. A designated caregiver may cultivate at their residence for a single qualifying patient subject to compliance with § A.R.S. 36-2806.01.
- c. More than one designated caregiver may co-locate cultivation locations as long as the total cultivation area does not exceed 250 square feet maximum, including storage areas.
- d. A designated caregiver shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

**4. Medical Marijuana Qualifying Patient Cultivation Location**

- a. A qualifying patient may cultivate at their place of residence subject to compliance with A.R.S. § 36-2806.01.
- b. A qualifying patient, cultivating marijuana, shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

**F. 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 dust-proofed.
- 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.

**G. 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 Tucson Code, Chapter 6, Outdoor Lighting Code.
3. Limited to rental only; no retail sales.

#### 4.9.10. 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 standards 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.
      - (b) A tank that is not located within an enclosed building shall be setback 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.

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- (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 Special Exception Procedure, Sec. 3.xxx.
  - (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 standards shall not supersede or replace any other applicable city, county, state, or federal standards 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 non-reflective 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.

#### 4.9.11. 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.
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. 3.xxx 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. Renewable Energy Generation

1. Requires approval through the 50' Notice Procedure, Sec. 3.xxx.
2. The setback of the facility, including walls or equipment, shall be 20 feet from any adjacent residential zone.
3. All activities shall be conducted in conformance with the following use specific standards:

**a. Noise**

The sound level of any individual operation shall not exceed the levels permitted in the Tucson Code, Chapter 16, Section 16-31, Noise Ordinance.

**b. Smoke**

Smoke emission from any source is not permitted to exceed a density greater than that described as No. 1 on the Ringleman Chart. However, smoke may be emitted which 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, is 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 of the project site.

**d. Odors**

Emission of odorous gases or other odorous matter is not 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 of the project site.

**e. Vibration**

No vibration is permitted that is discernible beyond the property lines of the project site.

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

No emission is permitted that can cause damage to health, animals, vegetation or other forms of property or that can cause any excessive soiling of the air per State or County guidelines.

**g. Liquids and Solid Waste**

No waste shall be discharged into the streets, drainage ways, 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.

**i. Interference**

No TVI (television interference) or RIV (radio interference) is permitted to emanate from the project site.

4. The use shall not include a service or storage yard.
5. In addition to the requirements of Sec. 7.6, Landscaping and Screening, there shall be a decorative masonry wall at least six feet in height between the project site and any residential zone.

**C. Sanitation System**

Uses shall be at least 300 feet from any nonindustrial zone, except where the use of the non-industrially zoned property is railroad or freeway right-of-way.

**4.9.12. WHOLESALING USE GROUP**

Reserved.

**4.9.13. GENERAL STANDARDS, RESTRICTIONS, AND EXCEPTIONS**

The following apply to those zones and specific uses as indicated in the use-specific standard column of the permitted use tables, Tables 4.8-1 through 6.

**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 16, Section-31, 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. 7.6, there shall be a screen wall at least five feet in height between this use and any residential zone.

**G. Open Space Zone (OS)– General Restrictions and Requirements**

**1. Applicability<sup>33</sup>**

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).

<sup>33</sup> Text from LUC Section 2.9.1.2.

**a. 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.

**b. Fee Waiver**

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

**2. General Restrictions<sup>34</sup>**

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

**a.** Unpaved or paved trails or paths shall be permitted for use only by pedestrians, non-motorized bicycles, and horses. Limited access is permitted for maintenance vehicles only. Use by all-terrain vehicles is prohibited.

**b.** 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 permitted, unless located in an area that fire vehicles can access without impact on the natural open space.

**c.** Access driveways and parking areas shall be permitted in conjunction with the Open Space Requirements in Sec. 4.7.28.D.1 and 2, subject to minimal disturbance of the natural open space.

**d.** Drainage-way facilities and utility easements shall be re-vegetated to be consistent with the surrounding natural vegetation.

**e.** All new utilities shall be underground.

**3. Open Space Requirements<sup>35</sup>**

**a.** 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.

**b.** 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 re-vegetated in conformance with an approved re-vegetation plan using plants native to the site and the immediately surrounding area. Re-vegetation shall be at a similar density to the natural surroundings.

**c.** 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.

<sup>34</sup> Text from LUC Section 2.9.1.4.

<sup>35</sup> Text from LUC Section 2.9.1.5.

- H. Institutional Reserve Zone (IR)- Exception**  
Parcels of less than 36 acres, recorded prior to December 1, 1985, conforming to the minimum lot size requirements in effect on the date of recording, shall be deemed non-conforming.
- I. Rural Homestead Zone (RH) – Exception**  
Parcels of less than 180,000 square feet, recorded prior to December 1, 1985, conforming to the minimum parcel size requirements at the date of recording, shall be deemed non-conforming.
- J. O-1 and O-2 Office Zones – General Restrictions<sup>36</sup>**  
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.
  3. All **nonresidential** land use activities shall:
    - a. Restrict hours of operation from 7:00 a.m. to 10:00 p.m.
    - b. Comply with the requirements of the Tucson Code, Chapter 6, Section 6-101, Outdoor Lighting Code. 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.
    - c. Comply with the requirements of the Tucson Code, Chapter 16, Section 16-31, Noise, and 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.
- K. O-3 Office Zone – General Restrictions<sup>37</sup>**  
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.
- L. Recreational Vehicle Zone (RV) – General Restrictions<sup>38</sup>**  
Storage buildings 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.
- M. Neighborhood Commercial Zone (NC) – General Restrictions and Exception<sup>39</sup>**
1. **General Restrictions**  
The following standards shall apply to all uses and development in this zone.

<sup>36</sup> Text from LUC Sec. 2.4.1.6.

<sup>37</sup> Text from LUC Sec. 2.4.3.6.

<sup>38</sup> Text from LUC Sec. 2.5.7.4.

<sup>39</sup> Text from LUC Sec. 2.5.2.6.

- a. Drive-through or drive-in services shall not be permitted.
- b. All land use activities, except the Residential Use Group, shall be conducted entirely within an enclosed building unless specifically provided otherwise in the Use Specific Standards. Vehicular use areas are not required to be located within enclosed buildings.
- c. All land use activities, except the Residential Use Group, shall be restricted to hours of operation of 7:00 a.m. to 10:00 p.m.
- d. 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. 4.9.4.R.7 for DRB review standards.
- e. All land uses shall be limited to 2,000 square feet of GFA, except Family Dwelling, Educational Uses, and the following exception. 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 permitted in this zone shall be included in the GFA limitations. Exception: On authorization of rezoning of property to the NC zone, Mayor and Council may approve land uses that will be located in existing buildings 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.

**N. Rural Village Center Zone (RVC) – 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.

**O. C-1 Commercial Zone – General Restrictions**

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

1. Drive-through services shall be prohibited except as listed below:
  - a. Commercial Services and Retail Trade Uses may provide one drive-through lane.
  - b. Financial Services Use may provide two drive-through lanes and one Automated Teller Machine (ATM) service lane.

2. All land use activities shall be conducted entirely within an enclosed building, except as listed below:
  - a. Civic Use Group: Cemetery, Education Elementary & Secondary Schools;
  - b. Commercial Use Group: Medical Services Extended Health Care;
  - c. Recreation Use Group: Golf Course, Parks and Recreation; and,
  - d. Vehicular Use Area.
- P. **C-2 Commercial Zone – General Restrictions**  
The land uses in the Commercial Services, Industrial, Restricted Adult Activities, and Wholesaling Use Groups shall be conducted entirely within an enclosed building unless modified by Use Specific Standards.
- Q. **Park Industrial (P-1), Light Industrial (I-1), and Heavy Industrial (I-2) Zones – General Restrictions<sup>40</sup>**  
The use, storage, or disposal of radioactive materials must be done in accordance with the Radioactive Material Restrictions, Section 4.9.5.F.

#### **4.10. ACCESSORY USES AND STRUCTURES<sup>41</sup>**

The accessory use and structure regulations are located in Section 6.7.

#### **4.11. TEMPORARY USE OR BUILDING**

Certain land uses or buildings not permitted within specific zones may be permitted on a temporary basis if authorized through PDSD Director Approval Procedure, Section 3.3.4, provided such request for a temporary use complies with the following.

##### **4.11.1. QUALIFICATION FOR PERMIT**

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

<sup>40</sup> Text from LUC Section 2.7.1.6.

<sup>41</sup> Text from LUC Section 3.2.5. The sections shown as deleted have been relocated to Art. VI Dimensional Standards.

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. Dust-proofing.
- D. A temporary real estate office may be permitted 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 building is located on a lot and complies with Unified Development Code (UDC) zoning requirements applicable to that lot.
  3. The temporary office building is located in the same subdivision within which sales occur.
  4. The temporary use or building 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 setback 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.

#### **4.11.2. 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 standards in Sec. 4.11.1, 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.

#### **4.11.3. REFUND**

The bond, as required in Sec. 4.11.2, shall be refunded when the temporary use or building is removed by the applicant in accordance with Sec. 4.11.4.

#### **4.11.4. REMOVAL**

The temporary use or building 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 building.
- 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.

**4.11.5. FORFEITURE**

If the temporary use or building is not removed or the site does not achieve compliance, the bond required by Sec. 4.11.2 shall be forfeited.

**4.11.6. TIME LIMIT**

Approval for a temporary use or building may be granted for one year, with an additional one year period granted for good cause, unless otherwise stipulated in the temporary use or building qualification standards in Sec. 4.11.1.

ATTACHMENT D

CITY OF TUCSON  
UNIFIED DEVELOPMENT CODE

PRELIMINARY FINAL PUBLIC DRAFT – MARCH 2012

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## ARTICLE 6: DIMENSIONAL STANDARDS AND MEASUREMENTS

### 6.1. PURPOSE

This article provides the general dimensional standards that apply to principal and accessory structures for each zoning district in the city. The standards are intended to protect open space, solar access, and the privacy of all properties and to minimize negative impacts between developments.<sup>1</sup> This article also provides the method for measuring the dimensional standards to ensure consistent application of the standards.

### 6.2. APPLICABILITY

The standards in this article shall apply to all principal and accessory structures and uses established in the City of Tucson.

### 6.3. TABLE OF DIMENSIONAL STANDARDS

- The dimensional standards for principle structures shall be in accordance with Table 6.3-1 and other sections of this article.
- These standards may be further limited or modified for certain uses by other applicable sections of this UDC, such as use-specific dimensional standards in Article 4: Zones.
- General rules for measurement and exceptions are located in Sec. 6.4.<sup>2</sup> Dimensional standards for accessory structures are in Sec. 6.6 below.

#### LEGEND FOR TABLE 6.3

Density	Lot Size or Site Area	Use
# of units permitted per lot size or site area.	Non residential site area in square feet (sf) or acres (ac).	<b>Nonres:</b> includes nonresidential development, (Agri, Civic, Commercial, Industrial, Retail, Storage, etcetera)  <b>Res:</b> Residential development only.  <b>MF:</b> Multi-family  <b>SF:</b> Single family Dwelling
1/ac (one unit per acre)	Residential lot size in square feet (sf) or acres (ac).	
1/7,000 sf (one per 7,000 square feet)		
36/ac (36 units per acre)		

<sup>1</sup> Text based on LUC Sec. 3.2.6.1.

<sup>2</sup> Additional Use Specific Dimensions, greater setback or minimum lot size requirements, are located in Article 4.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
<b>Insitutional Reserve (IR) [current]</b>	A (FDU, MH) 21 (25 uses)	A: 1/36	A: 36 acres 21: 36 ac.	21: 10%	A: CC 21: FF	A: CC 21: FF	Sec. 3.2.6.5	A: 30 21: 30
<b>Insitutional Reserve (IR) [proposed]</b>	<b>None</b>	<b>1 / 36 acre</b>	<b>36 acre</b>	<b>Res: None<sup>6</sup> Nonres: 5%<sup>7</sup></b>	<b>Res: 25 Nonres: 100<sup>8</sup></b>	<b>Res: 25 Nonres: 100</b>	<b>20<sup>9</sup></b>	<b>30</b>
<b>Rural Homestead (RH) [current]</b>	B (FDU, MH, res. care) 2 (Anim. Prod.) 25 (37 uses)	B: 1	B: 180,000 2: 10 ac. 25: 180,000	2: 10% 25: 20%	B: CC 2: FF 25: FF	B: CC 2: FF 25: FF	Sec. 3.2.6.5	B: 30 2: 30 25: 30

\*Building Residential Adjacency Setback. Where the building height is greater than 20 feet for a proposed building or an extension or addition to an existing building and the subject property is adjoining a property with an existing residential building the setback shall be increased by one foot for every foot of building height greater than 20 feet. Subdivisions with an approved Tentative Plat are exempt from this requirement. (Insert on every page with Table. Asterisk after "Side (ft)" and "Rear (ft)").

<sup>3</sup> The "Development Designator" column will be deleted in the final version of the table because all designators will be replaced with the district-based standards in this table. In addition, for the purposes of this draft, the designators are in parentheses next to dimensional standard to which they apply. In the final version of this table these designators will be deleted and only the dimensional standards will remain. The text will notify readers that Article 4: Zoning Districts may contain additional special dimensional standards for certain uses.

<sup>4</sup> The intent for residential density is to maintain and clarify the current standards in LUC Sec. 3.2.3. Density is expressed both as units/sf and units/acre, consistent with the current LUC. Where appropriate, different densities for single family and multi-family development were provided.

<sup>5</sup> The current distinction between a "lot" and "site area" is from LUC Sec. 3.2.3. Definitions have been added, however, to clarify and distinguish both terms.

<sup>6</sup> "Res" in this table, means standard applies to residential development, and the label "Nonres" means standard applies to nonresidential development.

<sup>7</sup> For the city's current zones based on Pima County zones (IR through RX-2) and for the city's residential zones (R-1 through MH-2), we have retained a lot coverage requirement for nonresidential uses to ensure that some reasonable limit on impervious surface exists on larger lots and in residential areas. Also, recommended as noted, we have reduced the max. lot coverage requirement by 5% in all districts to compensate for the fact that the proposed new lot coverage definition does not count drive areas as coverage.

