



Living Landscapes

Commercial Rainwater Harvesting (Phase 1)

*Planning Commission
Public Hearing*

October 7, 2026



Background and Purpose

Commercial Rainwater Harvesting Ordinance

- Adopted in 2008
- Requires 50% of landscape irrigation to be met through harvested rainwater
- Implemented through plan review and inspection

Previous Study Sessions

- Two study sessions, were held on August 26, 2026 and September 16, 2026
- Discussed proposed amendments, as directed by the Mayor and Council on April 7, 2026.



Living Landscapes

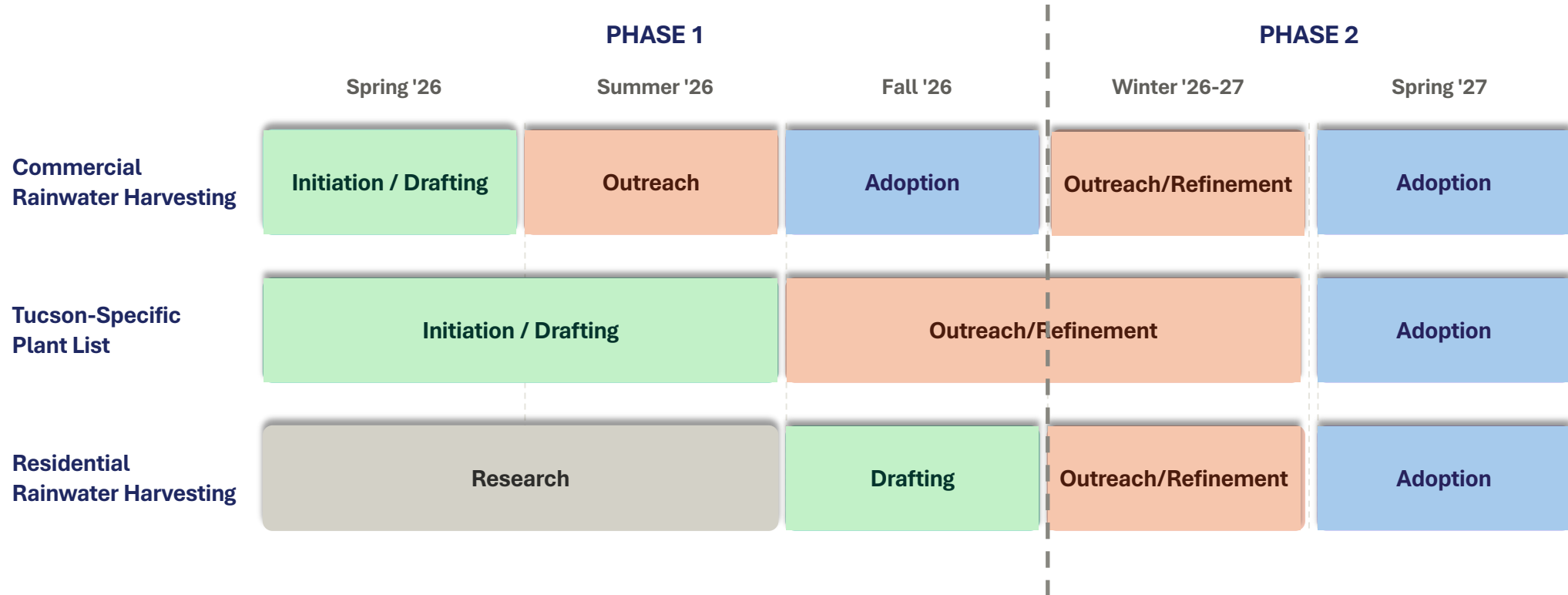
Two Phase Approach

