

# Proposed Middle Housing Code Amendment

## Planning Commission Public Hearing Draft (10.15.25)

### EXECUTIVE SUMMARY

The proposed Middle Housing Code Amendment is a Unified Development Code amendment to support housing diversity and access in Tucson, and to comply with the requirements of Arizona House Bill 2721: Middle Housing, which must be met by January 1, 2026.

Middle housing is a residential use that includes up to four units in one building or lot, excluding accessory dwelling units. Within the area designated, middle housing units will be permitted wherever single-family residential is already allowed. This amendment is meant to make it more feasible to build middle housing within this geography and to improve pedestrian walkability and access. Some changes will apply citywide, including landscaping requirements, the ability to utilize the International Residential Code (IRC) instead of the International Building Code for 3- and 4-unit buildings, and the ability for large subdivisions of 10 contiguous acres or more to include middle housing on 20% of lots.

#### Overview of Proposed Amendments:

- Establish a geographic area where middle housing is allowed
  - Within this area, allow four units on all conforming lots that allow for single-family homes
- Remove zoning rules and details that do not align with requirements from the State
- Provide flexibility to dimensional standards such as setbacks, minimum lot size, and parking
- Add landscaping requirements for all single-family homes throughout the City of Tucson
- Require that all developments of 10 acres or more allow for middle housing on at least 20% of lots
- Make changes to the City of Tucson Administrative Manual to allow middle housing in subdivisions

Staff have also held three public meetings since the first draft was released in August for public comment. Based on those meetings, the following changes have been made to the current proposed middle housing UDC amendments:

- Landscaping
  - Updated the groundcover rules to clarify the calculation, removed the curb cut width from the calculation.
  - Clarified irregular lot/narrow lot rules.
  - Added a note re water use and hardness rating.
  - Removed the geotechnical report requirement for tree sourcing.

- Clarified that irrigation is an optional approach, as well as water harvesting and other watering methods. Watering is required.
- Use tables & Use-Specific Standards
  - Clarification that commercial standards do not apply to sites with fewer than 5 units City wide.
  - Clarity was added to when commercial standards apply.
  - Vehicular use areas in the front yard are allowed with a maximum 20' driveway and 400 square feet of vehicular use areas (to match the allowed carport size).
  - Dimensional Standards: The “combo” approach of reducing minimum lot size and matching minimum lot size to density was implemented. R-3 minimum lot size made to match R-2.

## Purpose

*What does Middle Housing help our community accomplish?*

- Support Mayor and Council directed housing policies by creating more homes and adding housing choices to better serve the needs of older adults looking to downsize, small or new families, newly single parents, and others who need or want to balance independence with community
- Fill a housing need at a price point that is affordable for middle-income groups, such as teachers, construction workers, and others
- Create more convenient, walkable communities by bringing people closer to destinations
- Support efficient city infrastructure and transportation projects
- Make it easier for local businesses to thrive in more populated areas
- Build community with closer neighbors and shared, supportive living spaces
- Add shade and reduce heat island impacts
- Meet the requirements of HB 2721

## Applicability

*Where does this code amendment apply?*

HB2721 requires middle housing to be permitted wherever single-family residential is already allowed (i.e., all zones except industrial zones) and within a particular area of town.

HB2721 requires, at a minimum, the change to be applied within a one-mile buffer of a central business district. Staff drafted comparable options using the HB2721 minimum required area, the street network, current zoning, and the neighborhood boundaries. Public feedback in May 2025 indicated a preference for the largest area presented, including a strong preference to apply the changes citywide. Feedback for this preference included the following:

- a. The need for additional housing in Tucson is an important and pressing issue related to quality of life for Tucsonans.
- b. The benefits of middle housing are desired in many areas of the city, not just downtown.
- c. Concern for concentrating the development pressures from this change in a small area (near downtown) that has already experienced much change.

To meet the timeline requirements of HB2721, some changes to support middle housing will apply citywide, while others will apply only within an area nicknamed the Tucson Middle Housing Zone (Figure 1). Table 1 outlines these changes and where they will occur. Staff will explore a city-wide approach in future phases.

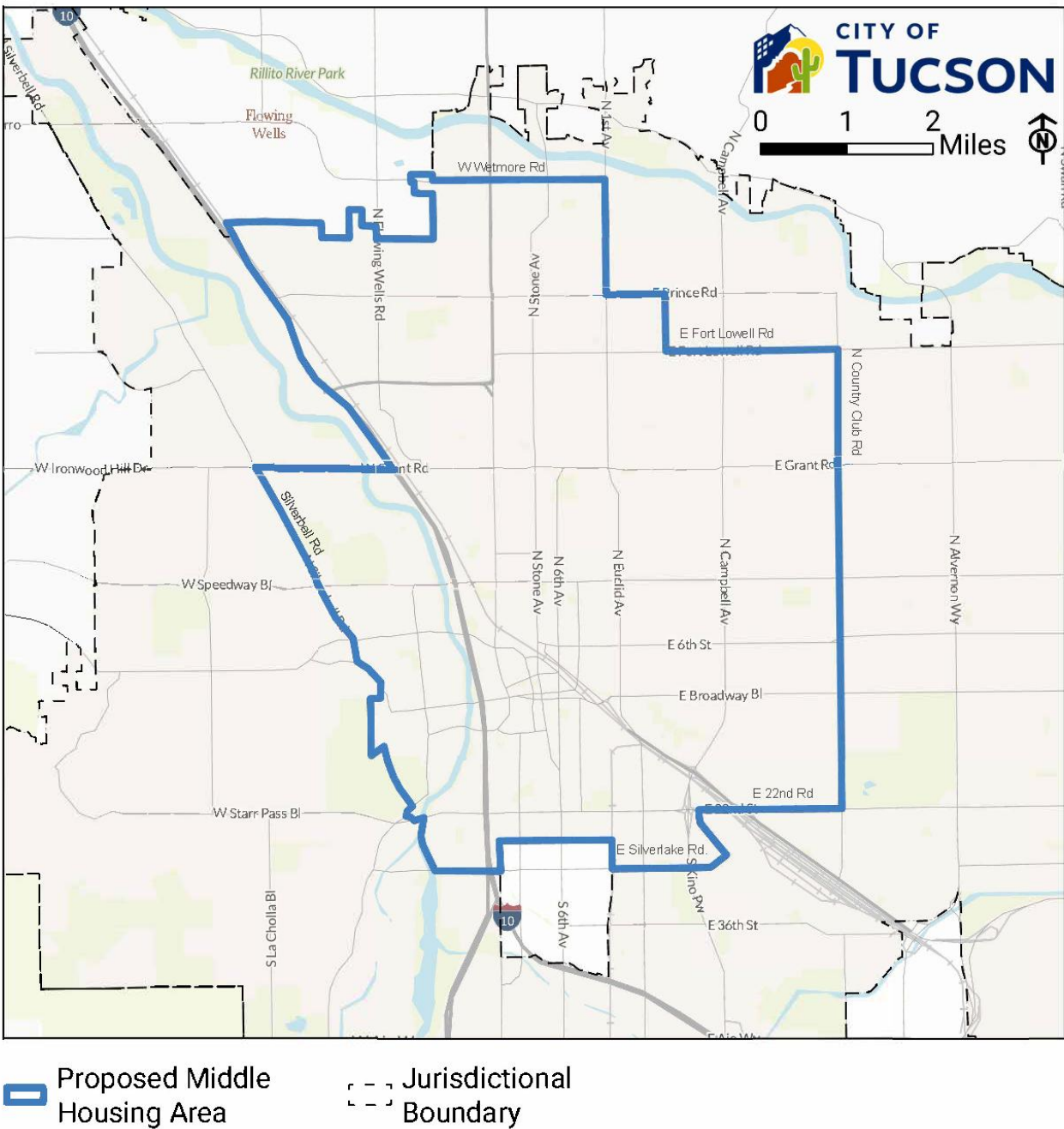


Figure 1: Middle Housing Zone where some aspects of the Middle Housing Code Amendment will apply starting in January 2026.

