

Planning and Development Services Department (PDSD) is currently working on updates to improve our development codes including the Unified Development Code, Technical Standards Manual, Administrative Manual, and other related codes and standards. This update includes stakeholder outreach, surveys, and public meetings to review updates in the following areas:

- Improve PDSD Processes
- Remove Barriers to Small-scale Infill
- Simplify Development Standards
- Correct Minor Code Errors

Improve PDSD Processes

	Current Issue	Proposal	Benefit
Unified Development Code			
1. Allow Administrative Special Exception for certain Water Well Upgrades	Upgrades to existing Water Well sites generally have minimal site changes but require extensive Zoning Examiner Special Exception Process.	Allow Water Well Upgrades within certain thresholds through 100 ft notice.	<ul style="list-style-type: none"> · Supports public utility function. · Allows for more efficient staff review.
2. Remove the PDSD Director Decision Process for Wireless Communication Facilities (WCFs) that are co-located	WCFs that are co-located on existing sites or poles generally have minimal impacts but require extensive approval processes.	Allow co-located WCFs without PDSD Director Process.	<ul style="list-style-type: none"> · Right-sizes the process for minimal impact change, especially as technology improves and is reduced in size.
3. Require Zoning Examiner Legislative Procedure for Major Change of Condition	Major Amendment of Conditions is subject to Mayor & Council approval after public hearing, limiting public engagement opportunity for significant projects.	Require Zoning Examiner Legislative Procedure for Major Amendment of Conditions	<ul style="list-style-type: none"> · Allows for more thorough public input and separate review prior to Mayor & Council consideration.
Administrative Manual			
4. Reduce Development Package (DP) Requirements for smaller projects	Extensive DP application requirements do not apply to many smaller projects.	Match the extent of DP requirements based on project thresholds.	<ul style="list-style-type: none"> · Reduces incomplete applications and resubmittals. · Allows for more efficient staff review.
5. Require Electric Vehicle Supply Equipment (EVSE) Inventory in parking calculations	EVSE are new requirements in certain commercial developments. EVSE amounts and components are reviewed by separate staff teams.	Require inclusion of EVSE Inventory in parking calculations shown on DP and Building Permit plan sets.	<ul style="list-style-type: none"> · Allows for more efficient staff review.
Technical Manual			
6. Align Timeframe for Grading Permits with Development Packages	While Development Packages are valid for three (3) years, Grading Permits expire after six (6) months.	Change timeframe for Grading Permits to three (3) years.	<ul style="list-style-type: none"> · Allows for more time to grade a project without needing a permit extension. · Removes most extension requests.

Remove Barriers to Small-scale Infill

Unified Development Code			
	Current Issue	Proposal	Benefit
7. Remove Setback Requirements between Townhouse Units	Required setbacks make it challenging to build townhouses. Adjustments are only possible through additional approval processes.	In zones that allow multi-family (R-2 or higher): <ul style="list-style-type: none"> Allow single family attached dwellings. Clarify that interior setbacks do not apply between units. 	<ul style="list-style-type: none"> Facilitate development of townhouses, a type of 'missing middle housing' providing more home size and cost options. Encourages small-scale infill development. Allows more efficient use of space on sites.
8. Reduce Parking Requirements for Small Multi-family Residential	Commercial parking standards are triggered on sites with three (3) or more residences, requiring more space dedicated to landscaping, and stricter surface, access and maneuvering requirements.	<ul style="list-style-type: none"> Require one (1) parking space per unit for sites with 2-5 units. Allow more flexibility in commercial parking standards. 	<ul style="list-style-type: none"> Lowers number of sites that trigger commercial parking standards. Encourages small-scale infill development. Allows more efficient use of space on sites. Reduces impervious surfaces on sites.
9. Allow Accessory Structures in front yards for shade and carports	Front yard shade protection is restricted to structures attached to the main building or limited through variance procedures.	Allow shade accessory structures reviewed for certain size and dimensional standards in front yards.	<ul style="list-style-type: none"> Allows more flexibility in adding climate appropriate shade protection for people and property.

Simplify Development Standards

Unified Development Code			
	Current Issue	Proposal	Benefit
10. Standardize Building Setbacks on Major Streets and Routes	Building setbacks along major streets are varied because they are based on building height. This limits developable area on a site and leads to unpredictable and poor walking environments.	Establish standardized front setback dimensions along major streets based on residential or non-residential development instead of building height.	<ul style="list-style-type: none"> Allows more predictable and improved built environment along sidewalks. Encourages better utilized sites.