Phase 1: Limited Amendments to the Commercial Rainwater Harvesting Ordinance

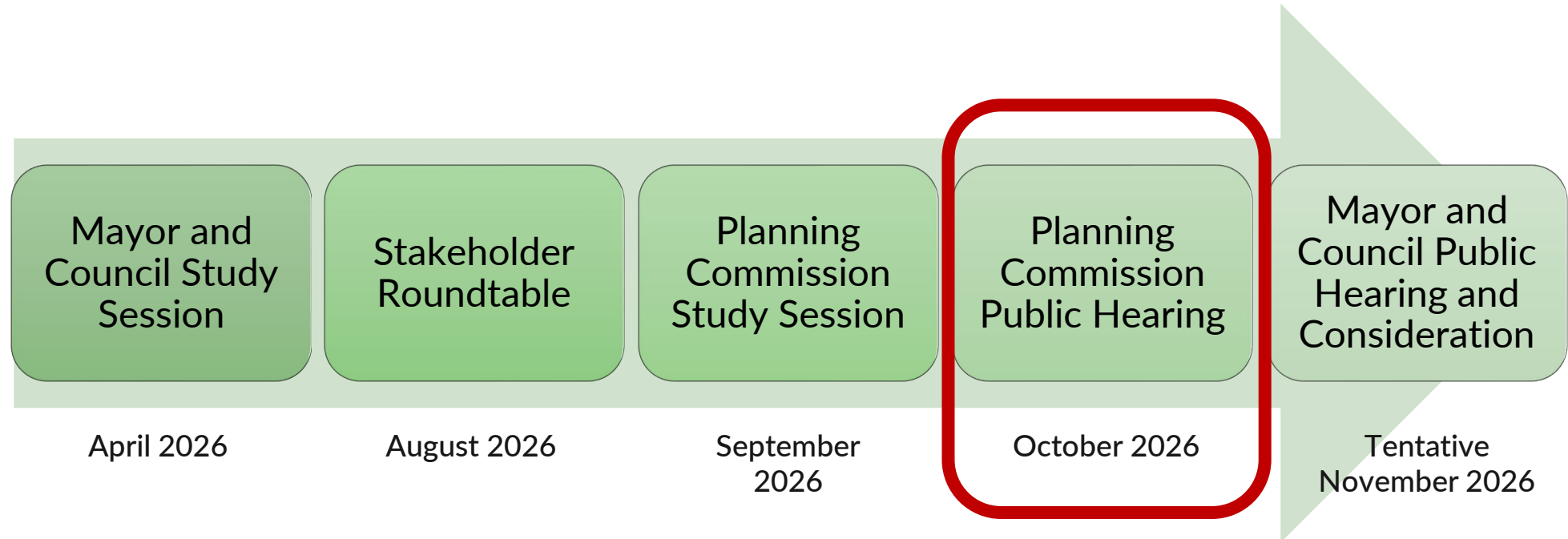
Phase 2: Creation of Residential Rainwater Harvesting standards, Updates to Commercial Rainwater Harvesting, and Tucson Specific Plant List



Living Landscapes Timeline



Phase 1 Timeline



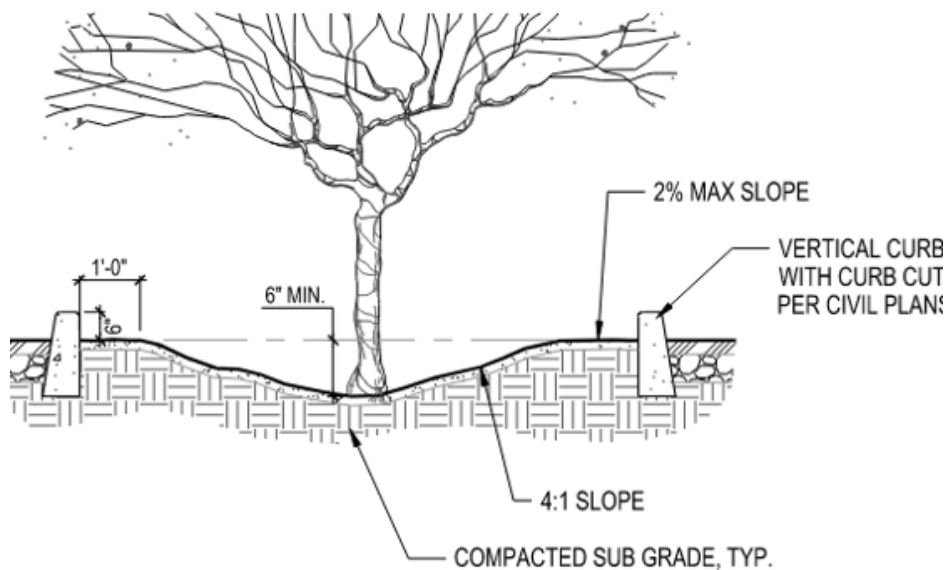
UDC Proposed Amendments

UDC 7.6.4.B Depress parking lot tree planting areas 6–9"; require curb cuts; increase planting area size to 144 sq.ft.

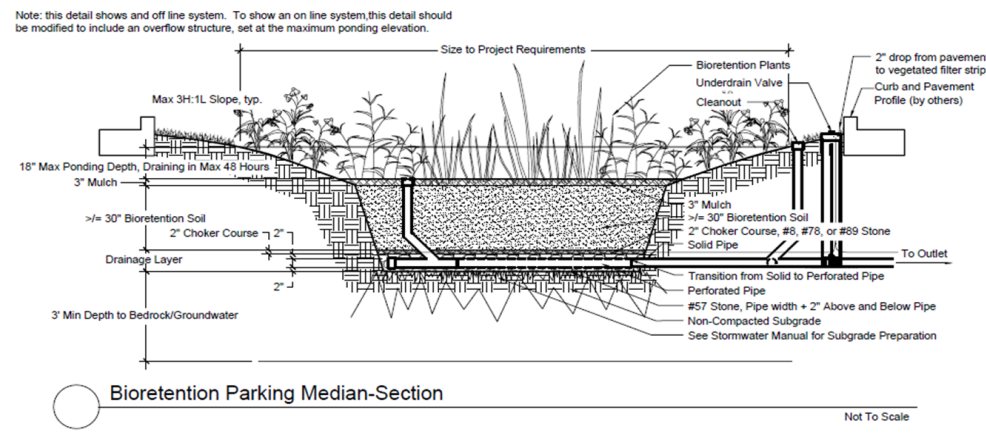
UDC 7.6.6.C Reference standard details for water harvesting; higher tree-to-border ratio, option for pedestrian shade

