Overview of Code Tucson '26 Survey 1 Results

Survey responses organized by respondent category

I. General Community Members

Respondents with no professional development experience or limited/occasional use of the development codes

What's Working Well?	Areas for Improvement	Other Comments/Priorities
New housing and ADUs	Parking requirements; infill housing density; review process efficiency	Need more affordable housing options; traffic calming measures
Streetscapes with attractive landscaping	Parking; street maintenance; road condition	Focus on environmental impacts; water conservation in development
Bike trails and park updates	Too many car washes and similar uses concentrated in certain areas	Better separation between commercial and residential; slow growth
Green infrastructure and storm water management	Infill housing in neighborhoods without adequate parking or compatible aesthetics	Concerns about concentration of services (car washes, storage facilities)
New multi-family housing options	Reduce regulations on residential development to lower housing costs	Faster plan review; clearer permit processes for homeowners
Transit-oriented development; reduced parking minimums	Need stronger environmental standards; rainwater harvesting; energy efficiency incentives	Affordable housing for first-time buyers; concern about sprawl and water availability
Landscaping and parkland quality; new sidewalks	Homelessness; street maintenance; code enforcement abuse/harassment	Road repair is critical priority; concerns about downtown parking costs

II. Development Professionals and Business Interests

Architects, builders, real estate professionals, planners, and others frequently using the development codes

What's Working Well?	Areas for Improvement	Specific Code Recommendations
ADU provisions; Overlay and Infill Incentive Districts; downtown development	Eliminate or reduce parking requirements; streamline review timelines	Eliminate parking minimums; prohibit new drive-thrus; reduce setbacks
Middle Housing Code Amendment; new housing options	Code is complex and difficult to navigate; needs better layout and search functions	Simplify code structure; consolidate zoning district info in one place
Guest houses; retention ponds in new communities	Treat all developers equally on inspections; clarify nonconforming lot standards	Address illegally split lots; consistent permit and inspection standards
Allowed accessory uses; flexibility for industrial zones	Expensive and burdensome review processes; change to performance-based code	Clarify setback requirements; simplify landscape and ADU provisions
Some recent improvements in code clarity	Cumbersome design standards; code promotes low-quality development	Return to form-based zoning; strengthen design standards
Accessibility improvements recognized as important	Limited accessibility options in residential development	Require accessibility standards in 4+ unit buildings like hotels do
Expedited reviews available; positive staff coordination	Need clearer standards on bicycle parking; expanded use definitions	Reduce landscape requirements for industrial; increase parking flexibility

III. Neighborhood Advocates and Special Interest Groups

Neighborhood association members, HOA representatives, preservation advocates, and those with specific development concerns

What's Working Well?	Areas for Concern	Recommended Actions
Historic district preservation efforts; landscaping regulations	Infill housing overwhelming historic neighborhoods; density concentrated in midtown	Strengthen historic district protections; require neighborhood input; restore design review
ADU program; some quality infill development	Inadequate parking with middle housing; loss of neighborhood character	Tie ADU/middle housing to off-street parking; protect low-density residential
Native landscaping; reduced parking in some areas; infill incentives	Code enforcement weaponization; anonymous complaints causing harassment	Require reporter identification; stop anonymous complaints; track abuse patterns
New housing and mixed-use development in urban areas	Sprawl on east side; loss of rural character; SR zoning being eroded	Maintain SR zoning near Saguaro NP; preserve low-density buffer; limit density expansion
Open space preservation; green infrastructure improvements	Too much development pressure; insufficient concern for water availability	Prioritize infill in urban core; moratorium on peripheral single-family developments
Streetcar development; downtown improvements; accessibility focus	Scooter issues; vacant storefronts; loss of historic character	Strengthen historic preservation; require neighborhood input; improve pedestrian standards
Road improvements; park updates; traffic calming measures	Code complaints used as harassment; HOAs providing only protections	Strengthen enforcement fairness; reduce anonymous complaints; require identity disclosure

Key Themes Across All Respondent Groups:

Parking requirements and their significant impact on development viability

Accessibility and usability of the development code documentation and website

Balance between encouraging new housing production and preserving neighborhood character

Need for faster, more streamlined and predictable review processes

Concerns about code enforcement fairness, transparency, and potential weaponization

Water availability and environmental sustainability standards in new development

Balancing historic preservation and design standards with infill housing goals

Code Tucson Survey 1 Responses

Exact Listing of Survey Responses by Respondent Category

General Community

Total Responses: 63

Respondent 1

Name: Erica Quesada
Experience with Development Codes: I have never used the City's de
What's Working Well: Allowing ADUs is great in combating lack of affordable housing.
Areas for Improvement: NO MORE MATTRESS STORES, SMOKE SHOPS, ANGIES GRILL(OR PLACES THAT ARE THE SAME THING), STARBUCKS, AND DOC IN THE BOX. Gain some imagination

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Respondent 2

Name: Jacob Gabriel Richards
Experience with Development Codes: I have never used the City's de
What's Working Well: Street repair
Areas for Improvement: Parking
Community Meeting Priorities: Raising taxes would be helpful to keep buses free.
Additional Feedback: Please keep buses free and higher more security for downtown bus depot.

Respondent 3

Name: nancy carlstrom
Affiliation: Wildflower Reserve
Experience with Development Codes: I have never used the City's de
What's Working Well: New homes, better parking, improved roads, nice landscaping.
Areas for Improvement: More money allocated for Catalina. Grocery, retail, etc
Community Meeting Priorities: Develop Oracle Rd between Oro Valey & Saddlebrook more. Reduce the drive time into the city by having better things available to the people that live up here.

Respondent 4

Name: Vicki G. Barth
Affiliation: Barrio Blue Moon
Experience with Development Codes: I have never used the City's de
What's Working Well: I am most familiar with development in or near my neighborhood. I am concerned that all of the lower income and homeless services that already populate my neighborhood are increasing rather than an attempt to spread them out.
Areas for Improvement: Infill housing in my neighborhood has been implemented without concern for off street parking, landscaping or an aesthetic that works with our historic homes.
Community Meeting Priorities: Reducing the concentration of low income and homeless services to one area which is 85705.
Additional Feedback: Please do not allow prison parolees housing in a family neighborhood!!!! A nice residence was recently turned into a commericial halfway house.

Respondent 5

Name: Emily Bressler
Affiliation: North Dodge
Experience with Development Codes: I have never used the City's de
What's Working Well: reducing parking requirements, increasing the amount of middle housing
Areas for Improvement: stipulations on the amount of short term rentals that individual/corporations should own within Tucson, increasing the permit rate for short-term rentals, increasing the distance between car washes and smoke shops between each other and residential house
Community Meeting Priorities: understanding how the codes are going to impact citizens and encouraging people to get involved

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Respondent 6

Name: Michael McClure
Experience with Development Codes: I have never used the City's de

What's Working Well: Art on overpass
Areas for Improvement: Fill potholes, more sidewalks
Community Meeting Priorities: Pot hole filling.

Respondent 7

Name: Diane Taylor
Affiliation: (Santiago Hills area)
Experience with Development Codes: I have never used the City's de
What's Working Well: Regular housing developments, with a little bit of land around them work well. I appreciate having some parking restrictions as far as junk vehicles being left for months.
Areas for Improvement: NOT good: developments, houses close to each other, no parking. Parking meters, forcing me to pay to go shopping. Some businesses have NO parking (6th Avenue galleries).
Community Meeting Priorities: The streets of Tucson are a disaster, full of potholes or under construction.
Additional Feedback: Parking at Mercado end of streetcare used to be free, now $5 to park there. Limiting answers to 255 characters=you're not serious.

Respondent 8

Name: Barbara Joy Tucker
Experience with Development Codes: I have never used the City's de
What's Working Well: Parks
Areas for Improvement: Homless riding the bus need to stop that need to start charging to ride the bus, roads need to be fixed maojor streets not just neighborhoods

Respondent 9

Name: DAVID E STEPHENSON
Experience with Development Codes: I have never used the City's de
What's Working Well: Roads need repaired. Street lights need put up. Sidewalks installed
Areas for Improvement: Roads need repaired. Street lights need put up. Sidewalks installed.
Community Meeting Priorities: Roads need repaired. Street lights need put up. Sidewalks installed.
Additional Feedback: Camino Seco between 22nd street to Irvington roads need repaired. Irvington from kolb to houghton need repaired. Camino Seco from golf links to Irvington needsRoads need repaired. Street lights need put up. Sidewalks installed.