<sup>8</sup> The current side and rear setbacks for nonresidential uses (designator FF) in the IR range from 0' when next to commercial and industrial zones and 120' when next to low-density residential zones. Pima County setbacks for the IR District are 50' feet for all setbacks. Staff recommends a uniform S/R setback of 100' because any nonresidential development in the IR is more likely to be adjacent to low-density residential zones than nonresidential zones and so setbacks favoring the protection of residential development is reasonable for this district. Note: In districts where nonresidential uses are more likely to be adjacent to other nonresidential uses, we would make the opposite conclusion and recommend that the S/R setback be chosen on the less restrictive end of the range.

<sup>9</sup> A uniform front yard setback of 20' has been chosen for every zoning district. This setback allows enough room to ensure that all cars parked in a driveway in front of a house or garage will not overhang into the street ROW. Also, in many cases, other standards, such as landscaping and parking, will require additional front yards for uses that require buffering greater than 20 feet.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
Rural Homestead (RH) [proposed]	None	1/180,000 sf lot	180,000 sf lot (B,25) <sup>10</sup>	Res: None Nonres: 15% <sup>11</sup>	Res: 25 Nonres: 50 <sup>12</sup>	Res: 25 Nonres: 50	20	30
Suburban Ranch (SR) [current]	C (FDU, res. care) 1 (golf course) 2 (stables, lodging) 5 (11 uses) 6 (8 uses)	C: 1	C: 144,000 1: 30 ac. 2: 10 ac. 5: 144,000 6: 144,000	1: 10% 2: 10% 5: 15% 6: 50%	C: BB 1: FF 2: FF 5: FF 6: FF	C: BB 1: FF 2: FF 5: FF 6: FF	Sec. 3.2.6.5	C: 30 1: 25 2: 30 5: 30 6: 25
Suburban Ranch (SR) [proposed]	None	1/144,000 sf lot	144,000 sf lot (C,5,6) <sup>13</sup>	Res: None Nonres: 45%	Res:25 Nonres: 50 <sup>14</sup>	Res:25 Nonres: 50	20	30
Suburban Homestead (SH) [current]	E (FDU, 2 other uses)		E: 36,000 1: 30 ac.	E: None 1: 10%	E: BB 1: FF	E: BB 1: FF	Sec. 3.2.6.5	E: 30 1: 25

\*Building Residential Adjacency Setback. Where the building height is greater than 20 feet for a proposed building or an extension or addition to an existing building and the subject property is adjoining a property with an existing residential building the setback shall be increased by one foot for every foot of building height greater than 20 feet. Subdivisions with an approved Tentative Plat are exempt from this requirement. (Insert on every page with Table. Asterisk after "Side (ft)" and "Rear (ft)").

<sup>10</sup> Remove all DD's in final

<sup>11</sup>Building Residential Adjacency Setback. Where the building height is greater than 20 feet for a proposed building or an extension or addition to an existing building and the subject property is adjoining a property with an existing residential building the setback shall be increased by one foot for every foot of building height greater than 20 feet. Subdivisions with an approved Tentative Plat are exempt from this requirement.

<sup>12</sup> Where there is a range of lot coverages for nonresidential uses in a residential district we chose the least restrictive standard. Use specific standards may be needed for the various uses. In some cases, a special minimum lot size standard of 10 acres has been added for designator 2 (animal production - stable or riding school).

<sup>13</sup> The current side and rear setbacks for nonresidential uses (designator FF) in the RH range from 0' when next to commercial and industrial zones and 120' when next to low-density residential zones. Pima County setbacks for the RH District are S = 20 feet and R = 50 feet. A uniform S/R setback of 50 feet, which is near the middle of the range and consistent with the Pima County standards, because any nonresidential development in the RH is more likely to be adjacent to medium-density residential zones than nonresidential zones and so setbacks favoring the protection of this type of residential development is reasonable for this district is recommended.

<sup>14</sup> A special minimum site area standard of 30 acres has been added for golf course use and 10 acres for commercial stables and travelers' accommodation, lodging.

<sup>15</sup> The current side and rear setbacks for nonresidential uses (designator FF) in the SR range from 0' when next to commercial and industrial zones and 120' when next to low-density residential zones. Pima County setbacks for the SR District are S=10 feet and R = 50 feet. A uniform S/R setback of 50', which is near the middle of the range and consistent with the Pima County standards, because any nonresidential development in the SR is more likely to be adjacent to medium-density residential zones than nonresidential zones and so setbacks favoring the protection of this type of residential development is reasonable for this district is recommended.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
	1 (Golf course) 2 (Com. stable) 5 (Animal serv.) 8 (Cemetery) 9 (13 uses) 10 (5 uses) 21 (Movie ind.)	E: 2	2: 10 ac. 5: 144,000 8: 43,560 9: 36,000 10: 36,000 21: 36 ac.	2: 10% 5: 15% 8: 20% 9: 15% 10: 50% 21: 10%	2: FF 5: FF 8: FF 9: EE 10: EE 21: FF	2: FF 5: FF 8: FF 9: EE 10: EE 21: FF	2: 30 5: 30 8: 25 9: 30 10: 25 21: 30	
<b>Suburban Homestead (SH) [proposed]</b>	<b>None</b>	<b>2/36,000 sf lot</b>	<b>36,000 sf lot (E,8,9,10)<sup>15</sup></b>	<b>Res: None Nonres: 10%</b>	<b>Res: 10 Nonres: 40<sup>16</sup></b>	<b>Res: 20 Nonres: 40</b>	<b>30</b>	
<b>Residence Zone (RX-1) [current]</b>	D (FDU, res. care) 1 (golf course) 3 (lodging) 9 (16 uses)	D: 1	D: 36,000 1: 30 ac. 3: 10 ac. 9: 36,000	1: 10% 3: 15% 9: 15%	D: BB 1: FF 3: FF 9: EE	D: BB 1: FF 3: FF 9: EE	D: 30 1: 25 3: 25 9: 30	
<b>Residence Zone (RX-1) [proposed]</b>	<b>None</b>	<b>1/36,000 sf lot</b>	<b>36,000 sf lot (D,9)<sup>17</sup></b>	<b>Res: None Nonres: 10%</b>	<b>Res: 10 Nonres: 40<sup>18</sup></b>	<b>Res: 20 Nonres: 40</b>	<b>30</b>	
<b>Residence Zone</b>	F (FDU, res. care)	F: 1	F: 16,000		F: BB	F: BB	F: 25	

\*Building Residential Adjacency Setback. Where the building height is greater than 20 feet for a proposed building or an extension or addition to an existing building and the subject property is adjoining a property with an existing residential building the setback shall be increased by one foot for every foot of building height greater than 20 feet. Subdivisions with an approved Tentative Plat are exempt from this requirement. (Insert on every page with Table. Asterisk after "Side (ft)" and "Rear (ft)").

<sup>15</sup> A special minimum site area standard of 30 acres will be added for designator 1 (golf course), 10 acres for designator 2 (commercial stables), 144,000 sf for designator 5 (animal service), and 36 acres for designator 21 (motion picture industry).

<sup>16</sup> The current side and rear setbacks for nonresidential uses (designators EE and FF) in the SH range from 0' when next to commercial and industrial zones and 120' when next to low-density residential zones. Pima County setbacks for the SH District are S=10 feet and R = 40 feet. A uniform S/R setback of 40 feet, which is in the middle of the range and consistent with the Pima County standards, because any nonresidential development in the SR is more likely to be adjacent to medium-density residential zones than nonresidential zones and so setbacks favoring the protection of this type of residential development is reasonable for this district is recommended.

<sup>17</sup> A special minimum site area standard of 30 acres will be added for designator 1 (golf course) and 10 acres for designator 3 (travelers' accommodation, lodging).

<sup>18</sup> The current side and rear setbacks for nonresidential uses (designators CC, DD, and FF) in the RX-1 range from 0' when next to commercial and industrial zones and 120' when next to low-density residential zones. Pima County setbacks for the CR-1 District are S=10 feet and R = 40 feet. A uniform S/R setback of 40 feet, which is in the middle of the range and consistent with the Pima County standards for the CR-1 and SH (same minimum lot size), because any nonresidential development in the RX-1 is more likely to be adjacent to medium-density residential zones than nonresidential zones and so setbacks favoring the protection of this type of residential development is reasonable for this district is recommended.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
(RX-2) [current]	1(golf course) 11(elem./sec schools) 13(11 uses) 14(crop prod.)		1: 30 ac. 11: 20,000 13: 16,000 14: 16,000	1: 10% 11: 15% 13: 15% 14: 50%	1: FF 11: CC 13: DD 14: DD	1: FF 11: CC 13: DD 14: DD	3.2.6.5	1: 25 11: 25 13: 25 14: 25
Residence Zone (RX-2) [proposed]	None	1/16,000 sf lot	16,000 sf lot (F,11,13,14) <sup>19</sup>	Res: None Nonres: 10% <sup>20</sup>	Res: 10 Nonres: 30 <sup>21</sup>	Res: 20 Nonres: 30	20	25
Residence Zone (R-1) [current]	G (Fam. Du, Res. Care Svs) H (Fam. DU) 11 (Elem./sec. schools) 12(5 uses) 17(8 uses)	G: 1	G: 7,000 H: 10,000 11: 20,000 12: 20,000 17: 7,000	G: 70% H: 70% 11: 15% 12: 60% 17: 70%	G:AA H:AA 11: CC 12: CC 17: BB	G:AA H:AA 11: CC 12: CC 17: BB	Sec. 3.2.6.5	G:25 H:25 11: 25 12: 25 17: 25
Residence Zone (R-1) [proposed]	None	1/ 7,000 sf 2/ 10,000 sf	7,000 sf lot (G,17) <sup>22</sup> 2 SF: 10,000 sf lot	65%	7 <sup>23</sup>	16	20	25
Residence Zone	1 (FDU)	1: 1	1: 5,000	1: 70%	1:AA	1:AA	Sec.	1:25

\*Building Residential Adjacency Setback. Where the building height is greater than 20 feet for a proposed building or an extension or addition to an existing building and the subject property is adjoining a property with an existing residential building the setback shall be increased by one foot for every foot of building height greater than 20 feet. Subdivisions with an approved Tentative Plat are exempt from this requirement. (Insert on every page with Table. Asterisk after "Side (ft)" and "Rear (ft)".)

<sup>19</sup> A special minimum site area standard of 30 acres will be added for designator 1 (golf course).

<sup>20</sup> A special lot coverage standard of 50% will be added for designator 14 (crop production).

<sup>21</sup> The current side and rear setbacks for nonresidential uses (designators CC, DD, and FF) in the RX-2 range from 0' when next to commercial and industrial zones and 100' when next to low-density residential zones. Pima County setbacks for the CR-2 District are S=10 feet and R = 40 feet. A uniform S/R setback of 30 feet, which is slightly less than the setback for the RX-1 given that the RX-2 has a smaller minimum lot size and shorter height limit and so should have smaller side and rear setbacks by comparison is recommended.

<sup>22</sup> A special minimum site area of 20,000 sf will be added for designators 11 (Elem./sec. schools) and designator 12 (5 uses).

<sup>23</sup> Given the two minimum lot sizes in the R-1 are similar, all residential and nonresidential uses would be subject to same side and rear setbacks.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
(R-2) [current]	K (FDU) 8 (admin. / prof. office) 11 (Elem./sec. sch) 12 (7 uses) 19 (med. svcs) 41 (13 uses)	K: 15	K: 5,000 8: 43,560 11: 20,000 12: 20,000 19: 1.5 ac. 41: 5,000	K: 75% 8: 20% 11: 15% 12: 60% 19: 70%	K: BB 8: FF 11: CC 12: CC 19: CC 41: BB	K: BB 8: FF 11: CC 12: CC 19: CC 41: BB	3-2-6.5	K: 25 8: 25 11: 25 12: 25 19: 25 41: 25

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
Residence Zone (R-2) [proposed]	None	15/acre	5,000 sf lot (I,41,K)	65%	SF: 7 MF/Nonres: 10 <sup>24</sup>	SF: 16 MF/Nonres: 20	20	25
Residence Zone (R-3) [current]	1 (FDU) P (FDU) 7 (admin./prof. office) 11 (Elem./sec. schools) 12 (cultural use) 18 (13 uses) 30 (8 uses)	I: 1 P: 36	I: 5,000 7: 72,000 11: 20,000 12: 20,000 18: 0 30: 0	I: 70% P: 70% 7: 15% 11: 15% 12: 60% 18: 70%	I: AA P: CC 7: FF 11: CC 12: CC 18: CC 30: DD	I: AA P: CC 7: FF 11: CC 12: CC 18: CC 30: DD	Sec. 3.2.6.5	I: 25 P: 40 7: 25 11: 25 12: 25 18: 40 30: 40
Residence Zone (R-3) [proposed]	None	36/acre	5,000 sf lot (I, 18, 30) <sup>25</sup>	65% (I,P 12,18) <sup>26</sup>	SF: 7 MF/Nonres: 10 <sup>27</sup>	SF: 16 MF/Nonres: 20	20	SF: 25 Other: 40
Mobile Home Zone (MH-1) [current]	G (FDU, MH) M (FDU, MH) 11 (Elem./sec. schools) 12 (4 uses) 17 (6 uses) 41 (communic.)	G: 1 M: 8	G: 7,000 M: 7,000 11: 20,000 12: 20,000 17: 7,000 41: 5,000	G: 70% M: 70% 11: 15% 12: 60% 17: 70%	G: AA M: BB 11: CC 12: CC 17: BB 41: BB	G: AA M: BB 11: CC 12: CC 17: BB 41: BB	Sec. 3.2.6.5	G: 25 M: 16 11: 25 12: 25 17: 25 41: 25
Mobile Home Zone (MH-1) [proposed]	None	SF/MH: 1/7,000 sf lot	7,000 sf lot area (G,17,41)	65% (G,M,12,17) <sup>29</sup>	7 10	16 20	20	25

<sup>24</sup> For purposes of side and rear setbacks, the 10'/20' setbacks have been applied not only to the 20,000 sf lots but also to the 1.5 acre lots (has same CC designator as 20,000 sf lots) and the 43,560 lots because admin./professional office do not seem to warrant a greater setback than the other uses (e.g., medical service) in this category.

<sup>25</sup> The uses in designators 18 and 30 (except communications uses that will keep their current 0 min. lot size) have been given a min. lot size of 5,000 (instead of 0) to create a more uniform standard and because it is not apparent why these mostly civic, residential, and commercial uses should have no min. lot size.

<sup>26</sup> Both residential and nonresidential uses will have 65[70%] lot coverage, except designators 7 (admin./prof. offices) and 11 (elem./sec. schools) that will each have a lot coverage standard of 15%.