Correct Minor Code Errors

Unified Development Code and Technical Manual

Throughout code text and tables there are minor spelling errors and incorrect references. Corrections will improve clarity and reduce confusion.

More information about each of the code documents including the standards they establish and the amendment process is detailed in the diagrams below.

Code Documents

Unified Development Code

- Established to protect & promote general health, safety, & welfare of present & future Tucson residents.
- To implement, guide new growth & development via policies of the **General Plan**
- **Amended by**
 - M&C initiation only
 - Outreach
 - Planning Commission & M&C public hearings

Administrative Manual

- Supplemental to UDC
- Establishes:
 - Development Application requirements & permitted modifications
 - Review Procedures
 - Review Fees
- **Amended by**
 - M&C, City Manager or Director initiation
 - Outreach
 - Director decision

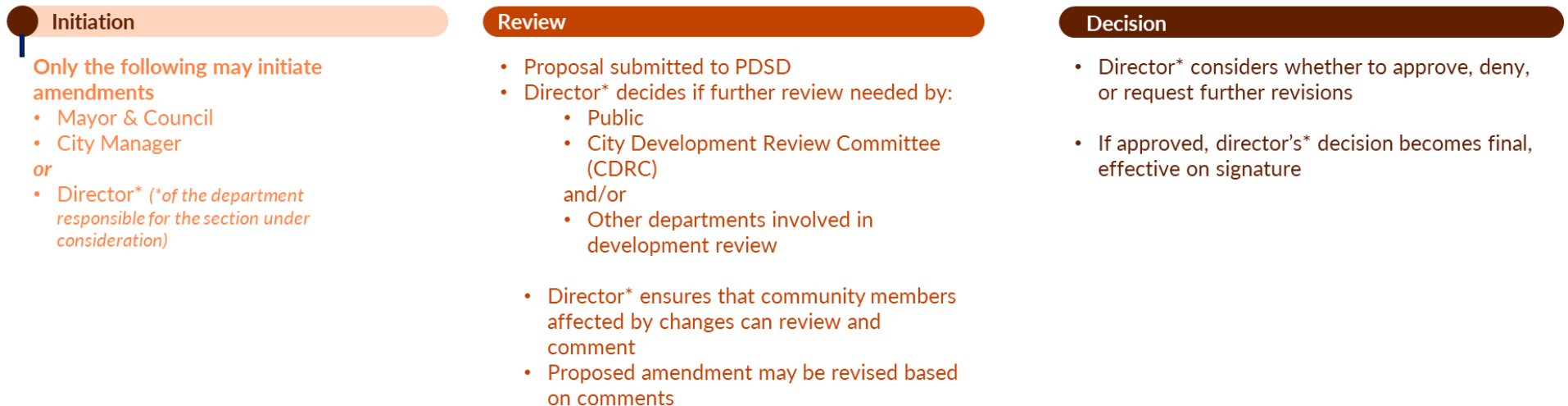
Technical Manual

- Establishes standards for:
 - Grading, Hydrology, & Landscaping
 - Pedestrian Access, & Transportation
 - Solid Waste/Recycle Disposal, Collection, & Storage, & Utilities
 - Medical Marijuana Park Setbacks;
 - Special District & Flexible Lot Development
- **Amended by**
 - M&C, CM or Director initiation
 - Outreach
 - CDRC recommendation
 - Director recommendation
 - City Manager decision

United Development Code Updates



Administrative Manual Updates



Technical Standards Manual Updates

Initiation

Only the following may initiate amendments

- Mayor & Council
- City Manager

or

- Director* (**of any department involved in development review*)

Review

- Proposal submitted to and coordinated by PDSO
- PDSO Director transmits the proposal to
 - City Development Review Committee (CDRC)*and/or*
 - Other departments involved in development review
- PDSO Director ensures that interested and affected parties can review and comment

CDRC Recommendation

- CDRC makes a recommendation to PDSO Director

Director Recommendation

- Initiating Director* makes a recommendation
- Considers comments from:
 - CDRC
 - Affected parties,
 - Other agencies

City Manager Decision

- City Manager considers whether to approve, deny, or request further revisions
- If approved, City Manager's decision becomes final, effective on signature