Respondent 10

Name: James Williams
Affiliation: Frontier Village
Experience with Development Codes: I have never used the City's de
What's Working Well: Landscaping?? Blocking data centers, 311
Areas for Improvement: Roll-offs on residential construction left for months, ADU (too costly, flexible amnesty for homeowners), Commercial Shopping malls adjacent to residential (industrial storage, trash, noise, homeless, bright lighting, etc)
Community Meeting Priorities: Street takeovers by gangsters, merging lanes creating dangerous confrontations, Grant & Alvernon!!!!! OMG!

Respondent 11

Name: Tim Brown
Affiliation: Feldman
Experience with Development Codes: I have never used the City's de
What's Working Well: Development is slow here. The only thing I see that's starting to make a difference are the roads. Developments like Tucson Marketplace and UA Tech park have been slow going. We have a lot of infill to do.
Areas for Improvement: The recent influx of affordable housing units is needed, but these properties are rectangular boxes with no landscaping, chainlink fences and no paved parking. Will look rundown in a few years.
Community Meeting Priorities: Crime and open drug use.

Respondent 12

Name: James Malusa
Affiliation: Blenman Elm NA
Experience with Development Codes: I have never used the City's de
What's Working Well: There appears to be plenty of development. It seems that there is not a housing shortage, but a money shortage - folks find home prices and rents too high for their income.
Areas for Improvement: Planning and Development sends me (as treasurer of the Blenman Elm NA) frequent notices of liquor license applications, etc. Such notices should only be sent to those impacted, i.e., neighbors. A waste of city resources.

Respondent 13

Name: Stephan Donovan
Experience with Development Codes: I have never used the City's de
What's Working Well: More land set aside for Nature.
Areas for Improvement: Nature reserves.
Community Meeting Priorities: More trees.

Respondent 14

Name: Denise Haynes
Affiliation: Garden Dustrict
Experience with Development Codes: I have never used the City's de
What's Working Well: The monastery development on Country Club turned out well. I like having native landscaping, sidewalks, enough parking, and not too high density.
Areas for Improvement: I don't think building setback from property line should be less than it is now, and buildings over 2 stories shouldn't be allowed in residential neighborhoods.

Respondent 15

Name: Daniel Ice
Experience with Development Codes: I have never used the City's de
What's Working Well: New Housing, small commercial, ADUs,
Areas for Improvement: I'm happy to see the middle housing zoning and building text amendments

Respondent 16

Name: Matthew Scott Brown
Affiliation: CGNE
Experience with Development Codes: I have never used the City's de
What's Working Well: Landscaping
Areas for Improvement: N/a
Community Meeting Priorities: Abuse of code enforcement to harass neighbors
Additional Feedback: Complaints made for code should be public to avoid anonymous harassment of neighbors

Respondent 17

Name: Jeanne Jerousek-McAninch
Affiliation: Marana
Experience with Development Codes: I have never used the City's de
What's Working Well: "Tucson House" remodeled
Areas for Improvement: West side neighborhood south of the border of Roger & Oracle. Alot of gang activity and shootings on Prince Rd.

Respondent 18

Name: Janet Haines
Affiliation: Garden District
Experience with Development Codes: I have never used the City's de
What's Working Well: Planters in roads to slow traffic instead of tables
Areas for Improvement: No businesses without a storefront where the strip mall is zoned for one; Designated area(s) for homeless; weed control on city property.
Community Meeting Priorities: What is written above

Respondent 19

Name: Chloe
Affiliation: San Clemente
Experience with Development Codes: I have never used the City's de
What's Working Well: Restoration of historic strip malls- for example, the Sol Plaza on Broadway at Tucson.
Areas for Improvement: Need more options for multi family properties, fewer large lots with a little Starbucks drive thru built on them. Safer access for bikes all over town, and safer street crossings for pedestrians.

Respondent 20

Name: Linda Zaner
Affiliation: Indian Ridge/Ruins
Experience with Development Codes: I have never used the City's de
What's Working Well: Too much development.
Areas for Improvement: Too much overdevelopment in already established neighborhoods
Community Meeting Priorities: Homeless encampment regulations and enforcement. Pantano River trail is overrun, lately more than 1 fentanyl user

Respondent 21

Name: Guy Smith
Affiliation: hidden hills
Experience with Development Codes: I have never used the City's de
What's Working Well: landscaping and parks
Areas for Improvement: fix all the pot holes where needed and repave streets that are in need of.

Respondent 22

Name: ann weninger
Affiliation: citizen, homeowner
Experience with Development Codes: I have never used the City's de
What's Working Well: not sure
Areas for Improvement: I would like to see huge parking lots retrofitted to retain stormwater and provide shade. I'm excited to see the multlevel housing go up. I don't want any development that uses lots of water and throw a lot of heat. That's counterproductive.

Respondent 23

Name: Joann Katherine Malta
Experience with Development Codes: I have never used the City's de
What's Working Well: New housing
Areas for Improvement: Rainwater conservation; more reflectors on roads to help with night driving
Community Meeting Priorities: TUCSON road improvement
Additional Feedback: 3 deaths in 3 years at Alvernon/Skyline where cars ram into La Paloma community wall. Need something to slow cars on Alvernon near intersection

Respondent 24

Name: Henry C Rivera
Experience with Development Codes: I have never used the City's de
What's Working Well: i like the new storm to shade. i like seeing landscaping like that. i like the new side walks and bike paths.
Areas for Improvement: i think something should be done about the architectures style. its boring. we need more high rise buildings. we should development have a tree minimum.

Respondent 25

Name: Anna Timney
Affiliation: Sewell Neighborhood Association
Experience with Development Codes: I have never used the City's de

What's Working Well: Keeping lights down to continue our dark skies for the astronomical learning that happens here
Areas for Improvement: Review processes, I worry about some of the infill housing and keeping it looking like the sleepy old Pueblo town, not allowing crazy modern and Mediterranean style homes to distract from the history and beauty of the town.

Respondent 26

Name: Mercedes Smith
Experience with Development Codes: I have never used the City's de
What's Working Well: See last two responses
Areas for Improvement: See last two responses
Community Meeting Priorities: Our neighborhood saw a surge in City code letters: 109 homes cited Aug 2024–Aug 2025, 26 repeatedly. Many costly fixes address extremely petty, often invalid complaints. The City knows one person drives most calls, yet residents have no recourse
Additional Feedback: Please help us find a solution to the ongoing harassment described in the previous response.

Respondent 27

Name: JOSEPH KOBEL
Affiliation: Carpenters Local 1912, Retired
Experience with Development Codes: I have never used the City's de
What's Working Well: Landscaping, ADUs, Streetscapes
Areas for Improvement: Infill, Flash Flooding (Stormwater Runoff use/mitigation)
Community Meeting Priorities: Existing street repair and mantainence needs to be included

Respondent 28

Name: Debbie Chandler
Affiliation: Administration of Resources and Choices, 501C 3
Experience with Development Codes: I have never used the City's de
What's Working Well: The current focus on affordable housing is needed, and we should keep that focus going forward. The reduction of parking within downtown development codes is a good thing. Less big parking lots around town the better.
Areas for Improvement: more infill housing that is affordable, single family homes for first time home buyers,
Community Meeting Priorities: single family homes that are affordable to first time home buyers.

Respondent 29

Name: Lori Rickard
Experience with Development Codes: I have never used the City's de
What's Working Well: The murals on buildings seem to be appreciated by people.
Areas for Improvement: Sound detection system for telling the difference between gun fire and fireworks so police can be automatically deployed to the area while cameras or drones follow the person(s) who made the noise and then can be appended.
Community Meeting Priorities: No Loitering on the street mediums or intersections. Have the name of streets up at the traffic lights with the speed limit up at the traffic lights.
Additional Feedback: Youth Prevention: When school is out, have the outdoor pools open from dusk to dawn. The high school students could be trained as Life Guards, part of the Explorers Scouting, for the night summer swimming program.