<sup>27</sup> Similar to the R-2, the setback standard for admin./prof. offices have been merged with the 20,000 sf lots because the impacts of the affected uses are similar.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
		MF/MH Park: 8/ acre <sup>28</sup>						
<b>Mobile Home Zone (MH-2) [current]</b>	1 (MH, FDU, res. care svcs) K (MH) 8 (admin. / prof. office) 11 (Elem./sec. schools) 12 (civic, rec.) 41 (commun. / util. distribution)	I: 1 K: 15	I: 5,000 K: 5,000 8: 43,560 11: 20,000 12: 20,000 41: 5,000	I: 70% K: 75% 8: 20% 11: 15% 12: 60%	I: AA K: BB 8: FF 11: CC 12: CC 41: BB	I: AA K: BB 8: FF 11: CC 12: CC 41: BB	I: 25 K: 25 8: 25 11: 25 12: 25 41: 25	
<b>Mobile Home Zone (MH-2) [proposed]</b>	<b>None</b>	<b>15/ acre</b>	<b>5,000 sf lot (1,41)</b>	<b>65% (I,K,12)<sup>30</sup></b>	<b>7 10</b>	<b>16 20 (</b>	<b>20 25</b>	
<b>Office Zone (O-1) [current]</b>	M (FDU) 7 (Commun. towers, res. care facil.) 12 (res. care facil.,	M: 8	M: 7,000 7: 72,000 12: 20,000 26: 10,000	M: 70% 7: 15% 12: 60%	M: BB 7: FF 12: CC 26: BB	M: BB 7: FF 12: CC 26: BB	M: 16 7: 25 12: 25 26: 16	

<sup>28</sup> the DD M for "mobile home dwelling" applies to mobile home parks, while the DD G for the same use refers to individual mobile home units, and so the proposed dimensional standards reflect this distinction.

<sup>29</sup> Both residential and nonresidential uses will have 70% lot coverage, except designator 11 (elem./second. school) will have a lot coverage standard of 15%.

<sup>30</sup> Both residential and nonresidential uses will have 70(75)% lot coverage, except designators 8 (admin. / prof. office) and 11 (elem./second. school) that will each have lot coverage standards of 20% and 15% respectively.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
Office Zone (O-1) [proposed]	cultural use, utility distrib.) 26 (office, comm. svcs, res. care facil.)	8/acre	Res: 7,000 sf lot Nonres: 10,000 sf site area	65%	0 (nonres. adjacency) 7 (res. adjacency)	0 (nonres. adjacency) 16 (res. adjacency)	20	SF, Office: 16 (M, 26: FDU) Other: 25 (7, 12: res. care fac., cult. use, utility distrib.)
Office Zone (O-2) [current]	N(FDU) 7(res. care) 11(civic, cultural) 12(res. care, cultural) 15(child care) 20(child care) 27(office, comm. svcs, prison, ups,)	N: 8	N: 5,000 7: 72,000 11: 20,000 12: 20,000 15: 14,000 20: 2.5 ac. 27: 0	N: 70% 7: 15% 11: 15% 12: 60% 15: 80% 20: 60%	N:BB 7: FF 11: CC 12: CC 15: BB 20:BB 27:BB	N:BB 7: FF 11: CC 12: CC 15: BB 20:BB 27:BB	Sec. 3.2.6.5	N:25 7: 25 11: 25 12: 25 15: 25 20: 25 27: 26
Office Zone (O-2) [proposed]	None	8/acre	Res: 5,000 sf lot Nonres: 0 sf site	65%	0 (nonres. adjacency) 7 (res. adjacency) <sup>31</sup>	0 (nonres. adjacency) 16 (res. adjacency)	20	25
Office Zone (O-3) [current]	L (FDU) J (FDU RND) 3(cemetery)	L: 22 J: 17	L: 5,000 J: 2,500 3: 10 ac.	L: 75% J: 90% 3: 15%	L:BB J:DD 3: FF	L:BB J:DD 3: FF	Sec. 3.2.6.5	L: 25 J: 40 3: 25

<sup>31</sup> A specific setback standard (to be determined) will be added for outdoor play areas associated with a day care when located next to a residential zone.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
	7(communic.) 12(cult., dist. utilities) 16(child care) 18(civic, rec.) 20(child care) 27(R&D) 30(res. care, comm. svcs)		7: 72,000 12: 20,000 16: 10,000 18: 0 20: 2.5 ac. 27: 0 30: 0	7: 15% 12: 60% 16: 50% 18: 70% 20: 60%	7: FF 12: CC 16: BB 18: CC 20: BB 27: BB 30: DD	7: FF 12: CC 16: BB 18: CC 20: BB 27: BB 30: DD	7: 25 12: 25 16: 25 18: 40 20: 25 27: 26 30: 40	
Office Zone (O-3) [proposed]	None	22/acre	Res: 5,000 sf lot <sup>32</sup> Nonres : 0	70%	0 (nonres. adjacency) 7 (res. adjacency)	0 (nonres. adjacency) 16 (res. adjacency)	20  SF: 25 Other: 40	
Rural Village Center Zone (RVC) [current]	8 (wireless comm.) 12 (Util. distr.) 29(17 uses)	None	8: 43,560 12: 20,000 29: 0	8: 20% 12: 60%	8: FF 12: CC 29: DD	8: FF 12: CC 29: DD	8: 25 12: 25 29: 30	
Rural Village Center Zone (RVC) [proposed]	None	None	0	None	0 (nonres. adjacency) 10 (res. adjacency)	0 (nonres. adjacency) 25 (res. adjacency)	20  30	
Neighborhood Commercial Zone (NC) [current]	M (FDU) 7(1) 11(3) 26(15) 33(1)	M: 8	M: 7,000 7: 72,000 11: 20,000 26: 10,000 33: 0	M: 70% 7: 15% 11: 15%	M: BB 7: FF 11: CC 26: BB 33: DD	M: BB 7: FF 11: CC 26: BB 33: DD	M: 16 7: 25 11: 25 26: 16 33: 50	
Neighborhood Commercial Zone (NC) [proposed]	None	8/acre	Res: 7,000 sf site (M,33) Nonres: 10,000 sf site <sup>33</sup>	Res: 65%	7	16	20  16 <sup>34</sup>	

<sup>32</sup> All uses would be subject to a 5,000 sf min. site area.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
			(26,11)					

<sup>33</sup> A specific min. site area standard of 0' has been added for designator 7 (communications – limited to wireless comm. towers and antennae).

<sup>34</sup> A specific height standard of 25' has been added for designator 7 (communication limited to wireless comm. towers and antennae).

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
Commercial Zone (C-1) [current]	O (FDU)	O: 36	K: 5,000	O: 75%	O: CC	O: CC	O: CC	O: 25
	K (res. care svcs)	K: 15	1: 30 ac.	K: 75%	K: BB	K: BB	K: BB	K: 25
	1 (golf course)		3: 10 ac.	1: 10%	1: FF	1: FF	1: FF	1: 25
	3 (cemetery)		8: 43,560	3: 15%	3: FF	3: FF	3: FF	3: 25
	8 (communic.)		12: 20,000	12: 60%	8: FF	8: FF	8: FF	8: 25
	12 (util. distr.)		16: 10,000	16: 50%	12: CC	12: CC	12: CC	12: 25
	16 (R&D)		17: 7,000	17: 70%	16: BB	16: BB	16: BB	16: 25
	17 (group DU)		28: 0		17: BB	17: BB	17: BB	17: 25
	28 (28 uses)		29: 0		28: DD	28: DD	28: DD	28: 30
	29 (9 uses)		33: 0		29: DD	29: DD	29: DD	29: 30
33 (art. resid.)		38: 0		33: DD	33: DD	33: DD	33: 50	
38 (per. storage)				38: BB	38: BB	38: BB	38: 16	
Commercial Zone (C-1) [proposed]	None	36 /acre	0 (0,8,28,29,33,38)	Res: 65%	0 (nonres. adjacency)	0 (nonres. adjacency)	10	30
Commercial Zone (C-2) [current]	R (FDU) 1 (golf course) 8 (prison) 30 (27) 31 (39) 32 (billboard) 33 (art.res.)	R: 44	1: 30 ac. 8: 43,560 30: 0 31: 0 32: 1,500 33: 0	R: 70% 1: 10% 8: 20%	R: CC 1: FF 8: FF 30: DD 31: DD 32: DD 33: DD	R: CC 1: FF 8: FF 30: DD 31: DD 32: DD 33: DD	Sec. 3.2.6.5	R: 40 1: 25 8: 25 30: 40 31: 40 32: 30 33: 50

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
Commercial Zone (C-2) [proposed]	None	44 /acre	0 <sup>35</sup>	Res: 65%	0 (nonres. adjacency) 20 (res. adjacency) <sup>36</sup>	0 (nonres. adjacency) 25 (res. adjacency)	10	40
Commercial Zone (C-3) [current]	S (FDU) 1 (Golf course) 8 (Correct. use) 31 (Rehab facil.) 32 (Billboard) 33 (32 uses) 34 (35 uses)	S: 87	S: N/A 1: 30 ac. 8: 1 ac 31: 0 32: 1,500 33: 0 34: 0	S: 80% 1: 10% 8: 20% 31: N/A 32: N/A 33: N/A 34: N/A	S: CC 1: FF 8: FF 31: DD 32: DD 33: DD 34: DD	S: CC 1: FF 8: FF 31: DD 32: DD 33: DD 34: DD	Sec. 3.2.6.5	S: 75 1: 25 8: 25 31: 40 32: 30 33: 50 34: 75
Commercial Zone (C-3) [proposed]	None	87/acre	0 <sup>37</sup>	Res: 65%	0 (nonres. adjacency) 20 (res. adjacency)	0 (nonres. adjacency) 25 (res. adjacency)	10	75
Parking Zone (P) [current]	40(1)	None	40: 5,000		40: AA	40: AA	Sec. 3.2.6.5	40: 16
Parking Zone (P) [proposed]	None	None	5,000 sf site area	None	7	16	10	16
Recreational Vehicle Zone (RV) [current]	M (trav. accommodation/campsite)	M: 8	M: 7,000	M: 70%	M:BB	M:BB	Sec. 3.2.6.5	M: 16
Recreational Vehicle Zone (RV) [proposed]	None	8/acre	7,000 sf site area	65%	7	16	10	16

<sup>35</sup> Special min. site area standards of 30 acres for designator 1 (golf course) and 1 acre for designator 8 (custodial facility) have been added.

<sup>36</sup> Use specific side and rear setback standards of 80' and 0' will be added for designators 1 (golf course) and 8 (supervision facility) when next to residential and nonresidential development respectively.

<sup>37</sup> Special min. site area standards of 30 acres for designator 1 (golf course) and 1 acre for designator 8 (custodial facility) have been added.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
Office/Commercial/ Residential Zone (OCR-1) [current]	W (FDU) 8(Supervision facility) 35 (39 uses)	None	8: 43,560 35: 0	W:80% 8: 20%	W:DD 8: FF 35: EE	W:DD 8: FF 35: EE	Sec. 3.2.6.5	W:140 8: 25 35: 140
Office/Commercial/ Residential Zone (OCR-1) [proposed]	None	None	0 <sup>38</sup>	65% (resid.)	0 (nonres. adjacency)	0 (nonres. adjacency)	10	140 <sup>40</sup>
Office/Commercial/ Residential Zone (OCR-2) [current]	X (FDU) 8 (supervision or custodial facility) 31 (Res. care) 36(47)	None	X: 0 8: 43,560 31: 0 36: 0	X:80% 8: 20%	X:DD 8: FF 31: DD 36: EE	X:DD 8: FF 31: DD 36: EE	Sec. 3.2.6.5	X:300 8: 25 31: 40 36: 300
Office/Commercial/ Residential Zone (OCR-2) [proposed]	None	None	0 <sup>41</sup>	65% (resid.)	0 (nonres. adjacency)	0 (nonres. adjacency)	10	300 <sup>43</sup>

<sup>38</sup> A specific min. site area standard of 1 acre has been added for designator 8 (custodial facility and supervision facility).

<sup>39</sup> The 39 nonresidential uses (designators 35 and EE) are the core uses for determining the setbacks in this district. The EE setbacks for development next to residential districts currently range from 20' to 280' (2(h)). Because the setbacks in the higher range seem excessive, staff recommends lesser uniform setbacks (S = 50; R = 100) but ones that still offers adequate protection to adjacent residential uses, especially when combined with the new compatibility standards.

<sup>40</sup> A specific height standard of 25' has been added for designator 8 (custodial facility and supervision facility).

<sup>41</sup> A specific min. site area standard of 1 acre has been added for designator 8 (supervision facility and custodial facility).

<sup>42</sup> The 47 nonresidential uses (designators 36 and EE) are the core uses for determining the setbacks in this district. The EE setbacks for development next to residential districts currently range from 20' to 600' (2(h)). Because the setbacks in the higher range seem excessive, lower uniform setbacks (S = 100; R = 150) but ones that still offers adequate protection to adjacent residential uses, especially when combined with the new compatibility standards are recommended.

<sup>43</sup> A specific height standard of 25' for designator 8 (custodial facility and supervision facility) and 40' for designator 31 (rehabilitation service or shelter care) have been added.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
Multiple Use Zone (MU) [current]	G (FDU, MH)	G: 1	G: 7,000	G: 70%	G: AA	G: AA	G: 25	G: 25
	K (FDU, MH)	K: 15	K: 5,000	K: 75%	K: BB	K: BB	K: 25	K: 25
	2 (comm. stable)		2: 10 ac.		2: FF	2: FF	2: 30	2: 30
	6 (med. svcs)		6: 144,000		6: FF	6: FF	6: 25	6: 25
	8 (cust./correct.)		8: 43,560		8: FF	8: FF	8: 25	8: 25
	9 (anim. prod.)		9: 36,000		9: EE	9: EE	9: 30	9: 30
	17 (group DU)		17: 7,000		17: BB	17: BB	17: 25	17: 25
	25 (med. svcs)		25: 180,000		25: FF	25: FF	25: 30	25: 30
	28 (9)		28: 0		28: DD	28: DD	28: 30	28: 30
	29 (37)		29: 0		29: DD	29: DD	29: 30	29: 30
32 (billboard)		32: 1,500		32: DD	32: DD	32: 30	32: 30	
38 (parking)		38: 0		38: BB	38: BB	38: 16	38: 16	
Mixed Use Zone (MU) [proposed]	None	Park: 15/acre	SF: 7,000 lot area Other: 5,000 sf site area <sup>44</sup>	65% (resid.)	0 (nonres. adjacency)	0 (nonres. adjacency)	20	30 <sup>46</sup>
Park Industrial Zone (P-I) [current]	33 (29)	None	33: 0		33: DD	33: DD	Sec.	33: 50
	34 (elem./sec.)		34: 0		34: DD	34: DD	3.2.6.5	34: 75

<sup>44</sup> Use specific min. site area standards of 10 acres for designator 2 (commercial stables), of 144,000 sf for designator 6 (medical service – major & extended health care), of 1 acre for designator 8 (custodial facility and supervision facility), of 36,000 sf for designator 9 (animal production), and of 180,000 sf for designator 25 (medical service – outpatient) have been added.

