

TUCSON, AZ
UNIFIED DEVELOPMENT CODE

Unified Development Code
Chapter 23B of the *Tucson Code*

4.8. USE TABLES

4.8.1. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

TABLE 4.8-1: PERMITTED USES - RURAL AND SUBURBAN RESIDENTIAL ZONES						
P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS

Utilities Land Use Group With Land Use Class/Type:						
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 4.9.13.1
Limited to Telephone, Telegraph, or Power Substations (Input Voltage < 115 Kilovolts)	S [2]					RH: 4.9.11.A.2 & .8 and 4.9.13.1
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 4.9.13.1
<u>Transmission Lines (underground)</u>	S [2]	S [2]	S [2]	S [2]	S [2]	All: 4.9.11.A.12
Renewable Energy Generation	S [2]	S [2]	S [2]	S [2]	S [2]	RH: 4.9.11.B.2, .3, .4, & .5 and 4.9.13.1 SR, SH, RX-1, RX-2: 4.9.11.B.2, .3, .4, & .5

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11409, 11/9/2016; Am. Ord. 11557, 6/5/2018; Am. Ord. 11890, 12/7/2021)

4.8.2. PERMITTED USES: URBAN RESIDENTIAL ZONES

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, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS

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Utilities Land Use Group With Land Use Class/Type:						
Distribution System:	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3, MH-1, MH-2: 4.9.11.A.1, 2, 5, 8, 9, 11
General	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3, MH-1, MH-2: 4.9.11.A.1, 2, 5, 8, 9, 11
Transmission Lines (underground)	S [2]	S [2]	S [2]	S [2]	S [2]	All: 4.9.11.A.12
Renewable Energy Generation	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3, MH-1, MH-2: 4.9.11.B.2, 3, 4, 5

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11409, 11/9/2016; Am. Ord. 11557, 6/5/2018; Am. Ord. 11608, passed 12/18/2018; Am. Ord. 11890, 12/7/2021)

4.8.3. PERMITTED USES: OFFICE ZONES

TABLE 4.8-3: PERMITTED USES - OFFICE ZONES				
P = Permitted Use S = Permitted as Special Exception Use				
[1] Mayor and Council Special Exception Procedure, Section 3.4.4				
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3				
[3] PDSO Special Exception Procedure, Section 3.4.2				
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS

Utilities Land Use Group With Land Use Class/Type:				
Distribution System:	S [2]	S [2]	S [2]	O-1, O-2: 4.9.11.A.1, 5, & 9 and 4.9.13.J O-3: 4.9.11.A.1, 5, & 9 and 4.9.13.K
General	S [2]	S [2]	S [2]	O-1, O-2: 4.9.11.A.1, 5, & 9 and 4.9.13.J O-3: 4.9.11.A.1, 5, & 9 and 4.9.13.K
Transmission Lines (underground)	S [2]	S [2]	S [2]	All: 4.9.11.A.12
Renewable Energy Generation	S [2]	S [2]	S [2]	O-1, O-2: 4.9.11.B. 2, 3, 4, & 5 and 4.9.13.J O-3: 4.9.11.B. 2, 3, 4, & 5 and 4.9.13.K

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11235, 1/21/2015; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11608, passed 12/18/2018; Am. Ord. 11890, 12/7/2021)

4.8.4. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES						
P = Permitted Use S = Permitted as Special Exception Use						
[1] Mayor and Council Special Exception Procedure, Section 3.4.4						
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3						
[3] PDSO Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS

Utilities Use Group With Land Use Class/Type:						
Distribution System:	S [2]	P	P	P	P	C-1: 4.9.11.A.1, 5, & 9 and 4.9.13.O C-2, C-3, OCR-1, OCR-2: 4.9.11.A.1, 5, & 9

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<u>General</u>	<u>S [2]</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C-1: 4.9.11.A.1, .5, & .9 and 4.9.13.O</u> <u>C-2,C-3, OCR-1, OCR-2: 4.9.11.A.1, .5, & .9</u>
<u>Transmission Lines (underground)</u>	<u>S [2]</u>	<u>S [2]</u>	<u>S [2]</u>	<u>S [2]</u>	<u>S[2]</u>	<u>All: 4.9.11.A.12</u>
Renewable Energy Generation	P	P	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, & .5 OCR-1, OCR-2: 4.9.11.B
	<u>S [2]</u>	<u>S [2]</u>	<u>S [2]</u>	<u>S[2]</u>	<u>S[2]</u>	

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11235, 1/21/2015; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11557, 6/5/2018; Am. Ord. 11577, 8/8/2018; Am. Ord. 11608, 12/18/2018; Am. Ord. 11609, 12/18/2018; Am. Ord. 11828, 4/6/2021; Am. Ord. 11890, 12/7/2021)

4.8.5. PERMITTED USES: INDUSTRIAL ZONES

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES *				
P = Permitted Use S = Permitted as Special Exception Use				
[1] Mayor and Council Special Exception Procedure, Section 3.4.4				
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3				
[3] PSDS Special Exception Procedure, Section 3.4.2				
*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.				
LAND USE	P-1	I-1	I-2	USE SPECIFIC STANDARDS