Respondent 30

Name: Diana White
Experience with Development Codes: I have never used the City's de
What's Working Well: Make more apartments available
Areas for Improvement: Should make it possible to have senior housing

Respondent 31

Name: Latoya Moorehouse
Experience with Development Codes: I have never used the City's de

What's Working Well: Parking
Areas for Improvement: Schools and school transportation
Community Meeting Priorities: Transportation

Respondent 32

Name: Anna Marcum
Affiliation: Julia Keen Neighborhood Association
Experience with Development Codes: I have never used the City's de
What's Working Well: Areas in and around city that incorporate natural waterways in common areas as greenway. I have seen some in neighborhoods.
Areas for Improvement: in filling causes negative impact on communities especially older neighborhoods should be restricted. Look at the permitting process for repeat “offenders” who build anywhere such as the new 22nd street duplexes.
Community Meeting Priorities: For our neighborhood there is a large dirt drainage “ditch”. This should be developed as a green way - this would also help with speeders.
Additional Feedback: Protect older neighborhoods from over development and in filling.

Respondent 33

Name: Brian Ellison
Affiliation: RHENA
Experience with Development Codes: I have never used the City's de
What's Working Well: Density around the University. Focus on ADUs.
Areas for Improvement: Lack of density on major corridors (Campbell, Speedway, Stone, Broadway) is a huge disservice. Buildings must be multi-story, residential above and retail below. Traffic is terrible due to sprawl.
Community Meeting Priorities: Reduction of street surfaces on residential streets, densification of major corridors.
Additional Feedback: Campbell and Speedway are eye sores. Murals don’t hide poor planning.

Respondent 34

Name: Terry McDaniel
Affiliation: Rancho Morado HOA
Experience with Development Codes: I have never used the City's de
What's Working Well: New, low cost housing should be clustered geographically so that established neighborhoods are not changed radically.
Areas for Improvement: Re-zoning for "middle housing" (infill) is concerning for established neighborhoods. This risks undermining property character for existing owners. Aesthetics and maintaining property characteristics in a neighborhood should be paramount & respected.
Additional Feedback: Thank you for this opportunity.

Respondent 35

Name: Brock McGoff
Affiliation: Pinecrest Neighborhood Association
Experience with Development Codes: I have never used the City's de
What's Working Well: Traffic calming measures, especially when combined with beautification projects (like the landscaped barriers along Pima St).
Areas for Improvement: It's taking much longer than expected to resurface our roads in the Pinecrest neighborhood. This is a #1 priority for everyone who lives here.

Respondent 36

Name: Diane
Experience with Development Codes: I have never used the City's de
What's Working Well: New sidewalks on Grant were very much needed, especially since I am disabled and often roll a cart. Please REMOVE all the "blind people's yellow slabs." I have seen maybe 3 blind people walking in my 6 years here. Yellow plates trip up my cart-dangerous!
Areas for Improvement: SIDEWALKS. Adequate LIGHTING. MORE TREES and landscaping. More art.

Community Meeting Priorities: Improve the transit system. Clean up drug activity on bus benches and on buses themselves.
Additional Feedback: STOP mindlessly putting in "bike boulevards" & dedicated bike lanes. Expensive. Will clog up traffic and enrage drivers. Then we'll be facing $$millions to take them out. Any reasonable bike rider can USE QUIET SIDE STREETS. It's not rocket science.

Respondent 37

Name: Linda Horne
Affiliation: Ward 3
Experience with Development Codes: I have never used the City's de
What's Working Well: landscaping requirements, available parking, rush hour driving crowded, Grant and Alvernon area a mess with all the roadwork.
Areas for Improvement: parking regulations, speed circles or bumps on 25 mph roads such as North Country Club. Some individuals use it as a speed racing strip. Road construction managed better, not so many areas closed at once.
Community Meeting Priorities: Green areas and development. Good water usage and requirements for landscaping, especially in HOAs.

Respondent 38

Name: Ellen R Patterson
Affiliation: RHENA
Experience with Development Codes: I have never used the City's de
What's Working Well: streetscapes with attractive new landscaping. Infill very important.
Areas for Improvement: Our streets are horrible.
Community Meeting Priorities: Infill, environmental enhancements, more walkways, more sidewalks, and better safety measureswith transit system

Respondent 39

Name: Laura E Smith
Experience with Development Codes: I have never used the City's de
What's Working Well: nothing
Areas for Improvement: low income housing, businesses that provvie jobs IN the city, safe and clean public parks without homeless Fentanyl addicts an NO AI DAA CENTERS
Community Meeting Priorities: NO AI DAA CENTERS low income housing,

Respondent 40

Name: Debra Glessner
Affiliation: Garden District
Experience with Development Codes: I have never used the City's de
What's Working Well: In the middle of construction here. The drainage sytem for storms in my nbhd seem to work. I appreciate that Tucson cleans up the debris after a storm.
Areas for Improvement: On my block there are 3 vacant homes, 2 I know are out of state owners. One has been fixed up and sold twice and still no one living there. Its at least a yr for one.
Community Meeting Priorities: Yes
Additional Feedback: With Grant being redone, it would be nice not to have mountain view blocked with development along Grant from Swan westward, unless view already gone westward which it is in some places.

Respondent 41

Name: Stephen Allen
Experience with Development Codes: I have never used the City's de
What's Working Well: McCormick Park seems to be progressing well and is expected to be a credit to the neighborhood.
Areas for Improvement: What I have seen of review processes indicates that they are too costly, complicated, and time consuming.
Community Meeting Priorities: There should be a presumption that an existing building that passed a Tucson safety inspection when it was built, will remain safe if the property owner erects an additional building on the property, without needing internal retrofits.

Additional Feedback: The officer of a certain nonprofit organization that investigated expanding its campus, thought it shocking that the cost just of permits and inspections typically runs 8 to 15 % of the entire cost of the project.

Respondent 42

Name: RICHARD HAGEL
Affiliation: Limberlost
Experience with Development Codes: I have never used the City's de
What's Working Well: Some parks.
Areas for Improvement: I would start with the roads. For example, Limberlost Drive needs to be repaved, some parts are very bad. This , to me, is the beginning of any development. Then you move on to other things.
Community Meeting Priorities: Yes, the Limberlost area including the First Avenue project. These meetings should be when most people can attend them, such as on a weekend during the afternoon in a community center or public library.
Additional Feedback: There was a recent meeting at the Limberlost park in the morning. This was not a time when many people were not available to attend.

Respondent 43

Name: Paul S. Mosher
Affiliation: Harrison East-south
Experience with Development Codes: I have never used the City's de
What's Working Well: Esperaza Village, STAR, Tucson House, and any other low income housing are development issues important to me.
Areas for Improvement: I think development in Tucson should include more affordable housing with the biggest focus on transitional housing. This will help address our unhoused population more directly.
Community Meeting Priorities: Yes, another important issue that I think we should all be concerned with are large scale single family home developments. I feel that city infill is a much more responsible use of water and land. I would like to see a moritorium on these developments.
Additional Feedback: Presevation of "green spaces" surrounding Tucson

Respondent 44

Name: Jill Bullock
Affiliation: Campbell Grant
Experience with Development Codes: I have never used the City's de
What's Working Well: Park updates
Areas for Improvement: Some jerk keeps complaining about our neighborhood causing a lot of hardship on folks
Community Meeting Priorities: Tucson

Respondent 45

Name: PaulaToffolo
Experience with Development Codes: I have never used the City's de
What's Working Well: Mixed used buildings
Areas for Improvement: Affordable housing solutions are needed
Community Meeting Priorities: More ways to help unhoused people
Additional Feedback: Rents and house prices continue to skyrocket while wages fall in real terms. This means more people in Tucson will not be able to afford to live anywhere. We need a real solution to this crisis!

Respondent 46

Name: Amanda Grant
Affiliation: Miramonte
Experience with Development Codes: I have never used the City's de
What's Working Well: I am in favor of new infill housing, native landscaping, and reducing parking minimums.
Areas for Improvement: I would love some type of community benefit requirements in my neighborhood - anything to add sidewalks, especially to 2nd st!

Respondent 47

Name: Ray Jordan
Affiliation: CODI TTAC
Experience with Development Codes: I have never used the City's de
What's Working Well: Mixed (business and residential development) is good but can always be better.
Areas for Improvement: Access for people with disabilities needs improvement. There are few opportunities for people, particularly wheelchair users, to buy or rent a residential property that is accessible. We should do better.
Community Meeting Priorities: Amendments to Inclusive Home Design Ordinance 10463 to improve access and amenity for people with disabilities.
Additional Feedback: Residential buildings of 4+ dwellings should be subject to the same accessibility requirements as hotels. Wheelchair users not only travel, they want somewhere to live.