<sup>45</sup> The 37 nonresidential uses (designators 29 and DD) are the core uses for determining the setbacks in this district. The DD setbacks for development next to residential districts currently range from 20' to 45' (1.5(h) if height is 30'). Because the setbacks in the higher range seem excessive, lower uniform setbacks (S = 10; R = 25) but ones that still offers adequate protection to adjacent residential uses, especially when combined with the new compatibility standards are recommended.

<sup>46</sup> A specific height standard of 16' has been added for designator 38 (parking).

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
<b>Park Industrial Zone (P-1) [proposed]</b>	None	None	0	0	0 (nonres. adjacency) 25 (res. adjacency) <sup>47</sup>	0 (nonres. adjacency) 50 (res. adjacency)	10	50 <sup>48</sup>
<b>Light Industrial Zone (I-1) [current]</b>	1 (golf course) 32 (billboard) 33 (perish. foods manuf.) 34 (65) 35 (res. care) 36 (large bar, commun., dance hall)	None	1: 30 ac. 32: 1,500 33: 0 34: 0 35: 0 36: 0	1: 10%	1: FF 32: DD 33: DD 34: DD 35: EE 36: EE	1: FF 32: DD 33: DD 34: DD 35: EE 36: EE	Sec. 3.2.6.5	1: 25 32: 30 33: 50 34: 75 35: 140 36: 300
<b>Light Industrial Zone (I-1) [proposed]</b>	None	None	0 <sup>49</sup>	0	0 (nonres. adjacency) 50 (res. adjacency) <sup>50</sup>	0 (nonres. adjacency) 75 (res. adjacency)	10	75 <sup>51</sup>

<sup>47</sup> The 29 nonresidential uses (designators 33 and DD) are the core uses for determining the setbacks in this district. The DD setbacks for development next to residential districts currently range from 20' to 75' (1.5(h) if height is 50'). Because the setbacks in the higher range seem excessive, lower uniform setbacks (S = 25; R = 50) but ones that still offers adequate protection to adjacent residential uses, especially when combined with the new compatibility standards are recommended.

<sup>48</sup> A specific height standard of 75 has been added for designator 34 (elementary/secondary school).

<sup>49</sup> A specific min. site area standard of 30 acres has been added for designator 1 (golf course).

<sup>50</sup> The 65 nonresidential uses (designators 34 and DD) are the core uses for determining the setbacks in this district. The DD setbacks for development next to residential districts currently range from 20' to 112.5' (1.5(h) if height is 75'). Because the setbacks in the higher range seem excessive, staff recommends lesser uniform setbacks (S = 50; R = 75) but ones that still offers adequate protection to adjacent residential uses, especially when combined with the new compatibility standards.

<sup>51</sup> Use specific height standards of 25' for designator 1 (golf course), of 30' for designator 32 (billboard), of 50' for designator 33 (perishable foods manufacturing), of 140' for designator 35 (residential care services – shelter care victims of domestic violence & rehabilitation service or shelter care), and of 300' for designator 36 (large bar, communications, & dance hall) have been added.

**TABLE 6.3-1: Zone-Based Dimensional Standards**

District	Development Designator <sup>3</sup>	Residential Density (max.) <sup>4</sup>	Lot Size/ Site Area (min.) <sup>5</sup>	Lot Coverage (max. %)	Yards			Height (ft)
					Side (ft)	Rear (ft)	Front (ft)	
Heavy Industrial Zone (I-2) [current]	30 (retail, adult acts, agric., comm.) 32 (billboard) 34 (med. svcs, auto repair) 35 (52 uses) 36 (large bar)	1 caretaker	30: 0 32: 1,500 34: 0 35: 0 36: 0		30: DD 32: DD 34: DD 35: EE 36: EE	30: DD 32: DD 34: DD 35: EE 36: EE	Sec. 3.2.6.5	30: 40 32: 30 34: 75 35: 140 36: 300
Heavy Industrial Zone (I-2) [proposed]	None	None	0	0	0 (nonres. adjacency)	0 (nonres. adjacency)	10	140
Open Space Zone (OS) [current]	4 (open space)	None	4: 4,000	4: 10%	4: FF	4: FF	Sec. 3.2.6.5	4: 12
Open Space Zone (OS)	None	None	4,000 sf site area	5%	25 <sup>53</sup>	25	20	12

<sup>52</sup> The 52 nonresidential uses (designators 35 and EE) are the core uses for determining the setbacks in this district. The EE setbacks for development next to residential districts currently range from 20' to 280' (2(h) if height is 140'). Because the setbacks in the higher range seem excessive, staff recommends lesser uniform setbacks (S = 100; R = 150) but ones that still offers adequate protection to adjacent residential uses, especially when combined with the new compatibility standards.

<sup>53</sup> The current setback for open space uses when next to low-density residential development is 4(h) or 48 feet and 2(h) or 24 feet when next to medium-density residential. Staff recommends uniform setback of 25 feet, which is closer to the medium-density standard, because it seems more reasonable as a uniform standard for all permitted uses.

## 6.4. RULES OF MEASUREMENT AND EXCEPTIONS TO DIMENSIONAL STANDARDS<sup>54</sup>

### 6.4.1. PURPOSE

This section is intended to provide uniform and consistent methods to measure and apply the dimensional standards in Table 6.3-1 and to provide exceptions to these standards.

### 6.4.2. LOT SIZE

#### A. Standards

##### 1. MS&R Street Frontage<sup>55</sup>

A lot with frontage on a street designated on the MS&R Plan shall be designed with sufficient width and depth so that motor vehicles can enter or leave the lot without backing out onto the MS&R street.

##### 2. Lot Width at Street Frontage<sup>56</sup>

If a lot has street frontage, the lot width at the street frontage shall be of a size sufficient for the purposes of locating motor vehicle and pedestrian access improvements as required by the UDC or Technical Manual.

#### B. Exceptions<sup>57</sup>

The following are excepted from the minimum lot size standards of this Article.

##### 1. Parcels that are:

- a. Exclusively and permanently restricted by plat, deed, or covenant for private use, such as, but not limited to, common areas for parking, recreation, open space, drainage, or detention or retention of stormwater; or
- b. Dedicated to the public for parks, open space, or other similar public purposes, such as placement of well sites, electrical substations, or other utilities.
- c. An existing lot that is less than the minimum lot area required by the applicable zoning district because of a governmental act or condemnation or voluntary transfer of property in lieu of condemnation may be developed if the proposed development on the lot conforms to all other requirements of the UDC.
- d. The lot was existing and of record on September 20, 1948, or was legally created under Pima County jurisdiction and of record at the time of annexation;

**NOTE: Sec. 3.2.10: Residential Density Calculations**, is not included because the proposed elimination of the development designator system would make the residential density calculations and examples in this section essentially obsolete. Furthermore, staff indicated that it rarely relies on this section and that calculating residential density is not otherwise a serious problem in the city, further reducing the need to retain this section.

<sup>55</sup> Text from LUC Section 3.2.14.3.

<sup>56</sup> Text from LUC Section 3.2.14.4

<sup>57</sup> Text from LUC Section 3.2.14.2.

- e. The lot is zoned for residential development; and
- f. The proposed development on the lot conforms to all other standards of this Article.

**6.4.3. LOT COVERAGE<sup>58</sup>**

**A. Coverage Included**

Lot coverage includes any area of a lot covered by the roof of a principal or accessory buildings.

**B. Calculation**

The lot coverage percentage is determined by dividing the total area of a lot covered by the roofs of principle and accessory buildings by the total lot area.

**6.4.4. SIDE, REAR, AND FRONT YARDS<sup>59</sup>**

**A. Measurement<sup>60</sup>**

1. The width of the rear, side, and front yard is the distance measured horizontally from the property line to the required distance for the particular yard, except where an MS&R setback applies the street setback shall be measured from the proposed future MS&R ROW line.<sup>61</sup>
2. On cul-de-sac and eyebrow front lots, the minimum street yard depth may be measured from a straight line drawn between the front lot corners, rather than measured directly from the curved front property line. In no case, however, shall the minimum street yard be reduced in excess of 50 percent by this alternative measurement. (See Figure 6.4.4-A.)
3. Where an unbroken section of a wall or a building is not parallel with the lot line, the required yard may be applied to the average width; however, such yard shall not be narrower at any point than half the required width, nor narrower at any point than three feet. (See Figure 6.4.4-A.)

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<sup>58</sup> This section significantly simplifies the method for calculating lot coverage text taken from LUC Section 3.2.9. As part of this modification, the maximum allowable lot coverage in the dimensional table has been reduced by 5% to account for the fact that drive areas are no longer counted as lot coverage.

<sup>59</sup> The term "perimeter yard" will be replaced with "side yard" and "rear yard" in the UDC.

<sup>60</sup> Text from LUC Section 3.2.6.3.

<sup>61</sup> The replacement of the designator system with fixed setback standards is proposed to make the measurement of setbacks easier, especially for street yards. The street setback is measured from the property line except where there is a proposed MS&R ROW, in which case the setback is measured from that MS&R ROW.

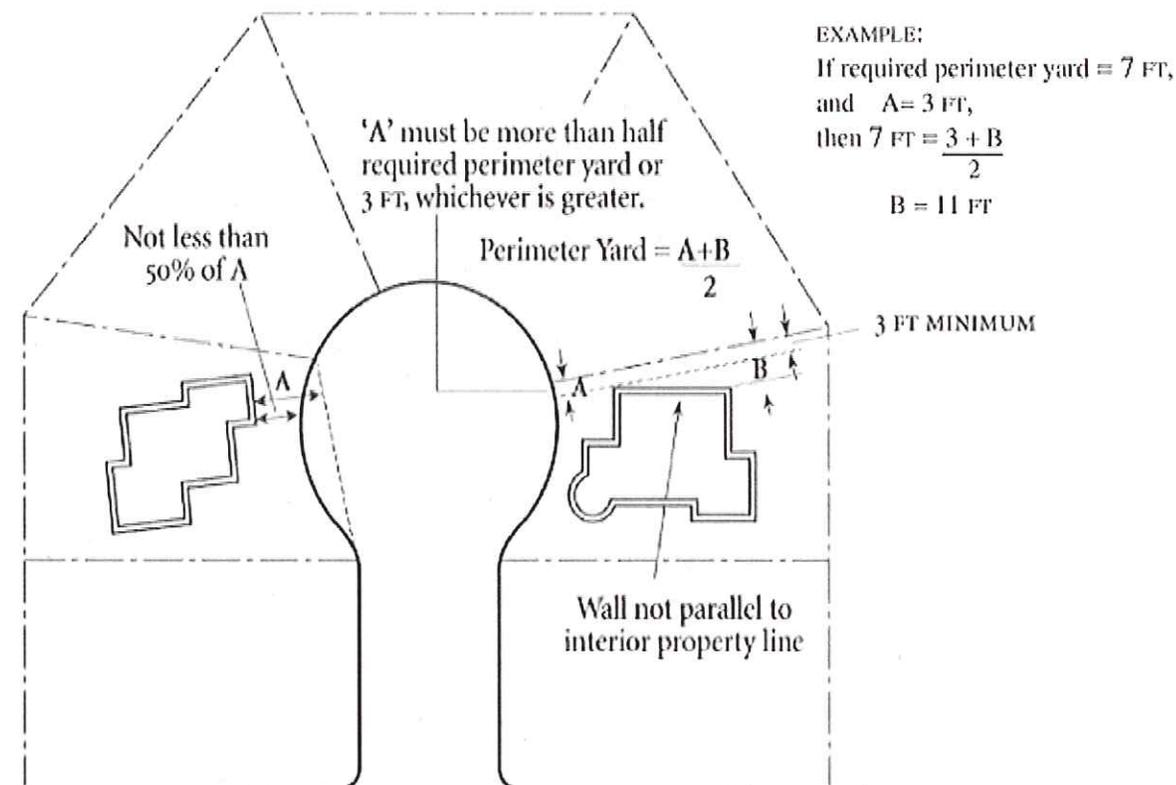


Figure 6.4.4-A: Eyebrow front yards and non-parallel walls

**B. Exceptions<sup>62</sup>**

Encroachment into the required side or rear yard shall be allowed as provided below.

**1. Side and Rear Property Lines**

Along interior property lines, the following may extend two feet into the required width, provided the side or rear yard is not reduced to less than three feet.

- a. Chimney.
- b. Roof overhang.
- c. Bay window.

**2. Street Property Lines**

Along street property lines, the following may extend into the required width as provided below.

- a. <sup>63</sup>The following may extend two feet into the required street yard.  
 (1) Chimney.

<sup>62</sup> Text from LUC Section 3.2.6.6.

<sup>63</sup> Proposed change.