Major Changes	Occurs within the Middle Housing Zone	Occurs Citywide
Commercial requirements in the Building Code apply to 5 or more (instead of 3 or more) units		X

New landscaping code applies to new builds with 1-4 units		X
Middle Housing is added as a new use, with reduced setbacks and minimum lot size, an option to waive parking, and privacy mitigation requirements.	X	
Large subdivisions <del>must</del> may include middle housing on 20% of residential lots		X

Table 1: A summary of changes and where they will apply.

## UDC Section 4.8. Use Tables

*What type of buildings are allowed?*

- Middle Housing is added as a permitted use in zones 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, C-2, C-3, OCR-1, OCR-2, IR, NC, and MU.
  - Middle Housing is NOT added to: Industrial zones (P-I, I-1, I-2), OS, P, RV, or RVC.
- All of these zones will include Use-Specific Standard 4.9.7.B. 11, which specifies that the middle housing will only be permitted within the specified area nicknamed the Tucson Middle Housing Zone, shown in Figure 1 above. They also include use-specific standards regarding parking/ pedestrian access and privacy mitigation.

## UDC Section 4.9 Use-Specific Standards:

*What Use-specific standards will apply?*

- The use-specific standards are not changing for development outside of the Middle Housing Zone.
- New use-specific standards have been added to explain that Middle Housing is allowed within the Middle Housing Zone.
- Relevant use-specific standards for single family residential have been added to the Middle Housing use.

*How will privacy concerns be addressed?*

- Under the new Use-Specific Standard 4.9.7.B.12, multistory middle housing projects must follow privacy mitigation requirements of section 8.7.3.M.2.B.2. if located within 10 feet of a property with a single-story residence and zoned R-2 or more restrictive.
- Section 8.7.3.M.2.B.2. prohibits: “Balconies, windows (except for clerestory and translucent windows), or any other feature on an upper floor that overlook the rear and side yards of an adjacent residence.”

*How will parking be regulated?*

- Under the new Use-Specific Standard 4.9.7.B.13, Middle Housing projects will be required to have one parking spot per unit, which is consistent with the rest of the code.
- To add flexibility to site configurations, middle housing projects are allowed to request a parking waiver if they are located within a ¼ mile of an “All Ages and Abilities Bikeway” as defined by the Department of Transportation and Mobility

- In exchange, middle housing projects will be required to add an accessible route to the nearest sidewalk on site or street, in order to maintain compliance with the Inclusive Home Design Ordinance

### UDC Section 6.3.4 Dimensional Standards

*What scale of buildings are permitted?*

- Outside of the “Middle Housing Zone” geography shown in Figure 1, the dimensional standards have not changed.
- Within the “Middle Housing Zone” geography shown in Figure 1, Middle Housing projects have the following dimensional standards:
  - Interior perimeter yard setbacks are reduced slightly. They are:
    - 5’ in zones RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3
    - 5’ in zones C-1, C-2, C-3, OCR-1, OCR-2, IR, NC, and MU when adjacent to a residential zone
    - 0’ in zones C-1, C-2, C-3, OCR-1, OCR-2, IR, NC, and MU when adjacent to a non-residential zone.
    - Middle Housing is not permitted in Industrial, OS, P, RV, or RVC zones.
  - Minimum Lot Size
    - Minimum lot size is reduced by 1,000-2000 square feet for Residential and Office zones to allow lots that are just below the current requirements to be able to build middle housing
    - The reduction of minimum lot size will allow non-conforming lots to be eligible to be redeveloped in these areas.

### UDC Section 7.6. Landscaping and Screening

*How will landscaping be addressed?*

With the requirement that commercial building standards now be applied to 5 or more units instead of three or more units, new minimal landscaping standards are required for new developments with 1-4 units. These new standards include:

- One new tree for every 1,000 square feet of gross floor area.
- Additional groundcover as a proportion of street frontage is required as a landscaping buffer in the front yard.
- Existing trees count toward this requirement if they are not obstructed by existing or proposed buildings. Root protection for these trees will be required during construction.
- At least 50% of new trees must be placed in the front yard and meet setbacks from public and public-service utilities, private structures, and sidewalks and curbs.
- If the tree does not fit in the front yard, it may be placed elsewhere on site, and three shrubs are required in the front yard.
- Trees are to be planted in a six-inch depressed planting area and multiple approaches are suggested for watering.
- A total of five shrubs may be substituted for each new tree requirement.
- Plants must be selected from the ADWR’s low water use plant list.

*What kinds of projects are excluded from these new standards?*

- The new standards do not apply to
  - Existing or Expansions of existing dwellings unless that expansion becomes a change in use (i.e., from single-family to duplex)
  - Accessory Dwelling Units
  - Projects of 5 or more dwelling units as full commercial landscaping standards will apply
  - Subdivisions, including the middle housing required under Administrative Manual 2-06.

## **UDC Section 6.6. Accessory Uses, Buildings, and Structures**

*How will Accessory Dwelling Units be affected?*

- Accessory dwelling units are exempt from the new landscaping standards in section 7.6.

## **Section 11.3 Definitions**

*How is Middle Housing defined?*

- Due to HB 2721, several definitions had to be redefined:
  - 11.3.7.3 Multifamily within the Middle Housing Area changed from consisting of three units to five units
  - 11.3.7.9. A definition for middle housing was added

## **Administrative Manual Section 2-06: Development Packages**

*How do large subdivisions address the 20% Middle Housing requirement?*

- If the gross site area is larger than 10 contiguous acres, then 20% of lots must allow for middle housing.
- If applicable, a note “Middle Housing is allowed on at least 20% of all lots” can be added to the development package.

## **Group Dwellings**

*How will Group Dwellings be affected?*

- House Bill 2721 conflicts with some provisions of the Group Dwelling Ordinance. The following are areas where those standards related to Group Dwellings have changed:
  - Use Specific Standard 4.9.7.B.7, in R-1 zones, related to parking conflicts with the requirement of no more than one required space per unit listed in HB 2721.
  - Use Specific Standard 4.9.7.B.8, in R-1 zones, conflicts with HB 2721 by regulating by unit vs lot. This significantly reduces the allowed units on a lot required by the bill. Group Dwellings in R-1 will now be regulated similarly to how they are regulated in R-2 zones by the number of unrelated people per unit, not lot (Section 4.9.7.B.10).
  - No other changes have been made to the Group Dwelling regulations.