Respondent 48

Name: Philip Pugliese
Experience with Development Codes: I have never used the City's de
What's Working Well: Handicapped parking works well but that's pretty much it.
Areas for Improvement: Allowing transients to overrun areas needs to be STOPPED!
Community Meeting Priorities: Clearing out transient encampmenst more aggressively..
Additional Feedback: Road maint & rehap needs to be GREATLY improved!

Respondent 49

Name: Charles Hendricks
Experience with Development Codes: I have never used the City's de
What's Working Well: New housing
Areas for Improvement: Parks regulations

Respondent 50

Name: Susan Willis
Affiliation: Palo Verde Neighborhood Association
Experience with Development Codes: I have never used the City's de
What's Working Well: transit-oriented development
Areas for Improvement: infill housing, increased tree planting, rainwater harvesting infrastructure for new buildings, solar-powered EV stations in new developments,
Community Meeting Priorities: Incentivize retrofitting of aging housing for energy efficiency.

Respondent 51

Name: Elizabeth Pero
Affiliation: NHIZONI Properties
Experience with Development Codes: I have never used the City's de
What's Working Well: Keeping Routes 5 and 1 bus routes is most important .. the roadways all need help , potholes.. I don’t see anything new.. just crime, homeless, drugs and nothing done about it
Areas for Improvement: Everything especially roadways
Community Meeting Priorities: free buses and more security on buses,

Respondent 52

Name: robert fabio
Affiliation: wilmot point HOA
Experience with Development Codes: I have never used the City's de
What's Working Well: In Las Vagas Shopping centers Trees encourage shopping..
Areas for Improvement: Planting trees in shopping center parking lots would encourage shopping. They can be manually watered.

Respondent 53

Name: Spencer Salmon
Affiliation: Barrio Santa Rita

Experience with Development Codes: I have never used the City's de
What's Working Well: Complete streets, mixed use developments reduced parking, increased parking fees, more protected bike lanes
Areas for Improvement: Make it easier to build dense but neighborhood appropriate housing. None of those big blocks going up by the U
Community Meeting Priorities: Get those old corner stores in Santa Rita and viejo back to selling groceries
Additional Feedback: Vote no on rta next

Respondent 54

Name: Donna Bushek
Affiliation: Ward 2
Experience with Development Codes: I have never used the City's de
What's Working Well: Fixing potholes
Areas for Improvement: Downtown parking is expensive for me
Community Meeting Priorities: Street repair and down town parking.

Respondent 55

Name: JO KAISER
Experience with Development Codes: I have never used the City's de
What's Working Well: Too many new houses.
Areas for Improvement: Correctly paved roads. Proper road infrastructure prior to new facilities going up.
Community Meeting Priorities: Data processing centers do not belong in the desert.

Respondent 56

Name: Bunker Richards
Experience with Development Codes: I have never used the City's de
What's Working Well: not much
Areas for Improvement: Housing way too crowded together putting only tiny places to be outside at our own home. Very bad for our health

Respondent 57

Name: Michael Ritchie
Affiliation: The Notch
Experience with Development Codes: I have never used the City's de
What's Working Well: The Notch (northeast) SR. Please preserve it.
Areas for Improvement: review of street maintenance...it has declined significantly in recent years.
Additional Feedback: Thank you.

Respondent 58

Name: isabel Nash
Affiliation: Notch Neighborhood resident
Experience with Development Codes: I have never used the City's de
What's Working Well: Not sure
Areas for Improvement: Maintain SR zoning to preserve the open space in proximity of the National Park East.
Community Meeting Priorities: Keep area along Freeman Road SR
Additional Feedback: Keep area along Freeman Road SR

Respondent 59

Name: Walter Nash
Affiliation: Notch neighborhood resident
Experience with Development Codes: I have never used the City's de
What's Working Well: Not sure
Areas for Improvement: Maintain SR zoning to preserve the open space in proximity of the National Park East.
Community Meeting Priorities: Keep area along Freeman Rd SR
Additional Feedback: Keep area along Freeman Rd SR

Respondent 60

Name: Nancy E. Roth
Experience with Development Codes: I have never used the City's de
What's Working Well: Street landscaping of new projects.
Areas for Improvement: There needs to be an cooler, more environmentally friendly parking and street surface material other than asphalt that is black (stupid color for even hotter desert) and uses petroleum. Keep SR zoning code intact to our suburban areas that way.
Additional Feedback: Keep SR zoning code intact and find cooler, less toxic alternatives to asphalt.

Respondent 61

Name: Jonathan Sapan
Affiliation: Feldman's
Experience with Development Codes: I have never used the City's de
What's Working Well: Streetcar, open air dining downtown
Areas for Improvement: Scooters still a problem - parking compliance, sidewalk riding, failure of scooter companies to respond in a timely manner . Pedestrian crossings and turn lanesa are poorly implemented. Large 4th Ave developments ground floors vacant for years.
Community Meeting Priorities: How to protect the character of historic neighborhoods in light of reduced control overi infill development. (Infill isn't bad, but should not be allowed to destroy the character of our neighborhoods).

Respondent 62

Name: Brian Welch
Affiliation: The Notch
Experience with Development Codes: I have never used the City's de
What's Working Well: N/A
Areas for Improvement: Review Process are to slow

Respondent 63

Name: B Judd
Affiliation: Palo Verde Neighborhood
Experience with Development Codes: I have never used the City's de
What's Working Well: Survey not respectful of public, does not allow sufficient comment space or opportunity.
Areas for Improvement: Lack trust in the city, M/C to represent the public, to 'look out for neighborhoods' 2/2 objectionable attitudes & actions.
Community Meeting Priorities: The new council members have a very narrow agenda, 'pet projects', own self-promotion. The role M played in promo Project Blue shows she only cares about industry developmt & not the community
Additional Feedback: The city deliberately ignored statutory requiremt to include neighborhood preservation and revitalization in the General Plan; that this provision is the only provision that also includes a requirement to ensure the safety of neighborhoods.

Professionals

Total Responses: 83

Respondent 1

Name: Edward T. Marley
Affiliation: Vista del Monte
Experience with Development Codes: I occasionally use the City's d
How Code is Used: In my work as an Architect
What's Working Well: Not much is working well due to burdensome review processes.
Areas for Improvement: Change from a prescriptive code to a performance based development code. The judgement of a licensed design professional should take precedent over non licensed reviewers.
Additional Feedback: The current review process is completely broken. Reviews of small projects should not take the same amount of time as a more complex project.

Respondent 2

Name: Raye Winch
Affiliation: A Mountain
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Online
What's Working Well: Reducing some restrictions
Areas for Improvement: I would like it to be easier for owner builders to make small home improvements and additions without requiring professionally made plans. I would also like to be able to park RVs and mobile homes, including in front yards as affordable housing

Respondent 3

Name: andrew d'arezzo
Affiliation: Iron Horse Neighborhood Association
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Construction
What's Working Well: green stormwater infrastructure
Areas for Improvement: ensure that developers in dense historic neighborhoods provide adequate parking

Respondent 4

Name: Harold Hallikainen
Affiliation: Mitman NA
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Determine requirements to add amateur radio antenna and ramada at home. Look at sign requirements for a nonprofit.
What's Working Well: I have not observed anything especially good or bad.
Areas for Improvement: On housing, I think we could do more with mixed use on transit routes (such as Speedway) whtere there would be retail/office on the first floor and housing on higher floors. This could increase housing in many neighborhoods.
Additional Feedback: In reviewing code enforcement at https://neighborhood.w6iwi.org/ , I see a fair amount of work without permits. Are contractors subject to penalty for doing work without permits, or just the property owner? It seems like contractors should know better.