- (2) Roof overhang.
  - (3) Stairs.
  - (4) Bay window.
  - (5) Open structures.
- b. On any corner lot, no fence, structure, object, or planting shall be erected or maintained to interfere with the sight visibility triangle provisions set forth in the Technical Manual.
3. **Structures within Front Yards**  
Architectural features that are part of a solar energy system may project up to four feet into required front yards. Such architectural features include, but are not limited to, overhangs, moveable insulating walls and roofs, detached solar collectors, reflectors, and piping.
4. **Carpports and Garages in Single-Family and Duplex Development**  
For carpports, garages, or similar parking structures in single-family or duplex residential development on individual lots, a minimum 20 foot setback from the property line shall be provided in front of the entrance.<sup>64</sup>

#### 6.4.5. HEIGHT<sup>65</sup>

##### A. Measurement of Building

Building height is the vertical distance measured from the average finished grade<sup>66</sup> to the highest point of a flat roof; to the deck line of a mansard roof; or to the middle (between the eave and ridge) of the highest gable of a pitched or hipped roof, except as follows. (See Figure 6.4.5-A)

1. **Historic Preservation Zone (HPZ)**  
Building height is the vertical distance measured between the highest part of a structure and the finished grade at the midpoint of the front facade of the principal structure, excluding chimneys, mechanical equipment, and other miscellaneous additions.
2. **Airport Environs Zone (AEZ)**  
Measurement of height for buildings as provided in Sec. 6.4.5 shall apply, except where the height may exceed the maximum height standards of Sec. 5.6.7, Airport Hazard Districts, in which case Sec. 5.6.7 prevails.
3. **Scenic Corridor Zone (SCZ)**  
Any wall extending above the roof, such as a parapet wall or a fire wall, shall be considered part of the roof for purposes of measuring height.
4. **Hillside Development Zone (HDZ)**  
See height measurement standards in Sec. 5.2.8.

<sup>64</sup> Wall heights are already covered under "Accessory Structures" so it is removed. Setbacks for carpports and garages are standardized at 20 feet

<sup>65</sup> Text from LUC Section 3.2.7.

<sup>66</sup> Replace "design grade elevation" with "average finished grade" in Article 9: Definitions.

**B. Measurement of All Other Structures**

**1. General**

The height of all structures, other than buildings, shall be the vertical distance measured from design grade at the base of the structure at all points along that structure to the top of the structure. For structures within six feet of a property line, the design grade used for measuring height shall be the lower of the two grades on each side of that property line. Perimeter walls shall be measured from the base of the wall that faces an adjacent property.,

**2. Airport Environs Zone (AEZ)**

Measurement of height for structures and trees as provided in Sec. 6.4.5 shall apply, except where the height may exceed the maximum height standards of Sec. 5.6.7, Airport Hazard Districts, in which case Sec. 5.6.7 prevails.

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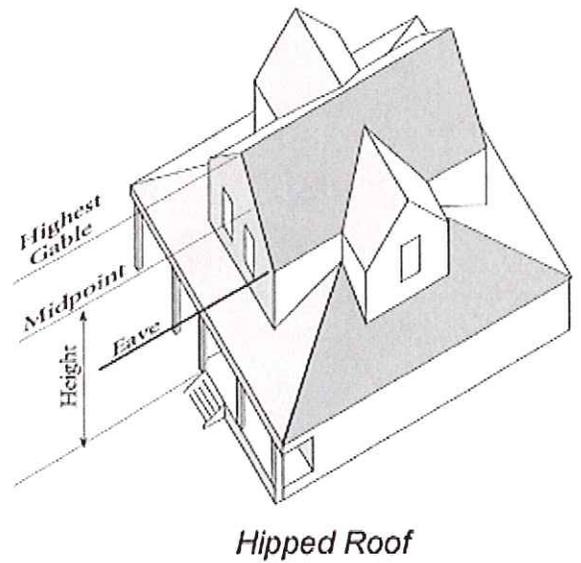
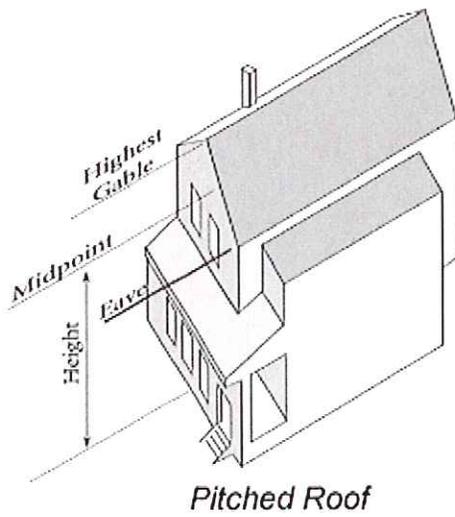
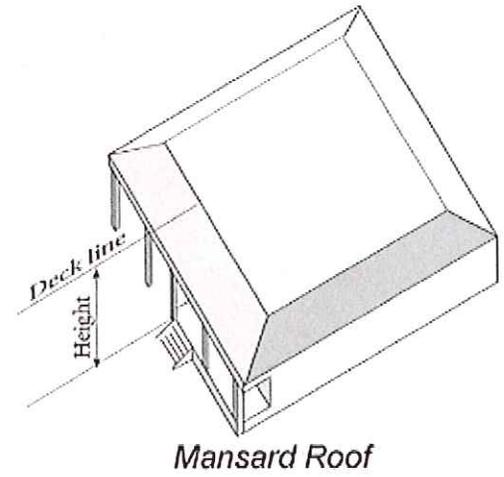
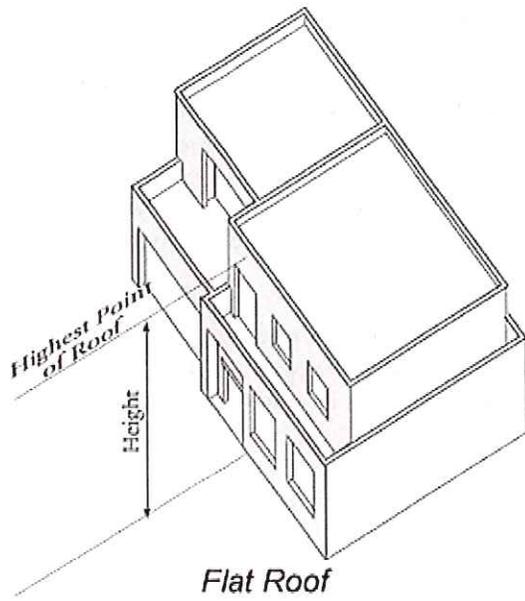


Figure 6.4.5-A: Measurement of Building

**C. Height Exceptions**

The following structural elements may extend above the maximum allowed height, subject to any limitations listed. (See Figure 6.4.5-B.)

**1. Ornamental Elements**

Ornamental elements of the buildings and structures, such as spires, cupolas, belfries, clock towers, and domes, provided that such elements:

- a. Are not for human occupancy; and
- b. Do not exceed ten feet above the allowed structure height, except as follows:
  - (1) Ornamental elements of buildings and structures proposed to exceed ten feet above the allowed structure height are subject to review by the Design Review Board in accordance with Sec. 2.2.6 and approval as a special exception by the Zoning Examiner in accordance with procedures set forth in Sec. 3.6.1 and Zoning Examiner Special Exception Procedure, Sec 3.6.1.B.2 and provided that:
    - (a) The ornamental element is an integral part of the building's architecture, and is not for human occupancy;
    - (b) Ornamental elements proposed to exceed ten feet above the allowed structure height shall not be used for signage or;
    - (c) The applicant shall demonstrate how the proposal minimizes impacts to existing land uses by including a view shed analysis and an analysis of the project site grades and adjacent property grades as part of their submittal;
    - (d) Setbacks required for the architectural element will be one foot for each additional foot in height that it exceeds the base allowance of ten feet.

**2. Functional Elements**

Chimneys, mechanical penthouses, and bulkheads for stairwells, elevator shafts, or skylights, provided that such elements:

- a. Are not for human occupancy;
- b. Do not exceed ten feet above the allowed structure height; and
- c. Do not exceed 25 percent of the total roof area of the building on which they are located.

**3. Mechanical and Accessory Equipment**

Mechanical equipment, except solar energy equipment, and accessories necessary to the operation or maintenance of the building, provided that such elements:

- a. Do not exceed six feet above the allowed structure height;

- b. Do not exceed 25 percent of the total roof area of the building on which they are located;
  - c. Are concealed by an opaque screen; and
  - d. Are located away from the edge of the building a distance equivalent to the height of the elements.
4. **Solar Energy Equipment**  
Solar energy equipment, provided that such elements do not exceed the allowable height limits by more than ten feet.
5. **Parapet Walls and Safety Railings**  
Parapet walls and safety railings, provided they do not exceed the allowable height by more than four feet.
6. **Communications Antennae**  
Communications antennae not in conjunction with a communications facility, excluding dish antennae greater than three feet in diameter, provided such elements do not exceed the allowable height limits by more than five feet.
7. **Dish Antennae**  
Dish antennae, greater than three feet in diameter, provided that such elements:
- a. Do not exceed the allowable height limits by more than ten feet;
  - b. Are located as close to the center of the roof structure as possible;
  - c. Are screened from view, to the maximum extent possible without interfering with reception, from the street frontage of the property at pedestrian level by an opaque screen, such as a parapet wall at the roof's edge; and
  - d. Are located on a building with a structure height greater than 40 feet.
8. **Communications Antennae**  
Communications antennae, other than those associated with wireless communications, in conjunction with a communications facility do not have a maximum height limitation, provided the antennae are located at least one foot distance for every foot in height measured from all property lines of residentially zoned property.
9. **Change of Zoning**  
If the Mayor and Council authorize a rezoning of property and buildings exist on the property that exceed the maximum required height for the proposed land use, the existing buildings shall be considered conforming. This exception applies only to buildings existing at the time of authorization, except as provided by Sec. 6.4.5.C.10 below.
10. **Historic Preservation Zone (HPZ)**  
New construction in a Historic Preservation Zone (HPZ) may exceed the height standards of the zone if additional height is needed to be compatible with

the height of other buildings within the development zone as determined by the Planning and Development Services Department Director.

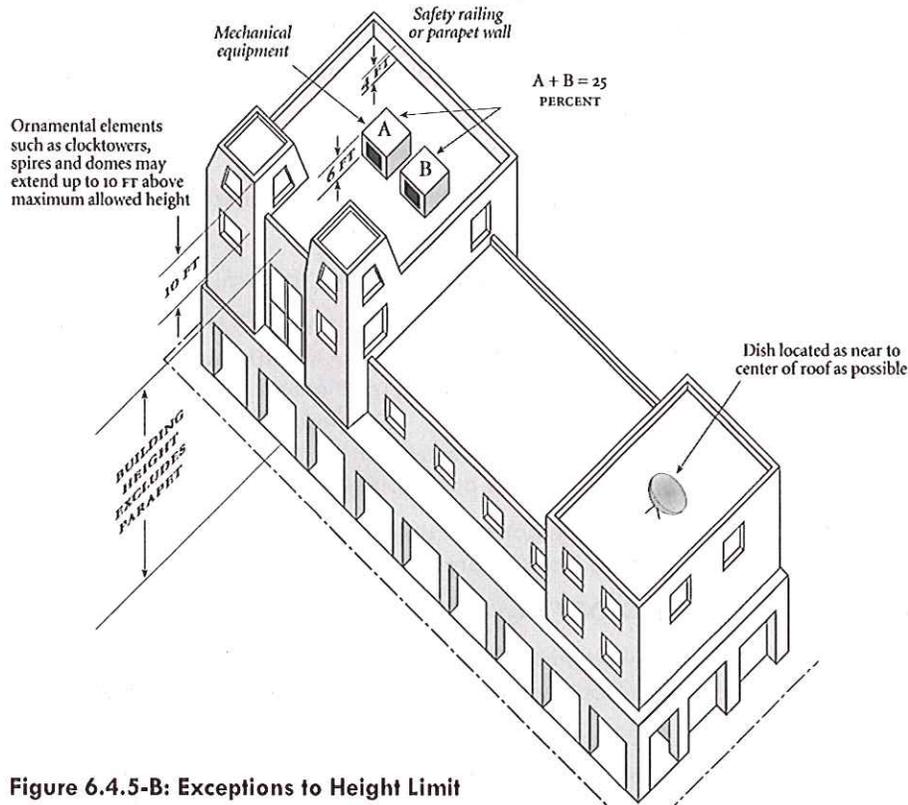


Figure 6.4.5-B: Exceptions to Height Limit

## 6.5. DEVELOPMENT COMPATIBILITY STANDARDS<sup>67</sup>

### 6.5.1. PURPOSE

The purpose of the Design Compatibility Standards is to mitigate excessive visual, noise, odor, vibration intrusion, and other similar public health and safety concerns that may be created by new development projects on adjacent, existing residential properties.

### 6.5.2. APPLICABILITY

- A. The standards of this section apply as follows:
1. Except within those districts and developments as provided in Section 6.5.2.B, the Development Compatibility Standards of this section shall apply when the proposed development is adjacent to attached dwelling units (e.g. townhouses and condominiums) in a subdivision or a detached dwelling unit. For the purposes of this section, these types of dwelling units are referred to as "affected properties";

<sup>67</sup> The text of this section was taken from the recently adopted transition standards in the IID. It was modified to apply more generally throughout the city and only to redevelopment projects next to existing residential development.

2. For projects within a planned development or subdivision, the Development Compatibility Standards shall apply only when the proposed development is adjacent to affected existing residential properties outside the planned development or subdivision boundaries;
  3. Additional applicability requirements are provided in Section 6.5.3.A;
  4. The standards shall apply along the side of the property adjacent to the affected property(ies) only; and,
  5. When the standards of this section conflict with other section of the UDC, the standards of this section shall control.
- B.** The standards of this section do not apply as follows:
1. Proposed development within an Urban Overlay District, the Downtown Area Infill Incentive District requesting a Modification of Development Regulations, a Flexible Lot Development, a Planned Area Development, or a Planned Community Development. Development in these districts and types of development shall be controlled by the compatibility standards required by the applicable district or enabling ordinance; and,
  2. Proposed development adjacent to non-residential uses or multi-family residences, except as provided in Section 7.9.2.A.

**6.5.3. MITIGATION OF MULTI-STORY AND TALLER STRUCTURES**

- A.** The proposed development's building setback (i.e. yard) from the affected property line shall be increased by one foot for every foot of height greater than 20 feet.
- B.** The following standards are required of the proposed development when the applicability standards of Section 6.5.2 apply and the proposed building(s), in part or entirely, is less than 30 feet from the affected property line;
1. Windows at or above the second story of a structure shall be located or treated to reduce views into adjacent affected residential property's buildings and yard areas;
  2. Balconies shall be oriented away from affected residential property or use a screening device to reduce views into the buildings and yard areas of the rear or side yards of the affected residential property;
  3. The proposed building(s) shall be oriented so as to reduce views onto an affected residential property; and
  4. A buffer and/or screening device may be used to reduce views into the affected building and side and rear yards areas and may include features such as landscaping, a wall, or a similar architectural feature.
- C.** The above compatibility standards may be reduced or eliminated. To reduce or eliminate the above compatibility standards a letter of stating no objection is required from the affected property owner. The letter shall be sent to PDSD stating no objection to reduction or elimination of the above compatibility standards.