## Miscellaneous Changes

*What other changes were necessary?*

- Assorted cleaning of extra spaces and formatting.
- Minor language changes to include “middle housing” where other residential uses are listed in sections:
  - 3.11.1. Design Development Option
  - 4.7 Zones – Purpose
    - 4.7.6. Residence Zone (RX-1)
    - 4.7.7. Residence Zone (RX-2)
    - 4.7.8. Residence Zone (R-1)
    - 4.7.9. Residence Zone (R-2)
  - 6.3.3. Explanation of Terms Used in the Dimensional Standard Tables
  - 7.4.6. B.3.i. Tandem Parking

# PROPOSED DRAFT AMENDMENTS RELATED TO MIDDLE HOUSING

## Section Shortcuts

ARTICLE 3: GENERAL PROCEDURES .....	<del>99</del>
3.11. ADMINISTRATIVE MODIFICATIONS .....	<del>99</del>
3.11.1. DESIGN DEVELOPMENT OPTION (DDO).....	<del>99</del>
ARTICLE 4: ZONES.....	<del>99</del>
4.7. ZONES - PURPOSE.....	<del>99</del>
4.8. USE TABLES .....	<del>1010</del>
4.9. USE-SPECIFIC STANDARDS .....	<del>1616</del>
4.9.7. RESIDENTIAL USE GROUP .....	<del>1616</del>
6.3 DIMENSIONAL STANDARDS.....	<del>2020</del>
6.3.3 EXPLANATION AND APPLICABILITY OF TERMS USED IN THE DIMENSIONAL STANDARD TABLES .....	<del>2020</del>
6.3.4. DIMENSIONAL STANDARD AND EXCEPTIONS TABLES .....	<del>2020</del>
6.6. ACCESSORY USES, BUILDINGS, AND STRUCTURES .....	<del>3030</del>
ARTICLE 7: DEVELOPMENT STANDARDS .....	<del>3030</del>
7.4.6. MOTOR VEHICLE USE AREA DESIGN CRITERIA.....	<del>3030</del>
7.6. LANDSCAPING AND SCREENING.....	<del>3131</del>
ARTICLE 11: DEFINITIONS AND RULES OF CONSTRUCTION.....	<del>3434</del>
11.3. DEFINITIONS OF LAND USE GROUPS, CLASSES, AND TYPES .....	<del>3434</del>
ADMINISTRATIVE MANUAL.....	<del>3636</del>
SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS).....	<del>3636</del>



## ARTICLE 3: GENERAL PROCEDURES

### 3.11. ADMINISTRATIVE MODIFICATIONS

#### 3.11.1. DESIGN DEVELOPMENT OPTION (DDO)

A. Purpose

B. Applicability

The following dimensional, screening, and landscaping standards may be considered for modification under this Section:

1. Setbacks;
2. Height of accessory walls and fences when the wall and fence heights do not exceed two feet above the maximum height permitted;
3. Landscaping and screening standards when the modification does not decrease the required area in square footage of landscaping or height of a screening feature; and,
4. Structural setback and parking space length requirements for carports only in single-family, duplex, and middle housing development.

## ARTICLE 4: ZONES

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### 4.7. ZONES - PURPOSE

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#### 4.7.6. RESIDENCE ZONE (RX-1)

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

(Am. Ord. 11328, 12/8/2015)

#### 4.7.7. RESIDENCE ZONE (RX-2)

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

(Am. Ord. 11328, 12/8/2015)

#### 4.7.8 RESIDENCE ZONE (R-1)

This zone provides for urban, low density, single-family, and middle housing residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment. Certain other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

(Am. Ord. 11328, 12/8/2015)

#### 4.7.9. RESIDENCE ZONE (R-2)

This zone provides for medium density, single-family, middle housing, and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

(Am. Ord. 11328, 12/8/2015)

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#### 4.8. USE TABLES

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##### 4.8.3. 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
***						
<b>Residential Land Use Group With Land Use Class/Type:</b>						
Family Dwelling:						
Duplex			P			
Manufactured Housing	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.6 <u>&amp;</u> .8 SR, RX-2: 4.9.7.B.6
Single-Family, Detached	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.6 <u>&amp;</u> .8.
<u>Middle Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>RH: 4.9.13.I</u>

						<u>RX-1: 4.9.7.B.6 &amp; .8</u> <u>SR, RX-2: 4.9.7.B.6</u> <u>All: 4.9.7.B.11- .15</u>
Accessory Dwelling Unit	P	P	P	P	P	All: 4.9.7.B.6 <u>&amp;</u> .8 and 6.6.3
***						

#### 4.8.4. 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
***						
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						
Duplex		P	P	P		R-2: 4.9.7.B.6, <u>.8 &amp;</u> .9 R-3: 4.9.7.B.6
Manufactured Housing	P	P	P	P	P	R-1: For 1 unit, 4.9.7.B.5 - <u>.8</u> ; for 2 units (min. 10,000 sf lot size required), 4.9.7.B R-2: 4.9.7.B.6, <u>.8, &amp;</u> .9 R-3: 4.9.7.B.6

Multifamily Development		P	P	P		R-2: 4.9.7.B.6, <u>.8, &amp; .9</u> R-3: 4.9.7.B.6 <u>For 3-4 Units: 4.9.7.B.14</u>
Accessory Dwelling Unit	P	P	P	P	P	All: 4.9.7.B.6, 8 and 6.6.3
Single-family, Attached		P	P	P	P	R-2: 4.9.7.B.6, <u>.8, &amp; .9</u> R-3: 4.9.7.B.6.
Single-family, Detached	P	P	P	P	P	R-1: For 1 unit, 4.9.7.B.5 - <u>.8</u> ; for 2 units (min. 10,000 sf lot size required), 4.9.7.B.1 - <u>.8, &amp; .10</u> R-2: 4.9.7.B.6, <u>.8, &amp; .9</u> R-3: 4.9.7.B.6
Middle Housing	P	P	P	P	P	<u>R-1: 4.9.7.B.4-.6, .8, &amp; .10</u> <u>R-2: 4.9.7.B.6, .8, &amp; .9</u> <u>R-3: 4.9.7.B.6</u> <u>All: 4.9.7.B.11- .15</u>
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#### 4.8.5. 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] PDSD Special Exception Procedure, Section 3.4.2**

LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS
***				
<b>Residential Land Use Group With Land Use Class/Type:</b>				
Family Dwelling:				
Duplex	P	P	P	
Manufactured Housing	P	P	P	
Multifamily Development	P	P	P	<u>For 3-4 Units: 4.9.7.B.14</u>
Single-family-, Attached or Detached	P	P	P	
<u>Middle Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>All: 4.9.7.B.11 - .15</u>
Accessory Dwelling Unit	P	P	P	All: 6.6.3
***				