Respondent 5

Name: Ellen Parrish
Affiliation: Amphi Neighborhood Association
Experience with Development Codes: I occasionally use the City's d
How Code is Used: dispute over trees overhanging into adjacent property
What's Working Well: the kind that benefits rich people. My, what nice sidewalks and parking strips they enjoy. What lovely neighborhood parks.... What quick response to complaints they receive...
Areas for Improvement: protection of low income neighborhoods seems less important and makes it hard for poorer neighborhoods to claw their way out of urban decay. Why not waive some fees for properties in these residential areas for local owners to improve their lots
Community Meeting Priorities: water use projections seem relevant to sustainable development
Additional Feedback: It would be amazing if your website were as functional as some commercial sites to streamline the user experience. It's a very clunky interface

Respondent 6

Name: Josh Groch
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Real Estate
What's Working Well: Guest houses are working well. Retention ponds in new communities and commercial properties is key after many years of bad decision making on flooding by Huckleberry. Parking standards needs to be reviewed and be more flexible.
Areas for Improvement: Disband the containment policy done by the City Council and police many years ago. With regard to big builders and new communities, we need to inspect the properties thoroughly as we are seeing massive issues, violations and more.
Community Meeting Priorities: Treat big builders and the public the same when it comes to inspections and permitting. This is become an issue I am seeing and hearing about in the public. Unfair 110%

Additional Feedback: Address land / lots that were illegally split and that are non-conforming and cannot be used.

Respondent 7

Name: Carson Woodruff
Experience with Development Codes: I occasionally use the City's d
How Code is Used: As a student to study how development works in Tucson
What's Working Well: The Overlay and Infill Incentive Districts around downtown have allowed for dense mixed-use infill development with the streetcar.
Areas for Improvement: Parking regulations should be eliminated in order to allow greater flexibility for developers, as well as allow for better accessibility for multimodal transportation networks.
Community Meeting Priorities: Parking requirements and a making residential zoning even more liberal beyond the middle housing update to allow for more residential infill

Respondent 8

Name: TC Tolbert
Experience with Development Codes: I occasionally use the City's d
How Code is Used: building and remodeling, also as neighborhood association president to support neighbors
What's Working Well: infill development, green infrastructure
Areas for Improvement: code complaints are being used as harassment and there should be a way to prevent this. Callers/complainers should have to at least disclose their identity to the complaint office (instead of anonymously) so that you can track who is abusing the system.
Community Meeting Priorities: code complaint process

Respondent 9

Name: Jennifer Winchester
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Im in Real Estate, some experience with COmmercial realestate.
What's Working Well: We need new housing. ADUs have been helpful but I look forward to more Multi-family homes being added the "Middle Housing". I think that can help with affordability.
Areas for Improvement: The Road construction and development is taking way too long and negatively impacting so many businesses.

Respondent 10

Name: April Putney
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Study in school for housing, personally for my own property
What's Working Well: Restrictions on lawns is working well. Denser development and affordable housing builds are working well.
Areas for Improvement: More dense infill, less sprawl. Sprawl harms residents /the environment, & increases cost of services & VMT. End minimum parking requirements, begin maximum parking regulations. Ensure current residents aren't displaced. Affordable housing in TOD
Community Meeting Priorities: Prioritizing the health of our future as a desert community over the comforts of individual property owners entrenched in a 1950s development mondset
Additional Feedback: The data and studies are out there regarding the harms of sprawl, please use those in addition to public feedback. The fewer regulations the better when it comes to allowing HOUSING and SANITARY services (like showers and toilets) to be built safely

Respondent 11

Name: Skyler Clary
Experience with Development Codes: I occasionally use the City's d
How Code is Used: as a homeowner trying to find out my rights / options
What's Working Well: downtown has improved over the last decade or so, the broadway curves keeping speeds down, protected bike lanes on aviation from Broadway to 6th, reduced parking requirements,
Areas for Improvement: infill, reduced parking requirements with increased bike parking, protected bike lanes on major streets, pedestrian oriented developments in midtown,

Community Meeting Priorities: cost of housing is way too high! the city must do more to make residential development cheaper faster and easier
Additional Feedback: thanks

Respondent 12

Name: Carol L Schippers
Affiliation: Samprese Estates
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Learned the codes to fight a zoning exception for a sports complex built right next to our homes.
What's Working Well: I feel it is not right that a plot of land surrounded by homes can be built up for basically whatever they want. Schools being exempt for the noise ordinance and lighting codes not enforced even when filed a 311 complanits
Areas for Improvement: Residential development and new development around homes
Community Meeting Priorities: Tucson is getting way to big for its infrastructure. Water is a big concern as well as the condition of the roads. The homeless are camping out and doing drugs right in the neighborhoods and that needs to be considered with new development.
Additional Feedback: I get it that the more you build the more taxes you collect but granting permits for 10 carwashes and storage facilities in one area is just poor judgement.

Respondent 13

Name: Kristina Scholz
Experience with Development Codes: I occasionally use the City's d
How Code is Used: To look up specifications related to building an attached addition and/or ADU to my property.
What's Working Well: I would like to see more clarity and an emphasis on traffic calming measures related to new developments like adding hawk lights for residents, more connection between bike routes nearby, more speed tables at crosswalks.
Areas for Improvement: Clarity in the review process for lay people, consideration of neighborhood input for any new development in their area.
Community Meeting Priorities: I'd like to see the meetings work to engage home owners and renters alike about how they can influence the development in their neighborhoods.
Additional Feedback: None at this time - thanks for being open!

Respondent 14

Name: Michael G Colosimo
Experience with Development Codes: I occasionally use the City's d
How Code is Used: ADU Permits
What's Working Well: Housing
Areas for Improvement: Land zoning especially for non traditional homes
Community Meeting Priorities: Relaxed zoning for non traditional residential units
Additional Feedback: We need more housing options for the Tucson community

Respondent 15

Name: Trish Muir
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Research
What's Working Well: Frankly I am dissatisfied by a majority of the recent changes.
Areas for Improvement: Neighborhood preservation
Additional Feedback: Wrong of the city to protect your donor class in El Encanto, Colonia Solano etc and force the rest of us to have to live with your infill/tax base boosting scheme.

Respondent 16

Name: Eric Bergman
Affiliation: Armory Park and Miramonte neighborhoods
Experience with Development Codes: I occasionally use the City's d
How Code is Used: For building additions and electrical upgrades.
What's Working Well: I have no experiences except my own projects.

Areas for Improvement: All phases of residential permitting. Permit applications on-line are confusing especially if one needs to submit drawings or specific forms. Many of us baby boomers will never be fluent computer users, so we need to be able to talk to real people.
Community Meeting Priorities: Just what I already mentioned.

Respondent 17

Name: emmanuelle gutierrez
Affiliation: Tucson Tenants Union
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Property outlines, city limits, property enforcement codes
What's Working Well: New Housing, landscape requirements, keeping historiv buildings
Areas for Improvement: Building code violations fullyv110% enforced upon apartment complexes and "slumlords" (i.e. Brian Bowers)
Community Meeting Priorities: Helping the more complex homeless individuals who are on the street and need more of everything to get back on their feet than just rehab or a roof for a week. (I.e. multiple bags, pets, kids, complex health issues, limitations...)
Additional Feedback: There's a lot I would suggest, I'm friends with the mayor of south tucson, part of the tucson tenants union, I put the GLH in the position it is now, half condemned.

Respondent 18

Name: Greg Veitch
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Generally positive, and I appreciate all the work that PDSD has done recently, but I feel that the zoning code is still outdated in its development standards and unfortunately does not regulate towards high-quality, human-scaled development.
Code Improvement Suggestions: Its content is the problem, not its user interface. The City seems to believe that removing design professionals from the development process will lead to undefined positive outcomes. The real issue is that the UDC promotes poor quality development.

Respondent 19

Name: Sandy Miller
Affiliation: Richland Heights East Neibhborhood Association
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Our NA sometimes uses the codes to determine if changes people want to make to their homes/properties are allowed by code.
What's Working Well: I don't know.
Areas for Improvement: Allowing denser housing than current zoning lowers the value of existing properties. This is not fair to existing property owners. Also, not requiring adequate parking for new housing can result in problems for years to come,

Respondent 20

Name: Daniel Hargreaves
Affiliation: Garden District
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Im a local architect working at TMC and attempting a standalone workshop conversion to an ADU
What's Working Well: Currently just OK
Areas for Improvement: Time to process, access to a streamlined communication. Ease of building type use converstion
Community Meeting Priorities: Existing building type use

Respondent 21

Name: Brian Carter
Affiliation: Duffy Neighborhood
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Placed small addition to property.
What's Working Well: Sidewalks and Parks seem to be well addressed.
Areas for Improvement: The City of Tucson does well with limited resources.

Community Meeting Priorities: More and better communication to inhabitants of Tucson as to water usage.
Additional Feedback: The City of Tucson and the splendid performance given is astounding. Bravo.