**6.5.4. MITIGATION OF SERVICE AREAS**

- A. Applicability**  
The following requirement applies with a finding of compliance approved by the PDSD Director when the proposed development is not regulated by Article 7

Development Standards, Article 4 Use Specific Standards, or special conditions resulting from a legislative decision.

**B. Requirement**

Potential nuisance or noisy areas shall be oriented away from affected residential property, such as by placing service areas for loading and garbage disposal between the developing site's buildings, behind opaque barriers, or by using architectural or landscaping treatments that effectively reduce nuisance impacts from service areas. The service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of adjacent properties or create a nuisance or hazard beyond the property lines of the project site, and prevent vibrations that are discernible beyond the property lines of the project site.

**6.5.5. MITIGATION OF PARKING FACILITIES AND OTHER AREAS**

**A. Applicability**

The following requirement applies with a finding of compliance approved by the PDSO Director when the proposed development is not regulated by Article 7 Development Standards, Article 4 Use Specific Standards, or special conditions resulting from a legislative decision.

**B. Requirement**

Where the site has a parking areas or an area with noise and outdoor lighting features, the areas shall be screened from affected residential property by a combination of a wall or opaque non-chain link fence with a vegetative hedge or a row of trees that shall be dense enough to screen views onto the developing site. An alternative treatment may be used, such as using architectural or landscaping treatments that effectively reduce nuisance impacts from parking facilities and other areas. Where there is a finding that the vegetative screen will be opaque a masonry wall may not be required.

**6.5.6. COMPLIANCE STATEMENT REQUIRED**

A statement of compliance with the compatibility standards shall be included in the building permit for the development project. The statement shall attest to the property owner's agreement in providing the necessary compatibility treatment.

**6.6. PRINCIPAL LAND USE<sup>68</sup>**

**6.6.1. ONE OR MORE PRINCIPAL USES, SEPARATE PROJECTS**

One or more principal uses conducted as separate projects on a parcel shall be considered individually in determining the respective Land Use Classes and dimensional standards

<sup>68</sup> Text from LUC Section 3.2.2.1 and 3.2.2.2. This section has not been completed and will likely need to be revised by staff to meet the city's purposes now that proposed dimensional standards are available so that we now know which residential and nonresidential standards will be existing on the same site as horizontal mixed use. For the purposes of this draft, we have deleted all material related to the development designator and retained or modified text that may still be applicable to the new dimensional standards. Also, the current text addresses horizontal mixed-use only and not vertical mixed use, something that staff mentioned as a deficiency in the existing LUC.

### 6.6.2. TWO OR MORE PRINCIPAL USES, SAME PROJECT

Two or more principal uses conducted as a single project, which integrates elements of the various uses, such as, but not limited to, vehicular parking, vehicular and pedestrian access, refuse collection, and loading services, as common use among the various uses in the project, shall have dimensional standards applied as follows.

#### A. Two or More Uses, Same Dimensional Standards

On projects with two or more uses that have the same dimensional standards, the dimensional standard requirements shall be applied on the site as if there were only one use.

#### B. Two or More Uses, Different Dimensional Standards

1. Projects without a residential component shall calculate the residential density (RAC), setbacks and the minimum lot size standards separately for the residential use. All other uses shall use the dimensional standards of the principal use having the least restrictive dimensional standards.

## 6.7. ACCESSORY USES AND STRUCTURES<sup>69</sup>

Accessory uses and buildings shall be permitted in all zoning districts.<sup>70</sup> Those land uses and buildings associated with and incidental to a principal building shall be accessory and subject to the provisions described below.

### 6.7.1. ACCESSORY USES

In all zones, 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 building 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.
- E. [Add provision allowing cultivation of medical marijuana with conditions as a permitted accessory use to residential uses as stipulated in Ordinance 10850, adopted by the Mayor and Council on November 23, 2010. Staff is conferring with the City Attorney's Office to ensure that the conditions and applicable zones and uses are correctly added to this section.]

<sup>69</sup> Parts of text from LUC Section 3.2.5. We have relocated to this section only those parts of 3.2.5 that pertain to dimensional standards for accessory uses and structures. All other parts of 3.2.5 are currently located in Sec. 4.10 Zone Districts of the draft UDC.

<sup>70</sup> We added this language to replace the language repeated in nearly every district in Art. II, Div. 2 that states: "Land uses accessory to the Permitted Land Use and Secondary Land Use are allowed, subject to compliance with Sec. 3.2.5." We assume that accessory uses are, in fact, allowed in all zoning districts. Since this section includes all of current Sec. 3.2.5, the need to comply with this section needs to be mentioned only once.

## 6.7.2. ACCESSORY BUILDINGS AND STRUCTURES

In all zones, the buildings used for accessory uses shall comply with the following:

- A. An accessory building shall be built only on a lot occupied by a principal building or use.
- B. An accessory building shall be developed in accordance with the standards of the principal land use, **except as provided by this section and Sec. 6.6.2 below.**
- C. An accessory structure that exceeds the allowable height of a wall within a perimeter yard and is detached from a principal structure shall comply with the perimeter yard width standards of the principal structure, except that the accessory structure may be built to a parcel line with the consent of the adjoining or, when separated by an alley, adjacent property owner(s).
- D. Accessory structures, such as light poles, flagpoles, and other tall and narrow structures that are similar, shall be exempt from the setback requirement.<sup>71</sup> Amateur radio towers are exempt from the setback requirement and are allowed to a maximum height of 100 feet.
- E. An accessory building, except for a stable or enclosure for animals, may be attached to a principal building, provided that its construction complies with the development requirements of the principal building.
- F. 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 building or as an accessory building. Such solar collection devices shall not be included in computing lot coverage.
- G. 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.
- H. 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.
- I. The maximum height of a wall or fence within a perimeter yard shall be six feet; however, the wall or fence may be higher than six feet, but no higher than ten feet, if:  
(See Illustration 6.61-A.)
  - 1. At least 75 percent of the area above six feet in height is left unobstructed and open through the use of architectural elements, such as arches, columns, or wrought iron;
  - 2. Part of, or located on top of, a retaining wall no higher than ten feet measured from design grade and no higher than six feet measured from the top of the retaining portion of the wall;
  - 3. A greater height is required through the rezoning process or the special exception land use process; or
  - 4. A greater height is required by a specific UDC standard.

<sup>71</sup> This general exception, which is currently the last sentence of the previous provision, was made a separate standard because it is important and should be more prominently located for the reader.

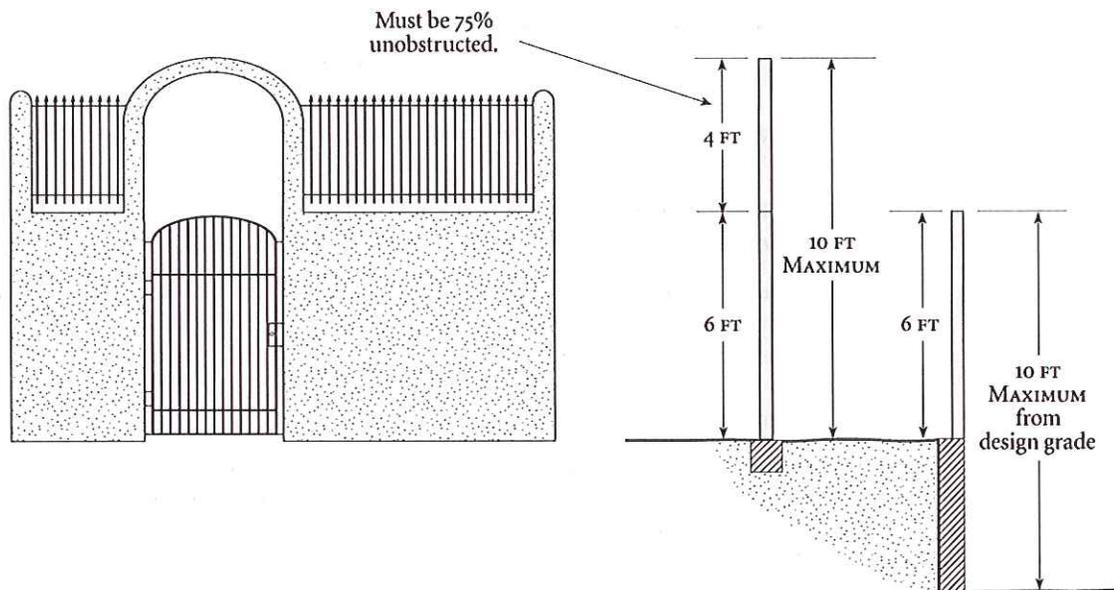


Figure 6.6.1-A: Height of Wall or Fence within a Side or Rear Setback

- J. In nonresidential zones, walls or fences, as permitted in Section 6.7.2.l above, may exceed the height standards, provided the wall or fence complies with side and rear yard standards applicable to buildings on the site.

### 6.7.3. SPECIFICALLY WITHIN RESIDENTIAL ZONES

The buildings used for an accessory use within a residential zone shall comply with the following:

- A. An accessory building 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. 4.10.1.A and .B. The sleeping quarters may include bedrooms, bathrooms, and a sitting room, provided the building complies with Sec. 4.10.1.C and is not the dominant use of the property;
- B. Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principal building 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;
- C. Accessory structures shall not exceed 12 feet in height, unless attached to a principal structure. If attached to the principal structure, maximum height permitted shall be the same as for the principal structure;
- D. Accessory structures shall have a side and rear setback of seven feet and a street setback of 20 feet or the setback of the existing primary use<sup>72</sup>; and,
- E. The total gross floor area (gfa) of all accessory structures shall not exceed 50 percent of the gfa of the principal structure.<sup>73</sup> Accessory structures less than 200 square feet gfa are exempt from this requirement.

<sup>72</sup> Text added per staff direction.

**6.7.4. SPECIFICALLY WITHIN NONRESIDENTIAL ZONES**

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

- A. An accessory building 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 building shall be included as part of the lot coverage calculation.
- C. The structure used for an accessory use within a nonresidential zone shall comply with dimensional standards of the principal structure.<sup>74</sup>

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<sup>73</sup> The restriction on the total gross floor area of accessory structures is a Zoning Administrator determination that is proposed for inclusion in Article 6.

<sup>74</sup> This provision clarifies the current provision which states that "[a]ccessory structures shall not exceed the height limitation of the principal structure." As required by Section 6.7.2.B, an accessory use must comply with the standards applicable to the principal use.



## ATTACHMENT E

### COMPARISONS BETWEEN THE DEVELOPMENT DESIGNATOR AND PROPOSED ZONE-BASED DIMENSIONAL STANDARDS

#### Comparison #1: 1-story single-family residence next to mix of 1- and 2-story residences

	Zone	# of Stories/ Building Height	Location Relative to Proposal
<b>Proposed Use</b>			
Single-family residence	R-1	1 story/12'	n/a
<b>Adjacent Uses</b>			
Single-family residences	R-1	1 story/12'	Side and rear
Single-family residence	R-1	2 stories/25'	Side

	Yards (i.e. building setbacks)		
	Side	Rear	Front
<b>LUC Requirement</b>	8' [DD 'AA': 6' or 2/3(H)]	8' [DD 'AA': 6' or 2/3(H)]	20' (established area, non-MS&R)
<b>Proposed Requirement</b>	7'	16'	20'

DD = Development Designator

**Comparison #2: 2-story single-family residence next to mix of 1- and 2-story residences**

	<b>Zone</b>	<b># of Stories/ Building Height</b>	<b>Location Relative to Proposal</b>
<b>Proposed Use</b>			
Single-family residence	R-1	2 stories/25'	n/a
<b>Adjacent Uses</b>			
Single-family residences	R-1	1 story/12'	Side and rear
Single-family residence	R-1	2 stories/25'	Side

	<b>Yards (i.e. building setbacks)</b>		
	<b>Side</b>	<b>Rear</b>	<b>Front</b>
<b>LUC Requirement</b>	16'-8" [DD 'AA' = 6' or 2/3(H)]	16'-8" [DD 'AA': 6' or 2/3(H)]	37'-6" [established area, non-MS&R: 1.5 (H)]
<b>Proposed Requirement</b>	<p><b>Current DCS: 12' [7' (standard setback) + 5' (DCS setback)] + DCS Mitigation of Taller Buildings</b></p> <p><b>If DCS applies only when adjacent to 1-story:</b></p> <p>From property line next to 1-story = 12' + DCS Mitigation of Taller Buildings;</p> <p>From property line next to 2-story = 7'</p>	21' [16' (standard setback) + 5' (DCS setback)]	20'

DD = Development Designator  
 DCS = Development Compatibility Standards

**Comparison #3: Multi-family next to 1- and 2-story residences**

	<b>Zone</b>	<b># of Stories/ Building Height</b>	<b>Location Relative to Proposal</b>
<b>Proposed Use</b>			
Multi-family residence (i.e. apartment)	R-2	2 stories/25'	n/a
<b>Adjacent Uses</b>			
Single-family residences	R-1	1 story/12'	Side and rear
Multi-family residence	R-2	2 stories/25'	Side

	<b>Yards (i.e. building setbacks)</b>		
	<b>Side</b>	<b>Rear</b>	<b>Front</b>
<b>LUC Requirement</b>	<b>18'-9"</b> [DD 'BB': 10' or ¾(H)]	<b>18'-9"</b> [DD 'BB': 10' or ¾(H)]	<b>37'-6"</b> [established area, non-MS&R: 1.5 (H)]
<b>Proposed Requirement</b>	From property line abutting the 1-story = <b>15'</b> [10' (standard setback) + 5' (DCS setback)] + <b>Other Applicable DCS Requirements</b>  From property line abutting the 2-story = <b>10'</b>	<b>25' + DCS</b> [20' (standard setback) + 5' (DCS setback)]	<b>20'</b>

DD = Development Designator  
DCS = Development Compatibility Standards

**Comparison #4: Multi-family next to 1- and 2-story residences**

	Zone	# of Stories/ Building Height	Location Relative to Proposal
<b>Proposed Use</b>			
Multi-family residence (i.e. apartment)	R-3	3 stories/40'	n/a
<b>Adjacent Uses</b>			
Single-family residence	R-2	1 story/12'	Side
Multi-family residences	R-3	2 stories/25'	Side and rear

