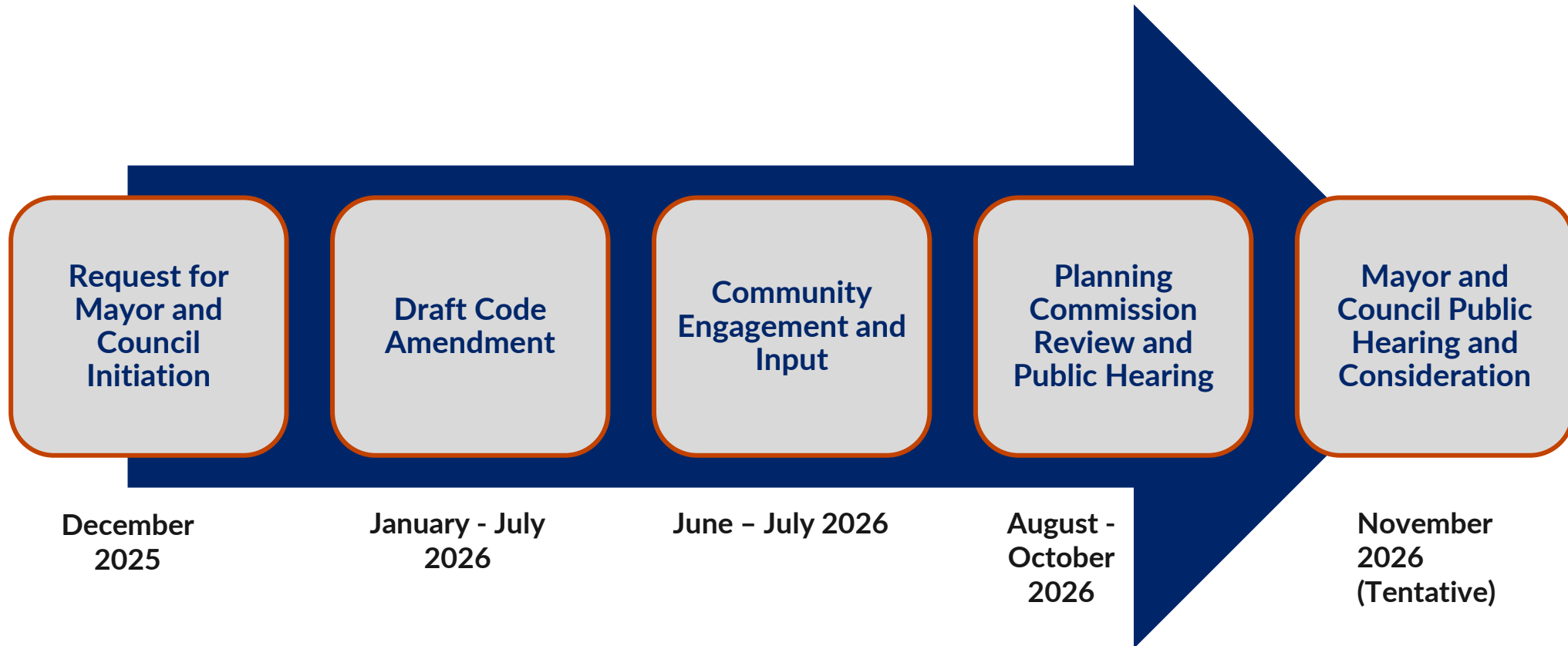


October 7, 2026

Community Ordinances & Development Enhancements CODE Tucson 2026

Planning Commission Public Hearing

CODE Tucson '26 Timeline



Community Engagement

- Initial survey: Dec 2025 – Feb 2026
 - Feedback: infill options, parking standards, neighborhood preservation, and improve review processes
- Community meetings: June 2026
 - Feedback: process changes, remove barriers to housing, and parking standards
- Community survey: June – July 2026
 - Remove barriers to housing – simplify code and improve affordability
 - Reform parking standards
 - Streamline permitting processes
 - Clarify the code to reduce confusion
 - Continue to update standards for today's development types
- Other comments



Themes for Code Updates



**Clarify Parking
Standards**



**Code Clarity
and Usability**



**Emerging Land Uses
and Adaptive Reuse**



**Modernize
Design Standards**



**Remove Barriers
to Housing**



**Sidewalk
Repair**



**Sign Code
Reauthorization**



**Simplification of
Review Processes**



Theme	Number of Items	Focus
1. Clarify Parking Standards	7	Simplify parking requirements to better align with how sites are used today.
2. Code Clarity and Usability	15	Clean-up items that improve wording, organization, consistency, and ease of use.
3. Emerging Land Uses & Adaptive Reuse	16	Respond to newer land uses, changing business models, and reuse of existing buildings.
4. Modernize Design Standards	10	Update design-related standards to reflect current practices, technologies, and development needs.
5. Remove Barriers to Housing	4	Support housing flexibility and reduce avoidable regulatory barriers.
6. Sidewalk Repair	1	Clarify sidewalk requirements on public streets, as regulated in the City Code.
7. Sign Code Reauthorization	10	Update sign standards to improve organization, interpretation, and use. Remove sunset date.
8. Simplify Review Processes	15	Administrative or procedural changes intended to make reviews more clear, predictable, efficient and reflective of current practices.