Respondent 22

Name: Leilani K Bew
Affiliation: Campbell/Grant northeast
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Negative. The City has allowed weaponization of the Code. Enforcement officers apologize for their constant presence in the neighborhood and acknowledge that it's excessive. For permitting etc the website isn't intuitive. Easy to get caught in loops.
Code Improvement Suggestions: Filling anonymous complaints should be discontinued. The City (not the public) needs to know who is abusing the system. There is currently no stop gap.

Respondent 23

Name: Laurel-Heather Milden
Affiliation: Jefferson Park
Experience with Development Codes: I occasionally use the City's d
How Code is Used: To ensure neighbors are adhering to codes
What's Working Well: I am not happy with infill middle housing etc.
Areas for Improvement: Less growth in housing. No issue with paying for parking on Saturdays or later in the day. 2 hours when one is going to see a play or a show downtown or near the university is not useful. One cannot see a show in 2 hours nor have dinner in 2 hours.
Community Meeting Priorities: Slow down growth
Additional Feedback: I love Tucson.

Respondent 24

Name: Maureen Pollack
Affiliation: Richland Heights East
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Yes
What's Working Well: I have not had good success with the existing codes as the City does not abide by them, and makes up exceptions to the rules
Areas for Improvement: Sticking with the Codes that are already existing
Community Meeting Priorities: The meetings I have attended appear to reflect what the City if going to do period. They have an agenda, and do not seem to care about input from those residents that already live in the city.

Respondent 25

Name: Rosemary Bolza
Affiliation: Jefferson Park Neighborhood Association
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Looked up what is permissible
What's Working Well: removable of nonfunctional turf
Areas for Improvement: Neighborhood input needs to be encouraged. Planning and development needs a position for a person skilled in helping parties come to agreement on what will make a development useful healthy and beautiful.
Community Meeting Priorities: please consider a culture change where those that will be affected by a develoment are seen as having useful input. NIMBY has become a word that devides us. It leads to resentment of the planning department by the public.
Additional Feedback: I support a city where cars are not necessary and we can enjoy the former roads as common space but my generation has had the car culture marketed to us our whole life. For many people their car is their identity. I have severel ideas about this

Respondent 26

Name: Catherine Grossman
Affiliation: City simply wants to crowd more and more people into a defined small area regardless of water shortage and the inability of the city to provide adequate police protection.

Experience with Development Codes: I occasionally use the City's d
How Code is Used: Took owner of 3442 and 3446 E. Linden to court for misuse of residential property in conjunction with the Palo Verde Neighborhood Assn.
What's Working Well: I don't see much development working well at all. ges loom except for one ADU in the PVN that was done well.
Areas for Improvement: Infill housing should not disrupt R-1 existing neighbors. If the city allows this sacrilege which will lead to angry people fighting over parking places, I hope the city will be ready for lawsuits.
Community Meeting Priorities: Limits to infill housing. Traffic law enforcement. Real focus on water limits.
Additional Feedback: When over 40 trees are cut down at Catalina H.S. on Pima, a city representative should be involved. The mayor favors a million trees as do I. How about standing up when a neighborhood faces such a huge loss?

Respondent 27

Name: Michael Hernandez
Affiliation: Burton and Associates Architects
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Generally positive
Code Improvement Suggestions: Reduced landscape requirements for industrial zones. Increased flexibility for commercial parking req. Increased expansion available for comm. sites intended for mixed commercial and residential when "optional" landscape & parking/trans. is provided.

Respondent 28

Name: Claire Paradiso
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Yes
What's Working Well: Home lots are too small with little green space
Areas for Improvement: Residential developments
Community Meeting Priorities: Environmental impacts of new development and including low and moderate housing units in residential developments.
Additional Feedback: Environmental impacts should include water, electricity, traffic , and green/ open space.

Respondent 29

Name: Gary Cygan
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Unified
What's Working Well: Some new housing and green landscape design
Areas for Improvement: Infill housing needs to be focused on, Way too many empty lots. Not sure if property taxs can be used to encourage moving empty lots into productive properties
Community Meeting Priorities: Empty lots and controlling short term leasing properties

Respondent 30

Name: Tim Bacchus
Affiliation: Cherry Ave. Neighborhood Association
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Front yards with trash vehicles
What's Working Well: Landscaping and parking
Areas for Improvement: Residential development
Community Meeting Priorities: No

Respondent 31

Name: Greg Clark
Affiliation: Miles NA
Experience with Development Codes: I occasionally use the City's d

How Code is Used: 1) buy permits for renovations or additions 2) get trapped in the tar pit of byzantine historic preservation regulations that seemed designed to torture residents of so-called "Historic Preservation Zones"get
What's Working Well: New housing, allowing residential towers around the university, allowing infill development and ADUs, allowing density housing along miracle mile and stone avenue
Areas for Improvement: Increase housing density EVERYWHERE, especially in the center of Tucson. Stop coddling and taking orders from every retired activist homeowner assn. member who suffers from the luxury of unlimited free time and uses it to lobby against development.
Community Meeting Priorities: Expand density. CoT begrudgingly adopted changes in ADU regulations only when required to by state law. Tucson should allow more ability to not just "ADU" structures, but more single- & multi-family residential density on all parcels throughout the city
Additional Feedback: Allow TEP to place power lines along Campbell Ave up to the planned DeMoss Petrie Substation near UMC. Give this city the infrastructure we need. Allow more housing and infill density. Delete "historic preservation zones," especially the Ft. Lowell one

Respondent 32

Name: Jane Evans
Affiliation: Live in Keeling NEighborhood
Experience with Development Codes: I occasionally use the City's d
How Code is Used: for building projects and for projets happening in our neighborhood
What's Working Well: Landscaping is very important to me. The city doesn't seem to share my feelings. They could care less if there are trees in parking lots to provide shade to parked cars.
Areas for Improvement: The recent code changes have eliminated the need for space for plants. This is huge mistake. How can you talk about planting one million trees and taking away the space for homeowners to plant them.
Community Meeting Priorities: I would like the city to recognize how they are runing this city.
Additional Feedback: planning and zoning wants only what they want. They break the code if it makes them look good. I have never been so disappointed in a city department in my life. I have delt with them for over 30 years and those running the department are awful.

Respondent 33

Name: Gary Gibson
Affiliation: Westside N/A
Experience with Development Codes: I occasionally use the City's d
How Code is Used: To see how developers plan to wreck my neighborhood.
What's Working Well: As a neighborhood leader we don't hear about your terrible plans often until it is too late to fight them.
Areas for Improvement: Just put a moratorium on everything until neighborhoods can organize to see what is going to happen to us and probably be forced to fight to stop it.
Community Meeting Priorities: Have some respect for neighborhoods and say hi to Keri Sylvan for me.

Respondent 34

Name: Monica Neira
Experience with Development Codes: I occasionally use the City's d
How Code is Used: For Informational Needst
What's Working Well: TBD
Areas for Improvement: Infill housing

Respondent 35

Name: Mitch Mackowiak
Affiliation: Barrio Viejo
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Generally Positive, they are usually pretty clear.
Code Improvement Suggestions: Encourage adaptive reuse and denser housing by expanding use types in residential areas (mixing commercial and residential in historic districts, as this mixing was characteristic of historic areas), reducing setbacks, and increasing middle housing

Respondent 36

Name: Stephen Menke
Affiliation: Tucson Repair Cafe
Experience with Development Codes: I occasionally use the City's d
How Code is Used: yes
What's Working Well: Infill zoning, but all of codes need review to prevent most high speed traffic and development sprawl
Areas for Improvement: Almost everything. Sprwl is promoted, not livable multi-purpose neighborhood clusters
Community Meeting Priorities: Change codes to fix problems RTA renewal will create.
Additional Feedback: Zoning codes are currently aantique and promote outdated ideas of zoning for a livable city

Respondent 37

Name: Landon Swanson
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Home improvement and plan review for a business
What's Working Well: Accessory dwelling on a property has been great to help in fill.
Areas for Improvement: The city needs to speed up it's plan review for small businesses! Bicycle parking that goes beyond a basic rack should be rewarded. Bike theft is a problem and cyclist should feel safe storing a bike. Rainwater harvest, compost toilets being permitted
Community Meeting Priorities: Bicycle parking requirements and awards for a developer who utilizes safer storage. This is how we help reduce cars. Speed up plan review.
Additional Feedback: Please help improve pedestrian requirements in our community. Reward a developer for making pedestrian traffic a priority and not a second thought

Respondent 38

Name: Jenna Reilly
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: UDC code and layout is extremely confusing. It is definitely the hardest Development Code in the local area to find items, and be able to extract the data your are looking for. Very convoluted layout.
Code Improvement Suggestions: The layout. Finding land use standards is horribly confusing. Hate going between different tables. The links provided to the other parts of the code, that are meant for clarity, provide minimum information and are more confusing than helpful.