	Yards (i.e. building setbacks)		
	Side	Rear	Front
<b>LUC Requirement</b>	30' [DD 'CC': 10' or $\frac{3}{4}(H)$ ]	30' [DD 'CC': 10' or $\frac{3}{4}(H)$ ]	40' (MS&R: 21' or H)
<b>Proposed Requirement</b>	From property line abutting the 1-story = 30' [10' (standard setback) + 20' (DCS setback) + <b>Other Applicable DCS Requirements</b>  From property lines abutting the multi-family residences = 10'	20'	20'

DD = Development Designator

DCS = Development Compatibility Standards

**Comparison #5: Office next to 1-story residences**

	<b>Zone</b>	<b># of Stories/ Building Height</b>	<b>Location Relative to Proposal</b>
<b>Proposed Use</b>			
Office (corner lot)	O-1	1 story/16'	n/a
<b>Adjacent Uses</b>			
Single-family residence	R-1	1 story/12'	Side and rear
Street	n/a	n/a	Side

	<b>Yards (i.e. building setbacks)</b>		
	<b>Side</b>	<b>Rear</b>	<b>Front</b>
<b>LUC Requirement</b>	From property line abutting 1-story residence = <b>12'</b> [DD 'BB': 10' or 3/4(H)]  From street ROW = <b>21'</b> (Zoning Administrator interpretation: corner lots on MS&R shall have same setback on side street as setback along MS&R)	<b>12'</b> [DD 'BB': 10' or 3/4(H)]	<b>21'</b> (MS&R: 21' or H)
<b>Proposed Requirement</b>	<b>7' + Applicable Service &amp; Parking Area DCS Requirements</b>	<b>16'</b>	<b>20'</b>

DD = Development Designator

DCS = Development Compatibility Standards

**Comparison #6: Retail next to commercial and a 1-story residence**

	<b>Zone</b>	<b># of Stories/ Building Height</b>	<b>Location Relative to Proposal</b>
<b>Proposed Use</b>			
Retail	C-1	2 stories/30'	n/a
<b>Adjacent Uses</b>			
Single-family residence	R-1	1 story/12'	Rear
Commercial Uses	C-1	2 stories/30'	Both sides

	<b>Yards (i.e. building setbacks)</b>		
	<b>Side</b>	<b>Rear</b>	<b>Front</b>
<b>LUC Requirement</b>	<b>0'</b>	<b>45'</b> [DD 'DD' = 1.5(H)]	<b>30'</b> (MS&R: 21' or H)
<b>Proposed Requirement</b>	<b>0'</b>	<b>35'</b> [25' (standard setback) + 10' (DCS setback)] + <b>Other Applicable DCS Requirements</b>	<b>10'</b>

DD = Development Designator

DCS = Development Compatibility Standards

**Comparison #7: Restaurant next to 1-story residence and commercial uses**

	<b>Zone</b>	<b># of Stories/ Building Height</b>	<b>Location Relative to Proposal</b>
<b>Proposed Use</b>			
Restaurant	C-1	2 stories/30'	n/a
<b>Adjacent Uses</b>			
Single-family residences	R-1	1 story/12'	Rear
Commercial Uses	C-1	2 stories/25'	Both sides

	<b>Yards (i.e. building setbacks)</b>		
	<b>Side</b>	<b>Rear</b>	<b>Front</b>
<b>LUC Requirement</b>	<b>0'</b>	<b>45'</b> [DD 'DD' = 1.5(H)]	<b>30'</b> (formula = 21' or H)
<b>Proposed Requirement</b>	<b>0'</b>	<b>35'</b> [25' (standard setback) + 10' (DCS setback)] + <b>Other Applicable DCS Requirements</b>	<b>10'</b>

DD = Development Designator

DCS = Development Compatibility Standards

**Comparison #8: Bar next to 1-story residence and commercial uses**

	<b>Zone</b>	<b># of Stories/ Building Height</b>	<b>Location Relative to Proposal</b>
<b>Proposed Use</b>			
Bar	C-3	1 story/15'	n/a
<b>Adjacent Uses</b>			
Single-family residence	R-2	1 story/12'	Rear
Commercial uses	C-3	1 story/15'	Both sides

	<b>Yards (i.e. building setbacks)</b>		
	<b>Side</b>	<b>Rear</b>	<b>Front</b>
<b>LUC Requirement</b>	<b>0'</b>	<b>22.5'</b> [DD 'DD': 1.5(H)]	<b>21'</b> (MS&R: 21' or H)
<b>Proposed Requirement</b>	<b>0'</b>	<b>25' + Other Applicable DCS Requirements</b>	<b>10'</b>

DD = Development Designator

DCS = Development Compatibility Standards

**ATTACHMENT F**

**Articles 4 (Zones) & 6 (Dimensional Standards and Measurements):  
Summary of Study Session  
Planning Commission  
December 7, 2011**

Question (Commissioner Williams): What is to be gained by moving to a zone-based dimensional standard approach?

*Response: The current Development Designator system doesn't provide protections. The zone-based approach attempts to address privacy mitigation better than as currently required.*

Comment (Commissioner Williams): Staff is going to have a hard time selling this to the community. Staff should be prepared to get some black eyes.

Comment (Commissioner Rex): She has no issue with homes being closer together, but what does a property owner do with a 7' wide strip of property along the side of the house as would be case under the proposal?

Question (Commissioner Maher): What incentives can be offered in exchange for the Development Compatibility Standards (DCS)?

*Response: A side yard setback that is slightly less than what is permitted by current code.*

Comments (Commissioner Rex): Discuss the DCS with Ron Boose to ensure that some of the proposed standards are not already required by the Building Code.

Comment (Commissioner Rex): Regarding lot coverage, make sure that the proposal doesn't conflict with "green" ideas.

Question (Staff to the Commission): Should the DCS apply only to affected development in existence prior to the effective date of the UDC?

*Response (Commissioner Rex): The DCS should apply forever, particularly in regards to requiring privacy mitigation.*

Question (Staff to the Commission): Should privacy mitigation be required when an affected property is 2-story?

*Response (Commissioner Rex): Yes.*

Comment (Commissioner Keith): (In response to the LUC Committee's suggestion that the front yard setback in commercial zones should be 0) The City shouldn't require a

setback along major corridors and shouldn't impede infill development where appropriate.

Question (Commissioner Rex): Will the 10' landscape buffer along streets for commercial development still apply?

*Response: Yes. In order to truly allow a zero setback along corridors, the landscaping requirements would have to be amended to no longer require a buffer along the street.*

Comment (Commissioner Maher): Or, the City could make it easier for property owners to use the right-of-way to satisfy their landscaping requirement.

Comment (Commissioner Saylor Brown): He has a problem with the progressive setback idea and setbacks in general. He suggested having Articles 4 & 6 only on the public hearing agenda whenever that might be.

ATTACHMENT G

**Proposed Unified Development Code:  
Articles 4 (Zones) & 6 (Dimensional Standards and Measurements)**

**Neighborhood Representative Meeting**

Thursday, December 8, 2011

6 pm – 8 pm

Ward 3 Office, 1510 E. Grant Rd.

Staff: Adam Smith, City of Tucson Planning and Development Services Department

Attendees:

Phyllis Factor (Armory Park)  
Mark Crum (Armory Park)  
J. Lisa Jones (Jefferson Park)  
Steve Prendergast (Jefferson Park)  
Bonnie Poulos (Campus Farm)  
Donald Ijams (Neighborhood Support  
Network)  
Nancy Huff (Peter Howell)  
Mort Womack (Blenman-Elm)  
Michael Ray (Limberlost)  
Anne Gomez (Colonia Solana)

Robin Gomez (Colonia Solana)  
Margie Mortimer (ENA)  
Alison Reichce (Jefferson Park)  
Ruth Beeker (Miramonte)  
Colette Altaffer (Catalina Vista)  
Bill DuPont (Colonia Solana)  
  
Armando Vargas Jr. (Northwest)  
Michael Barr (Sam Hughes)  
LuAnn Barr (Sam Hughes)

The following is a summary of the questions and answers and comments discussed at the meeting and does not include an overview of Articles 4 & 6, which was presented by Adam Smith at the meeting. A copy of the presentation is available upon request.

**Question: Are changes of use covered in Article 4?**

*Answer (Adam Smith): Only to the extent that Article 4 identifies whether the proposed new use is permitted in that particular zone and any use-specific standards that apply. The ability to change uses is also enabled by the C of O ordinance, which is located in Article 3, and to some extent, Article 9, which establishes regulations pertaining to nonconforming uses and buildings.*

**Question: What's included in the lot coverage calculation? Are carports included?**

*Answer: Section 6.4.3 of the proposal states that "lot coverage includes any area of a lot covered by the roof of a principal or accessory building." According to this, carports would be included in the lot coverage calculation since it is a roofed building. However, I will verify whether carports would be considered part of the vehicle use area, and therefore, not included in the lot coverage calculation.*

**Comment:** The need for expanded parking areas to accommodate building expansions or construction of a secondary unit is not addressed.

**Comment:** A scientific survey of the City should be conducted to identify what the average lot coverage, setbacks, etc. are so that the Planning Commission and the Mayor and Council are better informed when they consider amending the current dimensional requirements.

**Comment:** Studies should be done to measure the potential effects the proposed dimensional standards could have on the City's infrastructure, such as sewer, water, and traffic.

**Comment:** The City is not looking at the long-term impact the proposed dimensional standards will have. The proposed standards allow for larger buildings to be built. This will result in more paved areas and less landscaping, which will negatively effect the environment (e.g. increased urban heat island effect).

*Response: The proposal does not change what is currently permitted by the Land Use Code pertaining to maximum allowable density, minimum lot size, or the number of units permitted per lot. While the proposed setbacks allow smaller side yard setbacks compared to current code, the proposal will not result in increased density, nor can it be assumed that it will lead to larger structures since many of the current restrictions (such as those listed earlier, parking requirements, etc.) are being carried over to the proposed UDC. Furthermore, under current code, a property owner can have up to 70% lot coverage on an R-1 lot, which is something few residential lots approach...even mini-dorm development. The proposal reduces the lot coverage limit to 65% to account for vehicle use areas no longer being included in the calculation.*

**Question:** Will the Development Compatibility Standards apply to properties across the street?

*Answer: No, the Development Compatibility Standards are only triggered when a proposed project is adjacent to an affected property [i.e. detached dwelling unit or attached dwelling units (i.e. townhouses or condos) in a subdivision].*

**Comment:** The proposed development compatibility standards will have little effect since the mitigation of taller structures can be waived by an adjacent affected property owner; especially, now when many midtown neighborhoods are becoming increasingly renter-occupied – a trend many neighborhood associations are trying to reverse. Rental property owners of rentals will likely not object to waiving compatibility standards for a project on an adjacent lot. Additionally, when a single person or entity owns multiple, contiguous lots, an entire block of houses could conceivably be built without providing mitigation. This will decrease any chance of these renter-occupied units from ever being bought for owner-occupied purposes in the future.

**Request: Prepare a comparison between the current and proposed standards for the following scenario: a proposed commercial use, 75' tall, in a C-3 zone that is adjacent to residential.**

*Response: Staff will prepare the comparison as requested.*

The following are recommendations generally upon by the attendees:

**Recommendation #1:** Put the zone-based dimensional standard in the “parking lot” of ideas to be considered after the adoption of the UDC. In the meantime, stick with the current Development Designator system until details of the proposed overlays along Grant Road, the modern streetcar route, etc. become available and can be adequately studied.

**Recommendation #2:** Do not allow a reduction or elimination of the Development Compatibility Standards via a sign-off from adjacent property owners.

**Recommendation #3:** Require projects that trigger the Development Compatibility Standards to be processed through the Design Development Option process, which requires notification of property owners within 50' and the applicable neighborhood association and allows appeals to the Board of Adjustment.

**Recommendation #4:** Revise Development Compatibility Standards Section 6.5.3.A as follows: “The proposed development’s building setback (i.e. yard) from the affected property line shall be increased by one foot for every foot of height greater than ~~20~~ 10 feet.”

**The next neighborhood representative meeting is:**

**Thursday, January 19<sup>th</sup>  
6 pm – 8 pm  
Ward 3 Office, 1510 E. Grant Rd.**

**Discussion of Articles 4 & 6 will be continued at the meeting in January.**



## ATTACHMENT H

### Requested Changes in Article 6: Dimensional Standards and Measurements of the Unified Development Code

By the Leadership Team of the Neighborhood Infill Coalition

January 2012

The Leadership Team of the Neighborhood Infill Coalition (NIC) believes that it is the responsibility of the City of Tucson to provide rules and regulations of land use which are fair, equitable, and protective of its citizens. Most residents are totally unaware of the content of any ordinances; an unlucky few turn to their government when learning that something is or will be constructed in their vicinity which they find offensive. It is then that dimensional standards impose a harsh reality. If a building meets current code, it is there for the foreseeable future.

When evaluating Article 6: Dimensional Standards and Measurements of the proposed Unified Development Code (UDC), we followed a basic principle: **the higher the structure, the greater the building mass, the more intense its use--the greater the setbacks needed to mitigate that structure's impact on the adjoining residential area.** It is our understanding that the UDC was to be a reformatting of the existing Land Use Code (LUC) to make a document more user-friendly and simplified. Ambiguities and contradictions were to be resolved, but the basic content was to remain intact. We recognize that switching from a Development Designator system to a Zone-based code reduces the variability of structural dimensions within a zone. The process must be done carefully so that protections are not lost in the translation. Correcting any unintended consequences after the UDC becomes code would be an arduous, time-consuming process, assuming it could ever be undertaken, given Prop 207.

We believe that two categories in the UDC conversion have significantly changed the content from the LUC to the detriment of neighborhood interests: lot coverage and setbacks within residential zones and adjoining residential zones. We request the following changes in the proposed UDC.