Utilities Land Use Group With Land Use Class/Type:				
Distribution System:	<u>P</u>	<u>P</u>	<u>P</u>	<u>P-1, I-1: 4.9.11.A.1, .2, & .4 and 4.9.13.Q</u>
<u>General</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P-1, I-1: 4.9.11.A.1, .2, & .4 and 4.9.13.Q</u>
<u>Transmission Lines (underground)</u>	<u>S [2]</u>	<u>S [2]</u>	<u>S[2]</u>	<u>All: 4.9.11.A.12</u>
Renewable Energy Generation	P	P	P	P-1, 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

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11127, 11/6/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11201, 9/23/2014; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11446, 4/5/2017; Am. Ord. 11557, 6/5/2018; Am. Ord. 11577, 8/8/2018; Am. Ord. 11608, 12/18/2018; Am. Ord. 11828, 4/6/2021)

4.8.6. PERMITTED USES: SPECIAL USE ZONES (1) - OS, IR, P & RV

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TABLE 4.8-6: PERMITTED USES - SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES					
P = Permitted Use S = Permitted as Special Exception Use					
[1] Mayor and Council Special Exception Procedure, Section 3.4.4					
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3					
[3] PDSO Special Exception Procedure, Section 3.4.2					
LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS

Utilities Land Use Group With Land Use Class/Type:					
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
<u>Transmission Lines (underground)</u>	S [2]	S [2]	S [2]	S [2]	All: 4.9.11.A.12
Renewable Energy Generation		S [2]	S [2]		IR, P : 4.9.11.B.2, .3, .4, & .5 and 4.9.13.H

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015)

4.8.7. PERMITTED USES: SPECIAL USE ZONES (2) - NC, RVC, & MU

TABLE 4.8-7: PERMITTED USES - SPECIAL USE ZONES (2): NC, RVC, AND MU ZONES				
P = Permitted Use S = Permitted as Special Exception Use				
[1] Mayor and Council Special Exception Procedure, Section 3.4.4				
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3				
[3] PDSO Special Exception Procedure, Section 3.4.2				
LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS

Utilities Use Group With Land Use Class/Type:				
Distribution System:				
	S [2]	S [2]	S [2]	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 MU: 4.9.5.C.6 and 4.9.11.A.1, .2, .5, .8, .9, & .11
<u>General</u>	S [2]	S [2]	S [2]	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 MU: 4.9.5.C.6 and 4.9.11.A.1, .2, .5, .8, .9, & .11
<u>Transmission Lines (underground)</u>	S [2]	S [2]	S [2]	All: 4.9.11.A.12
Renewable Energy Generation			P	MU(P): 4.9.11.B.1, .2, .3, & .5
			S [2]	MU(S): 4.9.5.C.6

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11409, 11/9/2016; Am. Ord. 11577, 8/8/2018; Am. Ord. 11608, passed 12/18/2018; Am. Ord. 11890, 12/7/2021)

4.9.11. UTILITIES USE GROUP

A. Distribution System

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- 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 in accordance with Sections 3.10.1 and 3.10.3, *Board of Adjustment Variance Procedure*.
- 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.

12. Transmission lines may be relieved of their requirement to be underground per UDC section 5.3, Scenic Corridor Zone (SCZ) or section 5.5, Gateway Corridor Zone (GCZ) in accordance with UDC section 3.4.3 Zoning Examiner Special Exception Procedure. In addition to the required findings of UDC section 3.4.5, the Special Exception request will be evaluated pursuant to the following criteria:

- a. Proposed overhead transmission lines are contextually sensitive to adjacent and surrounding zoning and land uses. Examples of this may include a proposed location that is industrially zoned or a proposal that results in a less adverse aesthetic impact or less adverse impact on viewsheds for surrounding properties.
- b. Underground construction causes significant increase in ground disturbance when compared to overhead construction in sensitive areas such as Environmental Resource Zone (ERZ) or Watercourse Amenities, Safety and Habitat (WASH) wash crossings or environmentally and archeologically sensitive areas.
- c. Minimal impact on residential areas with adequate setback.
- d. Existing high-voltage transmission lines, vertical structures, or buildings in area that already compromise the viewshed.
- e. Overhead lines located on non-Gateway or non-Scenic corridor route that perpendicularly crosses a Gateway Corridor Zone or Scenic Corridor Zone.
- f. Repair or upgrade of existing facilities where proposed facilities are similar in size and scale to the existing facilities being repaired or replaced.
- g. Transmission lines are proposed in an area where there is an existing presence of railroad, highway and/or bridge crossings, or in an area where underground installation would interfere with other existing underground utilities.
- h. Proposed transmission lines provide electrical service to critical customers where overhead lines are strongly recommended for specialized operations; examples include but are not limited to: provision of electricity to Davis Monthan AFB or other installations necessary to the national defense, hospitals (Major Medical Services, per UDC Section 11.3.4.Q), research facilities, etc..
- i. Proposed overhead transmission lines, rather than undergrounded transmission lines on a particular route, would avoid undesirable aesthetic, viewshed, or other adverse impacts elsewhere, should the transmission lines be located on an alternative route.
- j. Proposed project in an area where costs to install underground would have a disparate impact on low-income residents.
- k. A Special Exception request to relieve the requirement to underground transmission lines that meets the findings established by UDC section 3.4.5, Findings and which also meets criteria a, e, and g of this subsection is deemed to presumptively meet the required findings for approval.
- a- The ZE findings shall identify each of the specific criterion that relate to the application/project, and which are met. Approval of a Zoning Examiner Special Exception shall not preclude any other necessary regulatory relief process such as a Variance.