Respondent 39

Name: James Glock
Affiliation: West University Neighborhood Association
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Oversight of local department and personal improvement to my own property.
What's Working Well: n
Areas for Improvement: None
Community Meeting Priorities: Simplification

Respondent 40

Name: Michael Herrier
Affiliation: Midvale Park
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Positive, but city of tucson does not consistently enforce them, No over sight
Code Improvement Suggestions: Hold inspectors and homeowners/businesses accountable and City Accountable for not following their own codes and standards

Respondent 41

Name: Kat Salthouse
Affiliation: Campbell Grant
Experience with Development Codes: I occasionally use the City's d
How Code is Used: check codes for home improvement projects
What's Working Well: infill construction is important

Areas for Improvement: infill housing
Additional Feedback: More transparent code violation reporting, it is being weaponized in our neighborhood

Respondent 42

Name: Timothy Hale
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Positive
Code Improvement Suggestions: Unknown

Respondent 43

Name: Evelyn Haaheim
Affiliation: Campbell-Grant
Experience with Development Codes: I occasionally use the City's d
How Code is Used: To check for code guidelines before doing work on my residence, and recently, to research and respond to a code violation.
What's Working Well: Landscaping requirements are beautifying the city
Areas for Improvement: Reporting should not be fully anonymous. The reporter should be identifiable by the City, so patterns of harassment and weaponizing of the code enforcement can be recognized/stopped. This has worked well in other cities that have also had this issue.
Community Meeting Priorities: The abuse of the code reporting system to harass neighborhoods/individuals. This is ongoing in our neighborhood for the last year and a half or so.

Respondent 44

Name: Lisa Bowers
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Depends on the circumstance. Sometimes the code is straightforward and easy to interpret but other times it doesn't make sense. For example, why is long term bike parking required for a unmanned kiosk?
Code Improvement Suggestions: Get rid of it and start over

Respondent 45

Name: Maureen Martin
Affiliation: Campbell Grant Neighborhood Assoc
Experience with Development Codes: I occasionally use the City's d
How Code is Used: weeds in neighbors front yard
What's Working Well: xx
Areas for Improvement: Our neighborhood has been experiencing excessive code complaints from one anonymous neighbor. Most of the complaints are bogus. City doesn't understand this code harassment is upsetting and wasting tax payer money.
Additional Feedback: Someone from the City needs to step in and address this problem.

Respondent 46

Name: Sarah Harris
Affiliation: Feldman's Neighborhood resident
Experience with Development Codes: I occasionally use the City's d
How Code is Used: When remodeling my house - designing the bathroom and kitchen.
What's Working Well: Of importance to me are the outcomes of new housing that is being built -- how it is serving the targeted demographics. Also of interest is the survival rate of code-required landscaping that is essential for shade. What is the success rate?
Areas for Improvement: Development can be improved by requiring built shade and other heat mitigating designs to commercial and residential codes.
Community Meeting Priorities: When designing a survey with free text answers, 255 characters isn't much space to answer the questions posed. Identifying "all that apply" and "any issues important to you" takes more than 255 characters.
Additional Feedback: Building codes should acknowledge and mitigate our region's brutal hot weather, which we know is growing hotter.

Respondent 47

Name: Jason Gerepka
Experience with Development Codes: I occasionally use the City's d
How Code is Used: To report discrepancies to see zoning changes
What's Working Well: The bike trails and park updates are working well. Car washes on every corner are NOT. Too many residential buildings near convenience stores and gas stations, not good
Areas for Improvement: No data centers, no more car washes and limit businesses too close to residential areas, it's getting as bad as Texas.
Community Meeting Priorities: Slow down the growth, make smarter decisions, don't give away land and no more car washes.
Additional Feedback: SLOW DOWN THE GROWTH.

Respondent 48

Name: Chris mangels
Affiliation: Swan way park
Experience with Development Codes: I occasionally use the City's d
How Code is Used: To rent units out
What's Working Well: None to slow
Areas for Improvement: Less regulations
Community Meeting Priorities: No
Additional Feedback: None

Respondent 49

Name: Teresa Nowak
Affiliation: Casa de Coronado
Experience with Development Codes: I occasionally use the City's d
How Code is Used: On the HOA board for requests for additions, etc. Also as a commercial construction loan officer in a prior career. Was also on the Pima Real Estate Reseach Council and CCIM, where we had developers discuss to the groups on current projects.
What's Working Well: New housing masterplanned communities with parks and sidewalks near shopping, etc. The redesign of mixed used space at the former Foothills Mall & would like to see it at Park Place. The adapt & reuse CRE projects on vacant big & box stores.
Areas for Improvement: Housing too close together, not enough small neighborhood parks, too much parking/wasted space in large shopping centers, set backs from street, remove crumbling buildings rather than keep for historic preservation if not architecturally distinguished.
Community Meeting Priorities: Address the concentration of car washes and high-end UA housing being approved. From a risk/ credit underwriting view point, there are too many; may result in mass vacancy as well as being eyesores. Keep architectural style requirements southwestern.
Additional Feedback: Make real estate developers contribute to more neighborhood parks rather than set aside NUOS land. Families can't safely play in the NUOS areas.

Respondent 50

Name: Crystal L Dillahunty
Affiliation: Tucson Electric Power
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Positive; my work relies on standards, processes, and compliance and I find PDSD staff to be responsive and engaged.
Code Improvement Suggestions: Updates that reflect context-specific sensitivity and directly link future development expectations (per code) to Plan Tucson Goals, with clearly defined paths for successful development applications.

Respondent 51

Name: Jim
Experience with Development Codes: I occasionally use the City's d
How Code is Used: no
What's Working Well: none, really. This department causes nothing but headaches
Areas for Improvement: The city is anti-development, and stands in the way of any development

Community Meeting Priorities: How about all the ridiculous development restrictions will be reduced to make it easier to live in this horrific cesspool you call a city. Wouldn't hurt if the "mayor" and coucil would step down too.

Respondent 52

Name: Linda Jenson
Experience with Development Codes: I occasionally use the City's d
How Code is Used: mostly for code enforcement issues
What's Working Well: not sure, but I'd like to see any development include traffic flow improvements. The current situation with bus stops in traffic lanes, left turn backups and one through lane of traffic is not good. Turn out lanes for businesses that don't impede traffic.
Areas for Improvement: No more car washes and storage. Be creative and create walkable retail/restaurants/grocery shipping in many more neighborhoods.
Community Meeting Priorities: I'd like the proliferation of car washes and storage spaces to be examined. Sell vacant City property for aligned uses.
Additional Feedback: work together with DOT and related departments for a more cohesive code. Development needs a way to access it. Cars, walking, bikes.

Respondent 53

Name: Bill Mackey
Affiliation: Worker Inc / Drachman Institute / Sam Hughes
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Negative - I have had a few meetings with Koren about this. I can provide her with a PDF of my list.
Code Improvement Suggestions: See above, but I would scale Development Plan requirements to the scale of the project. I would make the code looser so enforcers can make educated interpretations on how to proceed with a particular project.

Respondent 54

Name: Anonymous
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Reporting graffiti and other code violations
What's Working Well: I am pleased to see the city's progress toward allowing denser housing and a greater number of uses for commercially zoned spaces.
Areas for Improvement: To encourage housing development of all types, I would like to see the city expand the Casita Model Plan library to encompass model plans for all types of development, preferably including free or low-cost licensing fees to use the plans.
Community Meeting Priorities: Yes, I would like to raise two issues regarding the code. First, PDSD in an email to me has stated that they do not consider stickers within the definition of graffiti. They are graffiti. Revise the code definition to include stickers to ensure removal.
Additional Feedback: Second, the code states it is a violation to harbor graffiti, but TEP and SunTran in practice ignore the code by not timely removing graffiti on their structures after repeated notice. Increase penalties in the code to encourage action to clean up Tucson.