Planning Commission Review

- Study Session 1: August 26
- Study Session 2: September 16
- What we heard:
 - **Battery storage:** it does not fit the Distribution System use. Consider making it its own use with its own standards.
 - **Utility regulations:** reevaluate the criteria for upgrading existing substations through a PDSD Director Special Exception.
 - **Design Development Option:** findings should align with state law on objective design standards.
 - **Code references:** Tucson for Everyone identified incorrect cross-references to correct.
 - **Parking:** timing of process and continued desire for more parking reform
 - **Housing reform:** discussion around HUD Pathways to Removing Obstacles (PRO) Housing Grant and initiative in 2027

Additions for Public Hearing

Follow-up items from Planning Commission and staff*

- Battery Energy Storage System (BESS)
 - Potential new use with standards
- Design Development Option (DDO)
 - Remove finding related to subjective design standards
- Personal Service (hair or nail salon, dry cleaner, etc.)
 - Oversight in redlines, added as permitted in Office zones
- Protective Service (police or fire station, ambulance services)*
 - Allow as government operated in commercial in industrial zones
- Tucson for Everyone comments
 - Additional 32 minor code reference updates, non-substantive
- Utility regulations
 - Additional height flexibility for existing substations upgrades

Staff Updates from Public Input

Battery Energy Storage Systems (BESS)

- Remove from the CODE Tucson '26 package and move forward as a separate code amendment
- Allows time for stakeholder review with industry, Tucson Electric Power, and Tucson Fire Department
- No change to current code for battery storage at this time

Utility regulations: substation walls

- Maximum wall height increased to 12 ft [from 10 ft]

Staff recommendation

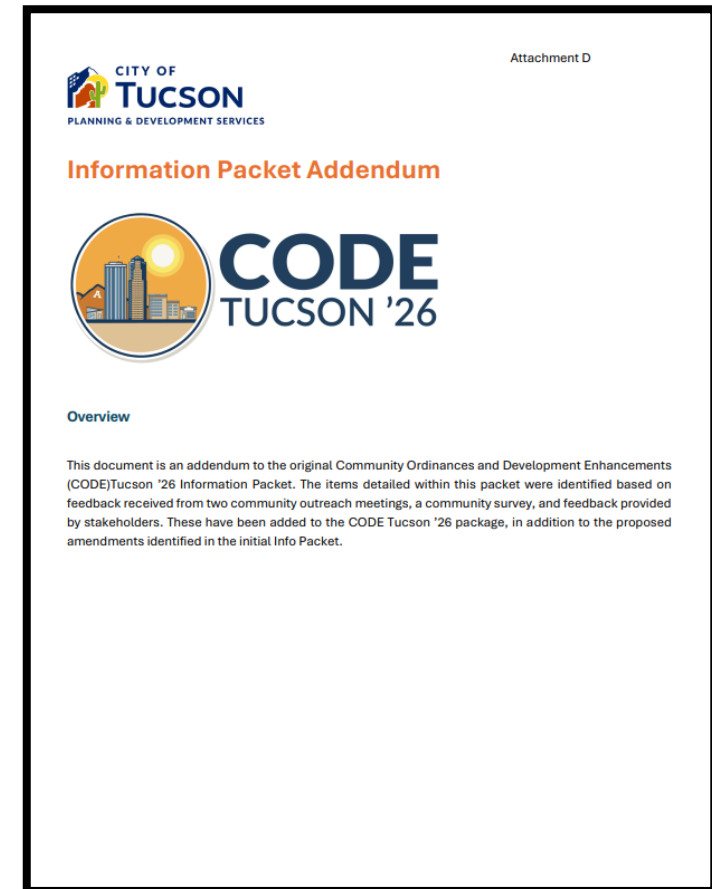
- Recommend that Mayor and Council adopt the CODE Tucson '26 amendments, excluding the BESS item (Attachment E)

Proposed Update Materials

Additional Detail on all the proposed amendments are available on the project website at:

<https://www.tucsonaz.gov/Departments/Planning-Development-Services/Planning-Initiatives/CODE-Tucson-26>

- Proposed “Redline” Code Amendments
- CODE Tucson ‘26 Information Packet



Staff Recommendation

Staff recommends that the Planning Commission make a recommendation to Mayor and Council to adopt the Unified Development Code Amendments as a part of the CODE Tucson '26 update package with proposed updates to Utility Regulations and removing proposed BESS standards to be on separate track.





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