**4.8.6. 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] PDSD Special Exception Procedure, Section 3.4.2**

LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
***						
<b>Residential Land Use Group With Land Use Class/Type:</b>						
Family Dwelling:						
Duplex	P	P	P	P	P	
Manufactured Housing	P	P	P	P	P	
Multifamily Development	P	P	P	P	P	<u>For 3-4 Units: 4.9.7.B.14</u>
Single-family , Attached or Detached	P	P	P	P	P	
<u>Middle Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>All: 4.9.7.B.11 - .15</u>
Accessory Dwelling Unit	P	P	P	P	P	All: 6.6.3
***						

**4.8.7. PERMITTED USES: INDUSTRIAL ZONES**

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

**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] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS
<b>Residential Land Use Group With Land Use Class/Type:</b>					
Family Dwelling:					
Manufactured Housing		P			
Single-Family , Detached		P			
<u>Middle Housing</u>		<u>P</u>			<u>IR: 4.9.7.B.11 - .15</u>
***					

(Am. Ord. 11070, 5/14/2013; Am. Ord. 11171, 5/20/2014; Am. Ord. 11257, 4/21/2015; Am. Ord. 11328, 12/8/2015; Am. Ord. 11996, 3/21/2023)

#### 4.8.9. 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] PDSD Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS
<b>Residential Land Use Group With Land Use Class/Type:</b>				
Family Dwelling:				

Duplex	P		P	
Manufactured Housing	P		P	
Multifamily Development	P		P	<a href="#">For 3-4 Units: 4.9.7.B.14</a>
Single-family, Attached or Detached	P		P	
<a href="#">Middle Housing</a>	<a href="#">P</a>		<a href="#">P</a>	<a href="#">NC, MU: 4.9.7.B.11 - .15</a>
Accessory Dwelling Unit	P		P	NC, MU: 6.6.3
***				

## 4.9. USE-SPECIFIC STANDARDS

### 4.9.7. RESIDENTIAL USE GROUP

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#### B. Family Dwelling

- Both dwellings shall be under the same ownership and on the same parcel.
- ~~All~~**Both** dwellings shall comply with the dimensional standards in accordance with Article 6.
- One dwelling must be at least 25% smaller than the other dwelling.
- The dwellings may be attached or detached.
- A manufactured housing unit is not 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.
- A manufactured housing unit is not 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% or more of the lots prior to December 27, 2000:
  - 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;
  - 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;
  - 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; and,
  - 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. 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 spaces must be located on-site, either in a side or rear perimeter yard. Parking spaces may not be located in a vehicular use area in any front street perimeter yard. A parking area is not required to be developed to a commercial standard. A dustproof parking surface is required to at least a minimum of two inches of compacted pea gravel. An existing covered residential parking area may be used.

~~8. If there is one or more dwelling(s) on a lot all dwellings on a lot are considered to be one dwelling for the purpose of determining whether there is a group dwelling. If there are five or more unrelated persons residing on the lot, it is a group dwelling that is not permitted.~~

~~9.8.~~ Subject to the requirements of this Section 4.9.7.B.9, any group dwelling use existing prior to February 15, 2012 shall be treated as a lawful nonconforming use and structure in accordance with Article 9, *Nonconforming Uses, Buildings, and Structures*, except as otherwise expressly provided in this Section and in Tucson Code Section 16-37. A protected development right plan approved by the Mayor and Council prior to the enactment of this ordinance shall be treated as a nonconforming use for a maximum number of unrelated persons equivalent to the number of bedrooms on the approved plan.

a. The right to treatment as a nonconforming use or structure under this section is established by the following:

- (1) Evidence that the property was registered as a rental property as required by A.R.S. §33-1902 on or before February 15, 2012, or is otherwise timely registered as required by that statute; and
- (2) Evidence acceptable to the Zoning Administrator that establishes the maximum number of unrelated persons to whom the dwelling was leased pursuant to subsection (a) above. Such evidence may include executed leases, tax records, an approved protected development right plan as described in this section, or other documentation. An executed lease that was executed during the calendar year 2009, 2010, or 2011 shall be sufficient under this subsection to establish the number of persons to whom the dwelling was leased.

b. If a group dwelling is established for treatment as a lawful nonconforming use as provided in subsection (1) above, the maximum number of unrelated persons to whom the dwelling may be leased shall be that number established by the evidence provided under subsection (1)(b) above.

c. Notwithstanding the provisions of Section 9.2.1.B, an established nonconforming use under this Section 4.9.7.B.9 shall not be deemed abandoned or lost based upon the leasing of the dwelling after February 15, 2012 to less than five unrelated persons, to related persons, or to a single family; or upon the failure to lease the dwelling, provided that it is continually registered as a rental property as described under A.R.S. §33-1902.

d. The nonconforming use under this Section 4.9.7.B.9 may be suspended or lost as provided in Section 9.2.1.B if it is declared a public nuisance by court order pursuant to Tucson Code Section

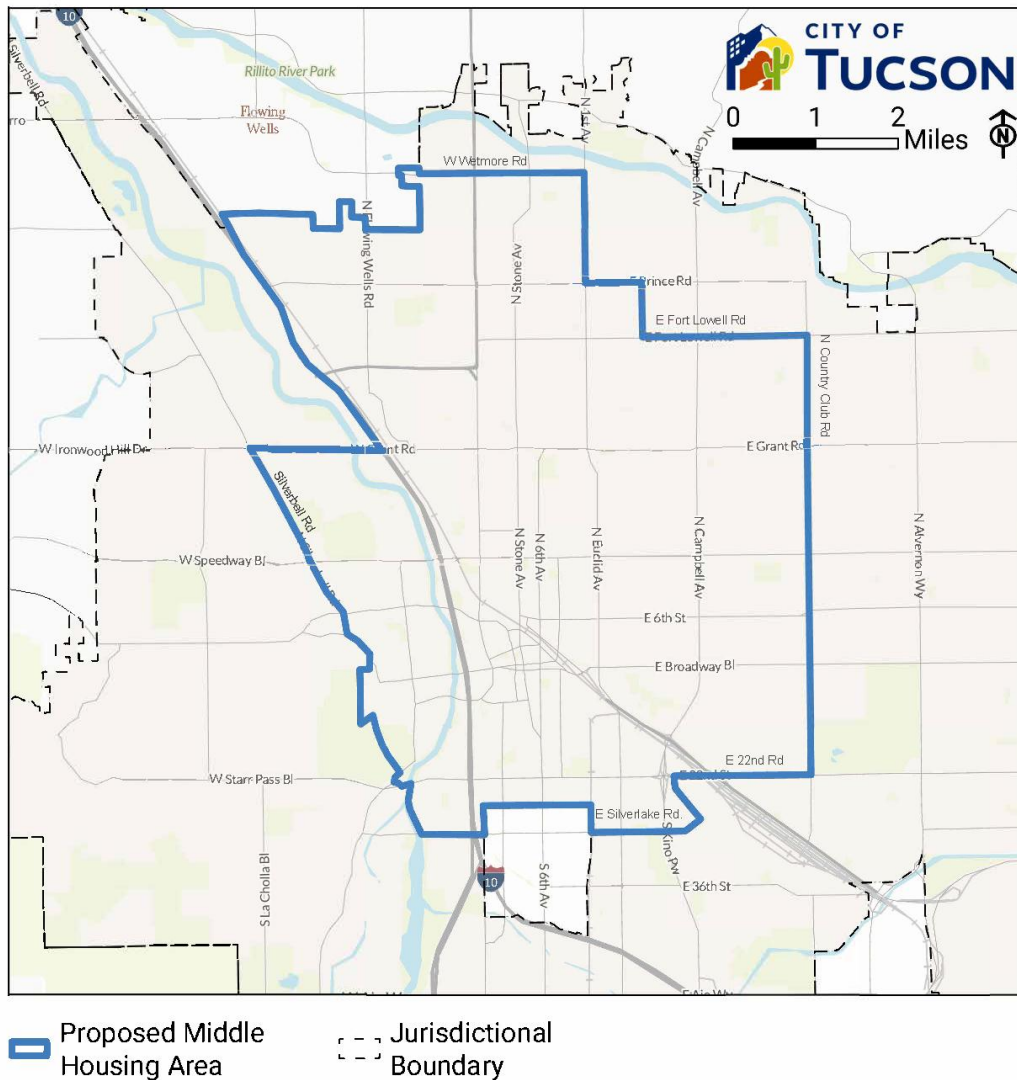
e. To the extent any of the provisions of Tucson Code Section 16-37 or this Section 4.9.7.B.9 conflict with Article 9: *Nonconforming Uses, Buildings, and Structures* relating to the discontinuance or abandonment of a nonconforming use, the provisions of this Section and Tucson Code Section 16-37 shall control.