#### **Lot Coverage**

We are concerned with the potential unintended consequences which may arise from significant changes to this portion of the code. The current LUC may contain numerous lot coverage percentages per zone, but it also contains language which includes all non-permeable surfaces as part of the allowable lot coverage. In an attempt to simplify this, the UDC has assigned an arbitrary, single lot coverage for most zones. In addition, the UDC redefines lot coverage to exclude any paved surface. Research is needed to insure that no potential problems, such as street flooding, heat island effect, or lot utilization, will result. Excluding paving from the calculating of lot coverage is premature. Couple this redefinition with the apparent elimination of LUC 3.2.11, the Floor-Area Ratio, for determining a Commercial or Office/Commercial/Residential zone building's mass impact and no percentages for non-residential use in these zones, lot coverage in structures adjoining residential zoning becomes another serious concern. In all cases.

changes in lot coverage **and** setbacks (which are addressed in the next sections of the paper) must be evaluated jointly since they are related in their impact on a neighborhood.

***Our recommendation: Revert back to the original lot coverage percentages in all zones and define lot coverage as “Lot coverage includes any area of a lot covered by the roof of a principal or accessory building or used for vehicular purposes.” An ad hoc committee of stakeholder should be convened to determine how LUC 3.2.9 can be simplified, what the interactive effects of lot coverage changes are on what can be built, and how the basic concept of mass calculation is addressed in the UDC.***

### **Side Setbacks Within Residential Zones**

LUC’s Development Designator system included a Perimeter Yard Width Matrix 3.2.6.4 with six indicators. Each new UDC District (zone) includes multiple indicators from that matrix. Condensing this complexity to a single number does simplify the code, but the proposed numbers for a family dwelling unit’s side setbacks within a residential zone have been significantly reduced in most applications from the LUC’s greater measurement of 6’ or  $\frac{2}{3}$  (H) of the building. Using the LUC’s greater setbacks is more likely to preserve the character of an existing neighborhood. We find the rationale given for some reductions, that is brings COT’s regulations in line with Pima County, to be based on an assumption that Pima’s is better. We question that assumption. Pima County’s code is written for unincorporated areas of our community where lot sizes are larger, development is less intense, and new developments are required to have home owners’ associations with protective regulations. Bringing an urban land use code in line with the county’s code for more rural areas is not necessarily a wise idea.

The argument that reducing setbacks will provide a builder the opportunity for more creative design has never been substantiated. However, the Design Development Option is available; if neighbors agree, then accommodations can be made relatively easily. We agree that structures for non-residential use within a residential zone must be dealt with separately, such as was done in the footnotes at the bottom of several pages in Table 6.3-1: Zone-Based Dimensional Standards.

### ***Our Recommendation***

***Revert side setbacks within residential districts to the formulae in the LUC:***

- SH Res, RX-1, and RX-2 back to 20’ from the UDC’s proposed 10’
- R-1, R-2 for Single Family, R-3 for Single Family, MH-1 for Single Family/Mobile Home, and MH-2 for Single Family/Mobile Home back to the larger of 6’ or  $\frac{2}{3}$ (H) from the UDC’s proposed 7’
- R-2 Multi-Family/Nonresidential, R-3 Multi-Family/Nonresidential, MH-1 Multi-Family/Mobile Home Park, and MH-2 Multi-Family/Mobile Home back to the larger of 10’ or  $\frac{3}{4}$ (H) from the UDC’s proposed 10’

### **Side and Rear Setbacks Required for Higher Density Uses Adjacent to Residential Districts**

When comparing the UDC’s proposed side and rear setbacks for non-residential zones which are adjacent to residential zones, the reductions from that required in the LUC’s 3.2.6.4 Perimeter Yard Width matrix are highly significant. The matrix ties the setbacks directly to the height of the proposed building whereas the UDC has a standard number.

The UDC's 6.5.3. Mitigation of Multi-Story and Taller Structure, Part A was written as an attempt to reduce this discrepancy; however, we find that solution to be inadequate. (See next section of this paper.) While a given District (zone) may have a variety of Development Designators, we believe that the transfer from the LUC requirements to the UDC standard should be based on that use which is most prevalent. Examples:

In Commercial Zone (C-1), Designator 28 had 28 uses which were DD in the matrix. If the **most** use was the determiner of the comparable UDC calculation, the side and rear setback would be  $1\frac{1}{2}(H)$ -one and one half the times the height of the structure-- in contrast to the UDC's proposed 20' side setback and 25' rear setback. If the building were 15 or 16 feet tall, this would be equivalent, but what if it were the maximum 30' tall? And, the same UDC setbacks are proposed for C-2 with 40' maximum height and C-3 with 75' maximum height.

In Office/Commercial/Residential Zones (OCR-1 and OCR-2), both designators with the **most** use were EE in the matrix. If those were used, adjacent setbacks would be  $2(H)$ , meaning 2 times the height. This is in stark contrast to the UDC's greatly reduced proposed 10' residential adjacency setback. That the maximum height allowance in OCR-1 is 140' and in OCR-2 is 300' only increases the contrast between the LUC's  $2(H)$  and the UDC's 10'.

#### ***Our Recommendation***

***Continue to use one formula based on building height from the LUC Matrix 3.2.6.4 for the greatest use in a zone when determining the side and rear setbacks for adjacent residential property.***

#### **UDC's 6.5 Development Compatibility Standards**

This section of the UDC is referred to in numerous footnotes accompanying Table 6.3.1: Zone-Based Dimensional Standards to suggest that adjustments will be made to the standard when necessary. It must be noted that the footnote on p.26 restricts its usage "**only to redevelopment projects next to existing residential properties.**" We are unsure how a "redevelopment project" is defined, but we assume it could not be for new construction, whether an additional structure on a lot within a residential zone or new building adjoining a residential zone. Furthermore, we find portions of 6.5.3 Mitigation of Multi-Story or Taller Structures to be deeply flawed.

- 6.5.3 A. which adds 1 ft. side setback for each building foot height over 20'—to be added to the standard 7' --does not calculate out to be equivalent to LUC's formula of the greater of 6' or  $\frac{2}{3}$ 's the height of the building in residential zones. In other zones, the example of a structure in the OCR-3 above which could be 300' tall, the standard setback would be 10' plus 1' for every foot over 20, in this case, 280'. This totals out to 290' required by the UDC versus 2 times the height in the LUC which equals 600'. This mitigation still results in significant setback reductions from those required in the LUC.
- 6.5.2.B. contains neighborhood protections which we strongly support. They should be incorporated into **all** infill projects anywhere in the City which impacts neighboring residential property.
- 6.5.3.C. excuses anyone from having to follow any of the mitigations if "the affected property owner" sends a letter "to PDSB stating no objection to reduction

or elimination of the above compatibility standards.” It is our understanding that “affected property owner” is an individual who shares a side or rear boundary with the project. If there is an easement, alley, or street of separation, a neighbor on the other side of those areas have no say even though they would be greatly impacted. This policy opens up charges of pay-off and would generate dismay among property owners who have a vested interest in the area versus those who may not share that commitment to the neighborhood.

***Our Recommendation***

***Correct the formulae for setbacks comparable to those in the LUC. Incorporate the mitigations in Part B. for all infill developments which impact “affected properties” whether they are redevelopment or not. Never use permission letters for code avoidance.***

## ATTACHMENT I

To: Planning Commission Members  
From: Ruth Beeker, representing Neighborhood Interests  
Re: Evaluation of Proposed Changes from the LUC to the UDC

March 7, 2012

The stated purposes of the LUC Simplification and Reformat Project on a July 23, 2011 document are: consolidate procedures; clarify vagueness; emphasize simplicity; reduce need for cross-referencing; use simplified numbering system; and replace designator with simpler dimensions by zone. Neighbors support those goals. However, we do not believe that simplification and replacement of the designator system should result in reductions of protection for residential property owners. At a Dec. 8, 2011 Neighborhood Leaders meeting chaired by Adam Smith, 19 of 20 people there raised their hands in support of that position.

Subsequently, the Neighborhood Infill Coalition Leadership Team wrote a position paper, "Requested Changes in Article 6: Dimensional Standards and Measurements of the Unified Development Code," asking that parameters in the UDC reflect the existing dimensions of the LUC. We identified side setbacks within residential zones; residential side and rear setbacks adjacent to more intense-use zones; lot coverage redefinition; and proposed mitigation to off-set setback reductions as most troubling. It is my understanding that staff sent you copies of that document. Since writing it, we have learned that Article 3.7 Administrative Modifications which addresses Design Development Options has not been put into the "Parking Garage" for consideration at a later date as discussed in a LUC Committee meeting last fall; therefore, we ask that 3.7.1 also be removed from the UDC.

In an attempt to clarify the issues, we would like you to consider HOW, WHAT, WHO, and WHY from our perspective.

### **HOW did we get to this situation?**

Content changes to the UDC were not generated during any public process to which neighbors were invited. They are staff recommendations. They were placed into the UDC with no rationale and no supporting data. They uniformly reduce protections and citizen input for established neighborhoods. We believe that changes to the content of the LUC were not the directive that was given by Mayor and Council. As citizens, we do not want staff making decisions for us.

### **WHAT do these proposed changes allow?**

Attached at the end of this paper are the number comparisons between LUC formulae and that proposed in Article 6 of the UDC. Not included in that comparison is the additional 10% administrative reduction of setbacks proposed in the DDO which could also be subtracted from the already reduced UDC numbers.

- Staff has stated that standardizing the rear setback for R-1 and R-2 at 16' compensates for the reduced side setbacks. Neighbors disagree.

- Staff feels that the proposed formulae are simpler than the LUC's most used designator formula (which translates easily into a number) for a specific zone. Neighbors disagree.
- Staff also believes that reducing the use of proportionality of setback to height of construction within residential areas for so-called one story buildings (up to 20') would be seen as a positive step to standardization. Neighbors disagree.
- Staff apparently felt that the Mitigations of UDC 6.5 would be seen as beneficial, exchanging wider side setbacks on 2-story buildings (which would bring them significantly closer to the property line) for potential high windows and sheltered balconies. Neighbors disagree.
- Staff have indicated their viewpoint that neighbors do not want to be involved when near-by construction is being given exceptions (DDO's) to the code. Neighbors disagree.
- Staff feels that only property owners who have adjacent property to new construction care about what is built in the immediate vicinity. Neighbors disagree.

#### **WHO will be impacted by these proposed changes?**

Not any builder of a larger project, since s/he would use the Flexible Development Option (FLD), or the Planned Area Development (PAD), or be building in any of the numerous overlay zones. Not anyone living in a development with active CC&R's, which includes more recent residential developments with Home Owners Associations. So, who will be impacted by these proposed changes? Those property owners in our older established neighborhoods (some historic), areas which are characterized by one-story homes (often brick), spacious lots, and mature vegetation. If there is vacant lot, tear-down on a lot, an addition to an existing home, or a second structure on a lot, these reductions would apply.

#### **WHY have these changes been proposed?**

To be honest, we do not know.

To increase density? The small number of people who would be added within the neighborhood is quite insignificant, and fewer yet are on the street-car line.

To make it easier to put either more units or two-story units on a lot? Perhaps, but the LUC's parameters surely do not preclude that, as recent history shows.

To be responsive to builders who want to go back to the good ole-days of the Zoning Code? That was 1980. Tucson is not the same place it was then.

#### **THE BOTTOM LINE**

**As neighbors, we have no idea why we have been put into a position to fight for the few protections we have in the LUC. Comparing the existing setbacks and public processes in the current LUC, they are so much better than those proposed in the UDC; we must ask that what we have now be kept in place. Given Prop 207, anything that is relaxed in the code cannot be reversed. We ask that the entire UDC document be carefully edited to insure that neighbors do not turn out to be the big**

losers in this transition. As the draft is now written, it is apparent that our interests have not been respected.

## Simplification Should **NOT** Equal Reduction

Prepared by Ruth Beeker

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### Comparing R-1 and R-2 Side Setbacks from LUC and UDC

Bldg Ht.	LUC (6' or 2/3 H)	UDC	UDC with mitigation 1'/1' over 20'
9'	6'	7'	7'
10'	7'	7'	7'
12'	8'	7'	7'
14'	9'	7'	7'
16'	11'	7'	7'
18'	12'	7'	7'
20'	13'	7'	7'
22'	15'	7'	9'
24'	16'	7'	11'
25'	17'	7'	12'

Reasons why the numbers above have a good chance to not reflect what you see on the ground:

Sec. 6.4 Rules of Measurement and Exception to Dimensional Standards includes Figure 6.4.5A which shows that only flat-roofed buildings are measured at their tallest point, and, then in 6.4.5 C 5, you can add 4 feet of parapet walls to that, as well as other numerous exceptions in Sec. 6.4.5 C. Buildings with slanted roofs are measured at a mid-point. These exceptions are from the LUC, so are Prop 207 protected.

Section 6.5.3 Mitigation of Multi-story and Taller Structures contains item C which allows that "the above compatibility standards may be reduced or eliminated" with a letter from "the affected property owner" defined as the owner of adjoining property. A

street or alley means you are not adjoining. This section is new to the code and only applies to redevelopment projects next to existing development. (It is unclear what “redevelopment” means.) It applies to both residential to residential and residential adjacent to more intense-use zones as seen on the following page.

### More Intense-Use Side Setbacks Adjacent to Residential Zones Examples of Comparisons of LUC and UDC

	Bldg Ht.	LUC (10' or $\frac{3}{4}$ H)	UDC	UDC with mitigation (1'/1' over 20')
Zone O-2	25'	19'	7'	12'
Zone O-3	40'	30'	7'	27'
Zone C-3	Bldg Ht.	LUC (1 $\frac{1}{2}$ H)	UDC	UDC with mitigation
	40'	60'	20'	40'
	75'	112'	20'	75'
Zone ORC-1	Bldg Ht.	LUC (2H)	UDC	UDC with mitigation
	100'	200'	10'	90'
	140'	280'	10'	130'
Zone ORC-2	Bldg Ht.	LUC (2H)	UDC	UDC with mitigation
	200'	400'	10'	190'
	300'	600'	10'	290''

Footnotes which give explanations which are of concern:

p.14, no. 57 and 60 as applied to OCR-1 and OCR-2 (Office/Commercial/Residential)

p.15, no. 64 as applied to MU (Mixed Use Zone)

p.15, no. 67 as applied to P-1 (Park Industrial Zone)

p.16, no. 70 as applied to I-1, (Light Industrial Zone)

p. 16, no. 71 as applied to I-1, (Light Industrial Zone) which includes “large bar, communications, & dance hall”

p.17, no. 72 as applied to I-2, (Heavy Industrial Zone)

p.17, no. 73 as applied to OS, (Open Space Zone)

All basically say the same thing: Staff felt that the LUC designator side-setback parameters were “excessive” and were therefore reduced when compressed into the zoning system.