UDC 7.6.4.F Allow green stormwater infrastructure in right-of-way; permit capturing of runoff in the right-of-way

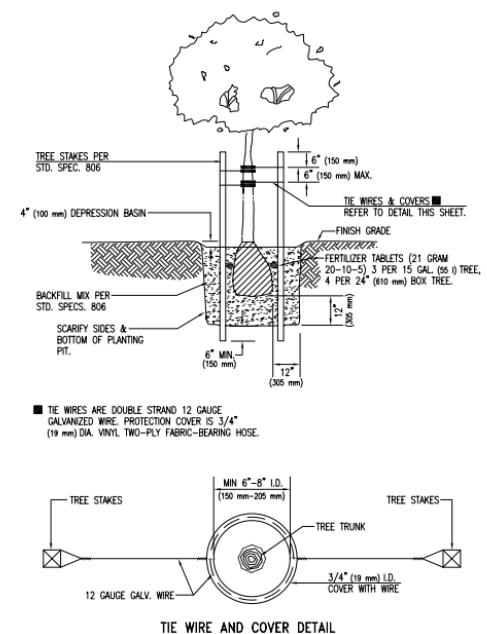
Depressing Parking Area Planters



NOTES:
1. LANDSCAPE AREAS SHALL BE DEPRESSED 6 INCHES TO



NOT FOR CONSTRUCTION PURPOSES



Increase Tree Ratio & Planter Area Size



Right-of-way capture areas



Additional Amendments in TSM & TCC

Not within Planning Commission purview but included for context



TSM 4-01.2.1 : Recessed planting areas, infiltration, standard details



TSM 4-01.7.1 : Preconstruction meeting + inspection checkpoints



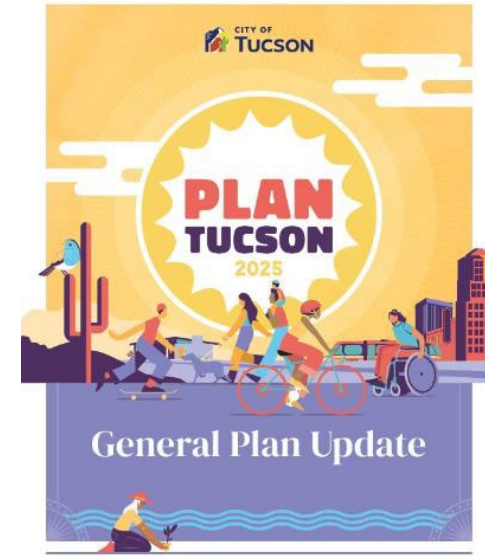
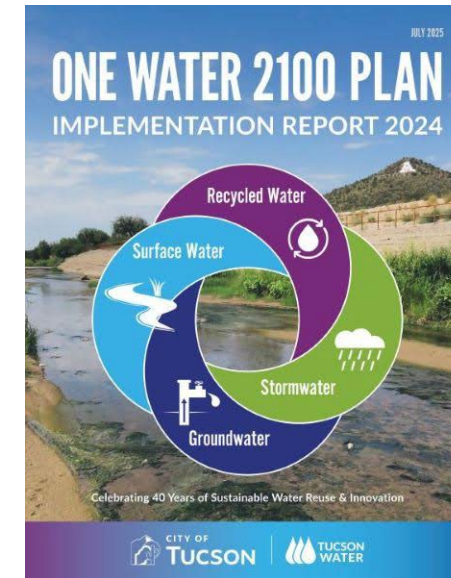
TSM 4-01.1.3 : Applicability/exceptions clarification



TCC Sec. 6-185 : Rewrite golf course/cemetery exceptions; church lots not exempt

Plan Policy Alignment

- Plan Tucson
 - Ecosystems 3, 5, 6, 9: green space, tree canopy, urban heat island, flood/erosion reduction
 - Water 6, 7: stormwater management, water-use efficiency



Discussion & Staff Recommendation

Staff recommends the Planning Commission forward the proposed Living Landscapes Phase 1 amendments to the Unified Development Code to the Mayor and Council with a recommendation of approval.