—9. Occupancy of a dwelling by five or more unrelated persons is a group dwelling and is not permitted.

10. The following standards apply to family dwellings in the Rio Nuevo District:

- f. The maximum density is 17 units per acre;
- g. A minimum lot size of 2,500 square feet is required;
- h. The maximum permitted lot coverage is 90%;
- i. A minimum perimeter yard equal to one and one-half times the height of the proposed exterior building wall is required from a property line adjacent to a residential zone; and,
- j. A perimeter yard is not required from a property line adjacent to a nonresidential zone.

11. Middle housing development (family dwellings up to four units) is permitted within the geographic boundaries shown on Figure 4.9.7-A: approximately the Interstate-10 and Silverbell to the west, Silverlake to the south, Country Club to the east, and Wetmore or the city boundary to the north. Middle housing development is also permitted in up to 20% of lots in new residential subdivisions located anywhere in the City which are 10 acres or more in size.



**Figure 4.9.7 -A: Boundaries for Middle Housing Applicability**

12. Privacy mitigation as outlined in section 8.7.3.M.2.b.2 is required when multistory middle housing residences are proposed within 10 feet of a property line adjacent to existing single-story residences and the existing residences are zoned R-2 or more restrictive.
13. Parking for middle housing is required per UDC Table 7.4.4-1. Required parking may be met with on-street parking or waived if the site is within ¼ mile walking distance of a “All Ages and Abilities Bikeway” as defined by the Department of Transportation and Mobility. Parking provided is exempt from Section 7.6.4, Landscape Standards. Front yards are permitted one driveway no more than 20 feet in width and up to 400 square feet of additional vehicular use areas.
14. Middle housing development and multifamily development of 3 or 4 units shall not require a commercial site plan per UDC 3.3.3.G., require commercial development standards, or require improvements to public streets other than repairs due to construction activity.
15. Street perimeter yards may be reduced to match the perimeter yard of an adjacent property on the same street. The perimeter yard may be reduced to no less than 10 feet. Additional reductions may be potentially requested through a variance or design development option.

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6.3 DIMENSIONAL STANDARDS

6.3.3 EXPLANATION AND APPLICABILITY OF TERMS USED IN THE DIMENSIONAL STANDARD TABLES

The following is an explanation and applicability of frequently used terms in the dimensional standard tables:

A. Residential Use

For the purposes of determining the applicable dimensional standards, the following uses as defined in Section

11.3.7 are considered residential uses:

- 1. Duplex;
- ~~2.~~ 2. Manufactured Housing;
- ~~2.3.~~ 2.3. Middle Housing
- ~~3.4.~~ 3.4. Mobile Home Dwelling;
- ~~4.5.~~ 4.5. Residential Care Service uses located or locating in an existing residential use as defined by this section;
- ~~5.6.~~ 5.6. Single-Family Dwelling, Attached;
- ~~6.7.~~ 6.7. Single-Family Dwelling, Detached; and,
- ~~7.8.~~ 7.8. Single-Family Dwellings that meet the nonconforming group dwelling criteria in accordance with Section 4.9.7.B.9.

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6.3.4. DIMENSIONAL STANDARD AND EXCEPTIONS TABLES

TABLE 6.3-1.A: DIMENSIONAL STANDARDS FOR THE RH, SR, SH, RX-1, & RX-2 ZONES

*Note: Several variables factor into determining a use’s required dimensional standards. See Section 6.3.2, Determining a Use’s Dimensional Standards, for further details.*

Dimensional Standard	Zone				
	RH	SR	SH	RX-1	RX-2
Residential Density (maximum)	1/180,000	1/144,000	2/36,000 sf	1/36,000 sf	1/16,000 sf
	Sf	Sf	<u>Middle</u>		

	<u>Middle Housing: 4/180,000 sf</u>	<u>Middle Housing: 4/144,000 sf</u>	<u>Housing: 4/36,000 sf</u>	<u>Middle Housing: 4/36,000 sf</u>	<u>Middle Housing: 4/16,000 sf</u>
Lot Size /Site Area (minimum)	180,000 sf	144,000 sf	36,000 sf	36,000 sf	16,000 sf
Lot Coverage (maximum)	Res: N/A Nonres: 20%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%
Height (maximum)	30'	30'	30'	30'	25'

Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street ]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res Zone	25'	25'	20'	20'	20'
Res Use ➡ Nonres Zone	(H)	(H)	(H)	(H)	(H)
Nonres Use ➡ Res Zone	4(H)	4(H)	20'	20'	20'
Nonres Use ➡ Nonres Zone	0'	0'	0'	0'	0'
<u>Middle Housing ➡ Res Zone</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
<u>Middle Housing ➡ Nonres Zone</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>

### Key:

(H) = Height of the proposed exterior building wall MF = Multifamily Development (Section 6.3.3.C) MH = Mobile Home Dwelling (Section 6.3.3.A)

MH Park = Mobile Home Park (Section 6.3.3.B) N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D or .E, whichever is applicable) Res = Residential (Section 6.3.3.H or .I, whichever is applicable)

SF = Single-family Use (Section 6.3.3.J) sf = square feet

➡ = adjacent to

\*\*\*

Uses without a “P” or “S” indicates that the use is permitted in the zone

(Am. Ord. 11070, 5/14/2013)

**TABLE 6.3-2.A: DIMENSIONAL STANDARDS FOR THE R-1, R-2, R-3, MH-1, & MH-2 ZONES**

*Note: Several variables factor into determining a use’s required dimensional standards. See Section 6.3.2, Determining a Use’s Dimensional Standards, for further details.*