Commented [DB1]: This portion has been added for clarify on the applicability for the criteria.

Commented [DB2]: Clarification made to the hospital criteria - 4/6/22 - updated section number 5/9/22

Commented [DB3]: Clarification made to the criteria - 4/6/22

Commented [DB4]: Removed "Satisfaction of this criteria alone is not sufficient as a finding for approval and must be found in conjunction with at least one other criterion." from criteria.

Commented [DB5]: Additional clarification on how the findings shall be documented as being met.

5.3. SCENIC CORRIDOR ZONE (SCZ)

5.3.1. UTILITIES

- A. All new utilities for development on private property and on public right-of-way along Scenic Routes shall be underground unless relief is otherwise granted pursuant to UDC sections 5.3.14, Variances and/or through a Zoning Examiner Special Exception process per Section 4.9.11.A.12.

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B. Where possible, existing poles shall be used to provide the required transition to underground service to new developments adjacent to scenic corridors. However, a new pole set in line with the existing overhead system when necessary to serve approved new developments is not deemed to be a new utility. Upgrades and reinforcements of existing overhead facilities is allowed to the extent that the total number of electrical circuits or communication cables is not increased. Relocation of overhead utility facilities required by public improvement districts along scenic corridors shall conform with existing franchise standards.

C. When an existing development is expanded by 50% or more in floor area or land area, new and existing utilities to all portions of the development shall be located underground unless relief is otherwise granted pursuant to UDC sections 5.3.14, Variances and/or through a Zoning Examiner Special Exception process per Section 4.9.11.A.12. Incremental expansion shall be cumulative. Additions to single-family dwellings are exempt from this standard.

5.5. GATEWAY CORRIDOR ZONE (GCZ)

5.5.1. DEVELOPMENT STANDARDS

In addition to other applicable standards in other sections of the UDC, such as landscaping and screening, the following development standards are required of projects in the GCZ:

A. Signs

Signs as permitted by Article 7A, *Sign Standards*, are allowed within the required landscaped area with the exception of billboards. Billboards are not permitted within 400 feet of the MS&R right-of-way line.

B. Utilities

1. New Utilities

- a. New utilities for development on private and on public right-of-way along Gateway Routes shall be underground unless relief is otherwise granted pursuant to UDC sections 5.3.14, Variances or through a Zoning Examiner Special Exception process per Section 4.9.11.A.12.
- b. Existing poles shall be used to provide the required transition to underground service to new development adjacent to Gateway Routes. When necessary to serve new development, a new pole set in line with, but not extending, an existing overhead system used to serve new development is not considered a new utility.
- c. Upgrades and reinforcements of existing overhead facilities are allowed to the extent that the total number of electrical circuits or communication cables is not increased.

2. Existing Utilities

Where an existing development is expanded in floor area or land area to any degree, new and existing utilities to all portions of the development shall be located underground unless relief is otherwise granted pursuant to UDC sections 5.3.14, Variances or through a Zoning Examiner Special Exception process per Section 4.9.11.A.12. Additions to single-family dwellings are exempt from this provision.

ARTICLE 11: DEFINITIONS AND RULES OF CONSTRUCTION

11.1. DEFINITIONS OF LAND USE GROUPS, CLASSES, AND TYPES

11.1.1. UTILITIES USE GROUP

The Utilities Use Group includes Land Use Classes that involve the generation, transmission, and/or distribution of basic services, such as sanitation, water, gas, and electrical services. The following Land Use Classes constitute the Utilities Use Group.

A. Distribution System

The dispensing or transforming of basic services, such as gas, electricity, or water, from one part of an interconnected system to another. Typical uses include electric substations, gas distribution substations, and water wells.

B. Generating System

A facility that produces energy. Typical uses include electrical generating plants.

C. Renewable Energy Generation

A principal use producing commercial power from natural resources, such as sunlight, wind, rain, tides, and geothermal heat, that are renewable (naturally replenished). Typical uses are solar, geothermal, natural or methane gases, and wind power.

D. Sanitation System

The collection, disposal, or treatment of waste materials. Typical uses include sewage pumping stations, sanitary landfills, sewage treatment facilities, and hazardous material treatment facilities.

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E. Transmission Lines

Transportation facilities for the conveyance of commodities other than petroleum. Utility lines include facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers, or distribution substations.

