

Applicable Land Use Policy Direction

Plan Tucson – The City of Tucson General & Sustainability Plan

Ratified by voters at the November 4, 2025 General Election, and the results declared on November 18, 2025, Resolution # 24039, Plan Tucson provides public policy to guide more specific planning, program, and project decisions affecting key elements that shape Tucson and allow it to function successfully.

Land Use 1

Support developments that provide all residents with access to critical, general, recreation, and entertainment services, including childcare and healthcare, and other community facilities, such as libraries, community centers, and green space.

Land Use 2

Locate housing, employment, retail, green spaces, and services within close proximity of each other to allow safe and easy access between uses and reduce car dependency.

Land Use 8

Adopt zoning and land use regulations and review them on a regular basis to ensure they promote the establishment and growth of businesses as well as to facilitate housing production.

Land Use 12

Apply the Guidelines for Development Review to the appropriate Building Blocks in the Future Growth Scenario Map, included in chapter four, to evaluate and provide direction for annexations, plan amendments, rezoning requests and special exception applications, Board of Adjustment appeals and variance requests, and other development review applications that require plan compliance.

Land Use 14

Promote urban design that is compatible with the surrounding scale and character of existing development.

Land Use 16

Protect and enhance the aesthetic attractiveness of Tucson's streetscapes along the arterials, collectors, and within our neighborhoods.

Land Use 19

Apply specific plan and functional plan policies to evaluate and provide direction for annexations, plan amendments, rezoning requests and special exception applications, Board of Adjustment appeals and variance requests, and other development review applications.

Guideline for Development Review A.8

Support the retention and expansion of existing businesses.

Guideline for Development Review A.16

Support the development and management of healthy and attractive urban vegetation, especially in underserved areas with limited tree cover.

Guideline for Development Review A.23

Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.

Guideline for Development Review A.24

Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

Guideline for Development Review N.7

Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

12th Avenue-Valencia Road Area Plan

Adopted by the Mayor and Council on May 14, 2001, Resolution # 18902, The *12th Avenue-Valencia Road Area Plan* is intended to provide land use policy direction and design guidelines for development within the *Area Plan* boundaries, and to protect and enhance the integrity of established neighborhoods, by identifying appropriate locations for residential, office, commercial, and industrial uses.

General Land Use Policies:

Policy II.A.2

Encourage development throughout the *Plan* area to complement the existing scale, character, and identity of the surrounding neighborhood.

Policy II.A.3

Support development on the perimeter of residential areas which serves to protect and enhance the quality of life for neighborhood residents.

Policy II.A.4

Demonstrate sensitivity to surrounding uses through the use of design, location, orientation, landscaping, screening, and other means, as outlined in the Design Guidelines.

Office and Commercial Land Use Policies:

Policy II.C.3

Ensure that appropriate design elements and buffering techniques are incorporated into development proposals during the zoning application and associated development plan review processes, to ensure sensitive design of office and commercial developments adjacent to established neighborhoods. These elements must be shown on rezoning concept plans and related development plans.

Policy II.C.8

Encourage the use of buffering adjacent to residential uses. Buffering can be achieved by providing a decrease in intensity such as locating open space, a structure, parking area, or other more compatible development adjacent to the residential area, depending on the nature of the use being developed. Such buffering techniques should be evaluated on a case-by-case basis.

Policy II.C.9

Ensure compatibility of office and commercial uses with any residential uses by requiring appropriate design elements. Along any residential edge, appropriate design elements include, but are not limited to: screened, covered, or indoor storage; noise buffers; additional landscaping and screening; building height restrictions; setbacks; shielded or directed lighting; and special air pollution controls. Additional elements are covered in the Design Guidelines.