Dimensional Standard	Zone				
	R-1	R-2	R-3	MH-1	MH-2
Residential Density (maximum)	SF:1/7,000 sf	SF: 1/5,000 sf	SF: 1/5,000 sf	SF/MH: 1/7,000 Sf	SF/MH: 1/5,000 Sf
	SF (2 units): 2/10,000 sf <u>Middle Housing: 4/6,000 sf</u>	MF: 15/acre <u>Middle Housing: 4/4,000 sf</u>	MF: 36/acre <u>Middle Housing: 4/4,000 sf</u>	MF/MH Park: 8/acre <u>Middle Housing: 4/6,000 sf</u>	MF & MH Park: 15/acre <u>Middle Housing: 4/3,000 sf</u>
Lot Size /Site Area (minimum)	SF (1 unit): 7,000 sf SF (2 units): 10,000 sf Nonres: see Exceptions <u>Middle Housing: 6,000 sf</u>	5,000 sf <u>Middle Housing: 4,000 sf</u>	SF: 5,000 sf MF/Nonres: 0 <u>Middle Housing: 4,000 sf</u>	7,000 sf <u>Middle Housing: 6,000 sf</u>	5,000 sf <u>Middle Housing: 4,000 sf</u>

Lot Coverage (maximum)	70%	SF: 70% MF: 75% Nonres: see Exceptions	70%	70%	SF, MH, Res. Care Services: 70% MF & MH Park: 75%  Nonres: see Exceptions
Height (maximum)	25'	25'	SF, Civic Uses, & Admin/Prof Offices: 25'  MF/Nonres: 40'	25'	25'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street ]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res. Zone	6' or 2/3(H)*	6' or 2/3(H)*	6' or 2/3(H)*	6' or 2/3(H)*	6' or 2/3(H)*
Res Use ➡ Nonres Zone	10' or 3/4(H)*	10' or 3/4(H)*	10' or 3/4(H)*	10' or 3/4(H)*	10' or 3/4(H)*
Nonres Use ➡ Res or Nonres Zone	10' or 3/4(H)*	10' or 3/4(H)*	10' or 3/4(H)*	10' or 3/4(H)*	10' or 3/4(H)*
<u>Middle Housing</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>

\*\*\*

**TABLE 6.3-3.A: DIMENSIONAL STANDARDS FOR THE O-1, O-2, & O-3 ZONES**

*Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.*

Dimensional Standard	Zone		
	O-1	O-2	O-3
Residential Density (maximum)	8/acre	8/acre	22/acre
	<u>Middle Housing: 4/6,000 sf</u>	<u>Middle Housing: 4/4,000 sf</u>	<u>Middle Housing: 4/4,000 sf</u>
Lot Size /Site Area (minimum)	Res: 7,000 sf Nonres: 10,000 sf <u>Middle Housing: 6,000 sf</u>	Res: 5,000 sf Nonres: 0 sf <u>Middle Housing: 4,000 sf</u>	Res: 5,000 sf Nonres: 0 sf <u>Middle Housing: 4,000 sf</u>
Lot Coverage (maximum)	Res: 70% Nonres: N/A	Res: 70% Nonres: N/A	Res: 75% Nonres: N/A
Height (maximum)	<del>Res, Office: 16'</del> <del>Other: 25'</del>	26'	Res: 25' Nonres: 40'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street ]			
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➔ Res or Nonres Zone	10' or $\frac{3}{4}(H)^*$	10' or $\frac{3}{4}(H)^*$	10' or $\frac{3}{4}(H)^*$



Nonres Use ➡ Res or Nonres Zone	10' or $\frac{3}{4}(H)^*$	10' or $\frac{3}{4}(H)^*$	10' or $\frac{3}{4}(H)^*$
<u>Middle Housing</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>

**TABLE 6.3-4.A: DIMENSIONAL STANDARDS FOR THE C-1, C-2, C-3, OCR-1, & OCR-2 ZONES**

*Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.*

Dimensional Standard	Zone				
	C-1	C-2	C-3	OCR-1	OCR-2
Dimensional Standard	Zone				
	C-1	C-2	C-3	OCR-1	OCR-2
Residential Density (maximum)	36/acre	44/acre	87/acre	N/A	N/A
Lot Size /Site Area (minimum)	0	0	0	0	0
Lot Coverage (maximum)	Res: 75%	Res: 70%	Res: 80%	Res: 80%	Res: 80%
	Nonres: N/A	Nonres: N/A	Nonres: N/A	Nonres: N/A	Nonres: N/A
Height (maximum)	Res: 25'				
	Nonres: 30'	40'	75'	140'	300'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street ]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res Zone	10' or $\frac{3}{4}(H)^*$	10' or $\frac{3}{4}(H)^*$	1½(H)	1½(H)	1½(H)

Res Use ➡ Nonres Zone	10' or $\frac{3}{4}(H)^*$	10' or $\frac{3}{4}(H)^*$	0	0	0
Nonres Use ➡ Res Zone	$1\frac{1}{2}(H)$	$1\frac{1}{2}(H)$	$1\frac{1}{2}(H)$	2(H)	2(H)
Nonres Use ➡ Nonres Zone	0	0	0	0	0
<u>Middle Housing ➡ Res Zone</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
<u>Middle Housing ➡ Nonres Zone</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

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**TABLE 6.3-6.A: DIMENSIONAL STANDARDS FOR THE OS, IR, P, & RV ZONES**

*Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.*

Dimensional Standard	Zone			
	OS	IR	P	RV
Residential Density (maximum)	N/A	1/36 acres	N/A	8/acre
Lot Size /Site Area (minimum)	4,000 sf	36 acres	5,000 sf	7,000 sf
Lot Coverage (maximum)	10%	SF, MH: N/A Nonres: 10%	N/A	70%
Height (maximum)	12'	30'	16'	16'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street ]				
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res. Zone	4(H)	25'	6' or 2/3(H)*	10' or ¾(H)*
Res Use ➡ Nonres. Zone	0	(H)	6' or 2/3(H)*	10' or ¾(H)*
Nonres Use ➡ Res Zone	4(H)	4(H)	6' or 2/3(H)*	10' or ¾(H)*
Nonres Use ➡ Nonres Zone	0	0	6' or 2/3(H)*	10' or ¾(H)*

<u>Middle Housing ➡ Res Zone</u>	<u>N/A</u>	<u>5'</u>	<u>N/A</u>	<u>N/A</u>
<u>Middle Housing ➡ Nonres Zone</u>	<u>N/A</u>	<u>0'</u>	<u>N/A</u>	<u>N/A</u>

\* The greater of the two dimensions applies

**Key:**

(H) = Height of the proposed exterior building wall MF = Multifamily Development (Section 6.3.3.C) MH = Mobile Home Dwelling (Section 6.3.3.A)

MH Park = Mobile Home Park (Section 6.3.3.B) N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D or .E, whichever is applicable) Res = Residential (Section 6.3.3.H or .I, whichever is applicable)

SF = Single-family Use (Section 6.3.3.J) sf = square feet

➡ = adjacent to

(Am. Ord. 11070, 5/14/2013)

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**TABLE 6.3-7.A: DIMENSIONAL STANDARDS FOR THE NC, RVC, & MU ZONES**

*Note: Several variables factor into determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.*

	NC	RVC	MU
Dimensional Standard	Zones		
	NC	RVC	MU
Residential Density (maximum)	8/acre	N/A	SF: 1/7,000 sf MF: 15/acre
	Res: 7,000 sf		SF: 7,000 sf

Lot Size /Site Area (minimum)	Nonres: 10,000 sf	N/A	MF: 5,000 sf Nonres: N/A
Lot Coverage (maximum)	Res: 70% Nonres: N/A	N/A	SF: 70% MF: 75% Nonres: N/A
Height (maximum)	<del>25'</del> 16'	30'	Res: 25' Nonres: 30'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street-]			
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res. Zone	10' or $\frac{3}{4}(H)^*$	$1\frac{1}{2}(H)$	10' or $\frac{3}{4}(H)^*$
Res Use ➡ Nonres Zone	10' or $\frac{3}{4}(H)^*$	0	10' or $\frac{3}{4}(H)^*$
Nonres Use ➡ Res Zone	10' or $\frac{3}{4}(H)^*$	$1\frac{1}{2}(H)$	$1\frac{1}{2}(H)$
Nonres Use ➡ Nonres Zone	10' or $\frac{3}{4}(H)^*$	0	0
<u>Middle Housing ➡ Res Zone</u>	<u>5'</u>	<u>N/A</u>	<u>5'</u>
<u>Middle Housing ➡ Nonres Zone</u>	<u>0'</u>	<u>N/A</u>	<u>0'</u>

**TABLE 6.3-7.B: EXCEPTIONS TO THE NC, RVC, & MU DIMENSIONAL STANDARDS**

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### **Section 6.4.5 Perimeter Yards**

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#### **C. Street Perimeter Yard**

The street perimeter yard width is determined as provided below or unless special zoning requirements dictate a greater distance or different point of measurement.

## 1. Residential Development

— a. For single-family, duplex, and middle housing development, the minimum required front street- perimeter yard is 20 feet measured from the street -property line.

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## 6.6. ACCESSORY USES, BUILDINGS, AND STRUCTURES

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### 6.6.3. RESIDENTIAL USES

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11. Accessory dwelling units must follow the landscaping standards in UDC 7.6.2.C. New Single Family, Middle Housing, and ADUs.

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## ARTICLE 7: DEVELOPMENT STANDARDS

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### 7.4.6. MOTOR VEHICLE USE AREA DESIGN CRITERIA

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#### 3. Tandem Parking

Tandem parking for motor vehicles are allowed only for:

- a. Residential Care Services with four or fewer spaces provided;
- b. Single-family residential development;
- c. Mobile home dwellings;
- d. Duplexes on individual lots;
- e. Valet parking;
- f. Non-residential uses within contributing properties to National Register historic districts;
- g. Home Occupations; ~~or~~;
- h. Vehicle Storage or Display, when it is accessory to the principal use; or.

i. **Middle Housing**

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## **7.6. LANDSCAPING AND SCREENING**

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### **7.6.3. EXCEPTIONS**

The provisions of this section do not apply to the following.

A. Single-family dwelling units or duplexes on separate lots, prior to January, 01, 2026 except commonly owned areas in Section 8.7.3, Flexible Lot Developments (FLD); or,

B. Approved plats and plans developed in the City prior to February 17, 1991, if:

1. The site is developed in accordance with the approved plat or plan; and,
2. Development complies with the standards of Section 7.6.4.A, Use of Drought-Tolerant Vegetation.

C. Residential development with four or fewer units per site is exempt from Sections 7.6.4-7.6.6.

\*\*\*

### **7.6.4. LANDSCAPE STANDARDS**

#### **A. Use of Drought-Tolerant Vegetation**

1. Except as otherwise provided by this section, all plant material used for landscaping must be selected from the Arizona Department of Water Resources' Resource's Low Water Use/Drought Tolerant Plant List for the Tucson AMA Fourth or Fifth Management Plan.

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### **7.6.8. ~~MAINTENANCE NEW SINGLE FAMILY, AND MIDDLE HOUSING AND ADUs~~**

A. The following landscaping is required for all new single family residential, and middle housing development, and Accessory Dwelling Units:

1. One canopy tree is required for every 1,000 square feet of gross floor area of the development project.
2. Vegetative groundcover is required within the front yard setback per the calculation below.

(X Linear feet of Street Frontage) – (Y Curb cut width) X (5 Foot Depth) = Z Square Feet of vegetative groundcover

An example, using a parcel with 115 feet of street frontage and a 15 foot curb cut:

(100 Linear Feet of Frontage ) – (15 curb cut) X (5 Foot Width) = 500 Square Feet of vegetative groundcover required within the front yard setback.

Parcels with less than 30 linear feet of street frontage may place the required groundcover in alternate locations indicated on the site plan.

Irregular-shaped lots, including flag lots, will use the street frontage parallel to their parcel (see Figure 7.6.2.A).

3. Plants must be low to very low water use with a hardiness rating of 15 degrees Fahrenheit or lower and non-invasive. Options are listed in the ADWR's Tucson AMA Low Water Use/Drought Tolerant Plan List for the Fourth Management Plan. Additional plants may be approved if adherence to these criteria is demonstrated with other scientific or regulatory sources.

B. Required landscaping must be located as follows:

1. A minimum of fifty percent of required canopy trees must be located within the front yard setback area.

a. Exception: If site constraints prevent new tree placement in a front yard, five shrubs may be substituted in the front yard per required tree. Required trees must still be placed elsewhere on the site. Shrubs used as a substitute plant material for the required tree shall be selected from the ADWR Drought Tolerant Plant list and range from three feet height by three feet width, or larger. Shrubs must follow the relevant spacings from utility lines in TSM section 5-01.5.11, but can be planted one radius of their mature width from foundations, enclosed sidewalks, sidewalks and curbs.

2. Trees may be planted at varying distances apart.

3. Required landscaping is not restricted to the first 10 feet onto the property from the existing or future Right of Way line

4. Newly planted trees must be placed at a minimum distance from existing or proposed City of Tucson owned or private utility owned lines, as found in TSM section 5-01.5.11. Tree plantings are not permitted in El Paso Gas Easements or under overhead power lines.

5. Trees shall be placed a minimum of ten feet from the center of the tree trunk to any enclosed structure.

6. Trees shall be placed a minimum of five~~six~~ feet from the back of the sidewalk or curb. If this standard cannot be met, then root barriers are required and must be illustrated on submitted construction plans.



7. Trees must be planted in a six-to-nine-inch depressed planting area of t least reasonablefour to six foot diameter, or alternatives as proposed, and at least ten feet away from a building foundation.

8. Existing trees on property located at least ten feet from the foundation or with an unobstructed dripline at maturity shall count toward this requirement (Figure 7.6.2.B). The root systems of existing trees used for this requirement must be protected from soil compaction during construction using perimeter protective fencing around the dripline.

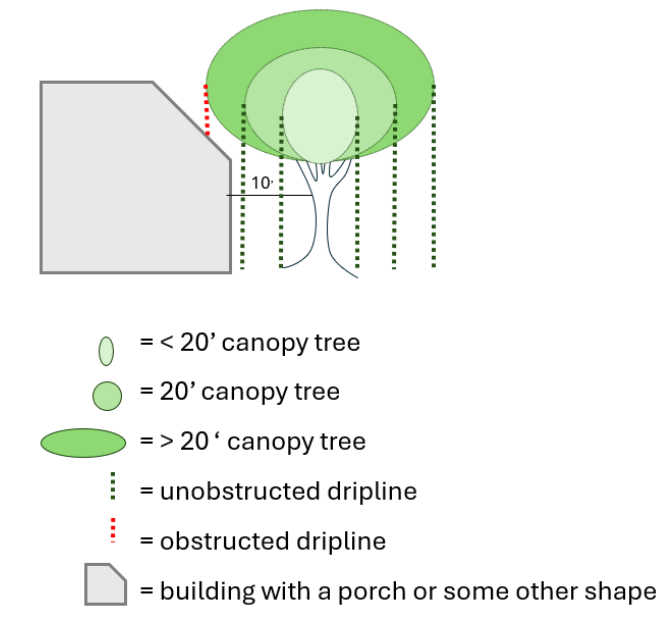


Figure 7.6.2-BA: Obstructed and unobstructed driplines on various size trees, located 10 feet from an existing structure

C. Vegetation shall be established, maintained, and sustained throughout its life in support of the City's tree count, climate, and walkability goals. One of the following two options may be used:

1. Drip or bubbler irrigation with backflow protection. A simple irrigation system can be part of the domestic water supply for the residence.
2. Alternate methods, such as rainwater harvesting, hand watering, and greywater systems, as proposed by the property owner and approved by the PDSD Landscape Architect.

D. Proposed landscaping and related items can be included in a residential plot plan; a Landscape Plan is not required.

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## **7.6.89. MAINTENANCE**

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## **7.6.910. ADMINISTRATION**

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# **ARTICLE 11: DEFINITIONS AND RULES OF CONSTRUCTION**

## **11.3. DEFINITIONS OF LAND USE GROUPS, CLASSES, AND TYPES**

### **11.3.7. RESIDENTIAL USE GROUP**

The Residential Use Group includes Land Use Classes and Land Use Types that are residential on a nontransient basis. The following Land Use Classes, Land Use Types, and examples constitute the Residential Use Group.

#### **A. Family Dwelling**

The occupancy (habitation) of a permanent structure or structures on a lot or parcel by one or more individuals holding the dwelling unit under common property rights, living together as a single household-, and using common cooking facilities-. Typical uses include attached or detached dwellings and single-family or multiple-family dwellings.

##### **1. Duplex**

A building containing two dwelling units on a single lot or parcel-.

##### **2. Manufactured Housing**

##### **3. Middle Housing**

A building or buildings with two to four dwelling units on a site, including townhomes, excluding Accessory Dwelling Units.

##### **43. Multifamily Development**

Any residential development consisting of three or more dwelling units on an integrated site or single lot-.

##### **54. Single-Family Dwelling, Attached**

A dwelling unit attached on a horizontal plane to one or more dwelling units by structural elements common to the attached units. Each dwelling unit is located on its own individual lot or separated by a line denoting a separate ownership of each unit. The structural elements include common wall construction, roof, or other similar improvement.

Elements such as trellises, beams, and patio walls are not included. The interior perimeter yard between units in a unified development may be reduced to 0 (zero) feet.

#### **65. Single-Family Dwelling, Detached**

A dwelling unit that is not attached to any other dwelling unit by any structural elements, surrounded by open space and located on its own separate lot.

#### **76. Accessory Dwelling**

A dwelling unit that is either: (a) detached, located on a lot with a primary single-family dwelling, or (b) attached to a single-family dwelling. Accessory dwelling units are independent units and may include a kitchen, bedrooms, bathrooms, and a sitting room.

### **11.4.13. DEFINITIONS – L**

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#### **Landscape Materials**

Any materials used for the purpose of landscape improvement that may include, but are not limited to, the following: trees, shrubs, cacti, ~~vegetative~~ ground-covers groundcovers (one word), turf, vines, walkways, berms, stone or inert ground cover materials, sculptures, fountains, irrigation equipment, street furniture, outdoor lighting, fences, or walls.

#### **Landscape Plan**

A graphic representation of the development site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project.

#### **Landscaping**

–An exterior improvement of a site in accordance with an approved landscape plan or plot plan and approved landscape methods, materials, and maintenance.

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### **11.4.23. DEFINITIONS – V**

#### **Vegetative Groundcover**

Plants below approximately one foot in height at maturity, such as groundcover, low-height shrubs and some cacti, and other plants.

## ADMINISTRATIVE MANUAL

### SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS)

#### 2-06.1.0 GENERAL

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#### 4.7 General Notes

The following general notes are required. Additional notes specific to each plan are required where applicable.

##### A. Zoning and Land Use Notes

1. List as a general note: "Existing zoning is \_\_\_\_."
2. List the gross area of the site/subdivision by square footage and acreage.

~~(a)~~ a. If the gross area of the site is ten contiguous acres or greater Middle Housing is allowed on at least 20% of all lots

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#### 2-06.5.0 FLEXIBLE LOT DEVELOPMENT (FLD) - ADDITIONAL REQUIREMENTS

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##### F. Privacy Mitigation Plan

When applicable, a privacy mitigation plan is required in accordance with Section 8.7.3.M.2.d of the UDC as follows:

1. Identify on the tentative plat or site plan the lots and/or units that must provide privacy mitigation;
2. Provide photographs of the site and its interface with the adjacent properties documenting the existing conditions; and,
3. Provide a written statement and drawings (such as elevations and landscape plans) demonstrating how the proposed mitigation techniques comply with Section 8.7.3.M.2.b of the UDC. The plan should include when practicable additional design elements to increase privacy such as the siting angle of buildings, windows, and lots;

##### G. Covenants, Conditions, and Restrictions

1. Provide three copies of the Covenants, Conditions, and Restrictions (CC&Rs) regarding the homeowner's association's responsibility for the ownership and maintenance of commonly-owned property.
2. Provide two copies of the protective covenants or common use agreements for any shared areas being established by easements over individually-owned property.

(Am. Ord. 11320, 11/17/2015)

## SECTION 2-07.0.0: FINAL PLAT, BLOCK PLAT, MINOR SUBDIVISION, AND CONDOMINIUM PLAT APPLICATIONS

### 2-07.1.0 APPLICABILITY

### 2-07.2.0 APPLICATION SUBMITTAL REQUIREMENTS

### 2-07.3.0 SUBMITTAL TIMING

### 2-07.4.0 FORMAT REQUIREMENTS

### 2-07.5.0 CONTENT REQUIREMENTS

## 5.1 General

## 5.2 General Notes

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-K. . If the gross area of the site is ten contiguous acres or greater Middle Housing is allowed on at least 20% of all lots

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## SECTION 2-08.0.0: LAND SPLIT APPLICATIONS

### 2-08.1.0 PURPOSE

### 2-08.2.0 APPLICABILITY

### 2-08.3.0 APPLICATION SUBMITTAL REQUIREMENTS

### 2-08.4.0 FORMAT REQUIREMENTS

### 2-08.5.0 CONTENT REQUIREMENTS

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J. . If the gross area of the site is ten contiguous acres or greater Middle Housing is allowed on at least 20% of all lots