Respondent 55

Name: Kyle Swengel
Affiliation: Palo Verde Neighborhood
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Buying homes that need repair and fixing them up.
What's Working Well: It seems that the city is doing a good job repaving and installing handicap accessible side walks
Areas for Improvement: Code requirements
Community Meeting Priorities: I think that we have to many code and permit requirements. It drives up the cost of fixing up dilapidated housing in the area and drives up the price of rent.
Additional Feedback: I would like to see requirements become less stringent since the people who are working at fixing up the distressed properties in the area like I am are finding it very difficult to get anything done with how many permits are required.

Respondent 56

Name: Brian Maxwell
Affiliation: PVNA
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Positive.
Code Improvement Suggestions: The UDC is not the challenge, it is the PTSD GUI. More resources could be devoted to website interface.

Respondent 57

Name: Sonya Norman
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Permits for planting in ROW and building permits for remodels
What's Working Well: All could use improvement.
Areas for Improvement: House flippers such as KMS get away with avoiding all permits. There shd be efforts to make them comply and do good, legal upgrades. Landscaping shd NOT permit rock ground cover as it heats the city and traps weeds.

Respondent 58

Name: Ross Wiegand
Affiliation: Sam Hughes
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Yes
What's Working Well: Quality infill development that includes off-street parking, such as the 5 new townhomes at 1st and Elm
Areas for Improvement: Approval of ADUs, casitas, etc. should be tied to providing adequate OFF-STREET parking.
Community Meeting Priorities: The proliferation of "chicanes" in midtown (especially those with tall bushes/trees planted in them is a menace to safe passage for all vehicles, bikes and pedestrians.
Additional Feedback: Protect historic neighborhoods and maintain their current density as much as possible.

Respondent 59

Name: Helen Garfinkle
Affiliation: Doolen/Fruitvale
Experience with Development Codes: I occasionally use the City's d
How Code is Used: yes
What's Working Well: Any new housing must include at least one parking space for tenants. Any new housing above 1 story needs neighborhood approval. Multi-housing must have an available manager to contact.
Areas for Improvement: Every single family house sold is converted to multi-housing, with no regard for extra trash in the street, extra traffic on the road, on-street parking for overdeveloped lots.
Community Meeting Priorities: How infill disproportionally affects mid-town neighborhoods and how it can be spread outside of this area.
Additional Feedback: The Code is not protecting your constituency, it is protecting developers.

Respondent 60

Name: E roberts
Affiliation: Garden
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Researching codes to guide decisions about home improvements/maintenance
What's Working Well: I can't say much positive about development in Tucson. Most appears to benefit commercial interests (e.g., contractors, real estate moguls.
Areas for Improvement: I've been involved in several neighborhood meetings and development initiatives, all of which seemed to be a waste of time as the city will continue to do what's in the interests of developers rather than folks who live and pay taxes here
Community Meeting Priorities: Yes--accountability and transparency around decision-making, and scheduling meetings to accommodate folks who work and have families (2 pm meetings on a weekday? Bull)

Additional Feedback: As I've said to other city agencies and my council person, start with revamping the communication, scheduling, and (oh my goodness) the web site to meet the needs of citizens FIRST.

Respondent 61

Name: Duff C Hearon
Affiliation: SALC, Ashland Group
Experience with Development Codes: I occasionally use the City's d
How Code is Used: development of sites
What's Working Well: I don't know of any
Areas for Improvement: Less complicated code requirements, speed and consistency of application of the codes will spur economic activity and more jobs.

Respondent 62

Name: Nancy Jo Graham
Affiliation: Garden District
Experience with Development Codes: I occasionally use the City's d
How Code is Used: To evaluate what is going on at a shopping center coded C-1
What's Working Well: Landscaping could be more natural instead of letting companies cut off flowers to make a square shaped bush.
Areas for Improvement: There needs to be a better understanding of a C-1 zoned facility or shopping center. This is so important for livability in Tucson. They are coded this for a good reason. Businesses which don't fit that zoning are very disruptive to the neighborhood.
Community Meeting Priorities: How to better manage zoning after the fact—when new businesses are installed.
Additional Feedback: Planning and development can't do anything about zoning issues once the building is occupied and code enforcement doesn't fully understand the coding.

Respondent 63

Name: Paul George-Blazevich
Affiliation: Campus Farm Neighborhood
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Urban Planning Student at U of Arizona
What's Working Well: Tucson should become more dense, promote more public transit, develop parking lots, remove driving lanes, and add street parking. Turn our stroads into streets.
Areas for Improvement: Tucson should remove all parking minimums and remove vehicle lanes. The best parts of Tucson are what are served by streets instead of stroads. The best parts of Tucson are Congress, 4th Ave, Main Gate Square, and the Mercado District. Dense mixed use.
Community Meeting Priorities: I would like to talk to the city about prioritizing dense mixed use areas and working against the widening of existing roads. Let's prioritize walking to all of our needs and allowing businesses to move into residential areas so people can walk.
Additional Feedback: I hope to attend in-person meetings and talk to you all about these cool code reform initiatives!

Respondent 64

Name: Bruce Dawson
Affiliation: Ward 6
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Mostly positive with some negative
Code Improvement Suggestions: Not sure at this point

Respondent 65

Name: Taylor Rascher
Experience with Development Codes: I occasionally use the City's d
How Code is Used: No
What's Working Well: Middle Housing Ordinance being adopted City-wide is a major step in addressing housing crisis, thank you!

Areas for Improvement: COT ought to spur economic development and housing construction. Please consider removing ALL barriers surrounding new construction. For example, a temporary elimination of impact fees and other COT imposed fees on new construction. .
Community Meeting Priorities: See previous comment; COT ought to take drastic steps to spur new construction to address housing crisis. By eliminating impact fees, COT will make that money back via property taxes, etc

Respondent 66

Name: Lindsay Moss
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Identify zoning
What's Working Well: Maintain SR zoning on Tucson's east side. Maintaining very low density and rural/residential character with ample open space and minimal incompatible uses.
Areas for Improvement: Maintain SR zoning on Tucson's east side. Maintaining very low density and rural/residential character with ample open space and minimal incompatible uses.
Community Meeting Priorities: Notification of any proposed changes to SR zoning.
Additional Feedback: Preserve the National Park by maintaining SR code on Tucson's east side. Maintaining very low density and rural/residential character with ample open space and minimal incompatible uses.

Respondent 67

Name: Hannah Ritter
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Improvements to land
What's Working Well: Currently too much growth on the eastside is pushing houses and buildings together. This will cause significant declines to SR zoned living
Areas for Improvement: SR ZONED PROPERTIES- the code encourages suburban ranch life, allows for animal and crop growth, but then so many other codes contradict this lifestyle. Making changes to SR living would be catastrophic for 85748
Community Meeting Priorities: Strengthen SR property rights. These are large lots that are growing animals and crops. They are strengthening tucsons communities.
Additional Feedback: SR zoned properties are already harassed for noise, dust, equipment, allowing more infill to the area would completely deplete the reason the eastside has SR rights. The larger the lots are allowed to remain the less problems with utilizing SR space exist

Respondent 68

Name: sarah meggison
Affiliation: University of Arizona faculty / West University Neighborhood resident / APA Chapter President / COT Employee
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: mostly negative. The UDC is a cumbersome code with various inconsistencies throughout. The use specific standards are the most cumbersome to follow and can often break projects that are allowed otherwise.
Code Improvement Suggestions: I believe a code overhaul is best in this case. Incremental efforts have helped but through the addition of Middle Housing and CCT we now have an even more cumbersome overlapping code that conflicts with various other zoning efforts.

Respondent 69

Name: R Hill Johnson
Affiliation: Historic Notch
Experience with Development Codes: I occasionally use the City's d
How Code is Used: To see what the city plans for the future
What's Working Well: Public transportation
Areas for Improvement: safer and more bike lanes
Community Meeting Priorities: Low density housing zoning should be maintained around the national park

Respondent 70

Name: Sarah Johnson
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Keeping up to date on the growth management in Tucson
What's Working Well: Preservation of open space is very important as well as increasing and maintaining green space in developed areas
Areas for Improvement: Maintaining SR standards as is

Respondent 71

Name: Sarah Johnson
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Keeping up to date on the growth management in Tucson
What's Working Well: Preservation of open space is very important as well as increasing and maintaining green space in developed areas
Areas for Improvement: Maintaining SR standards as is

Respondent 72

Name: Bob Pape
Affiliation: Historic Notch
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Yes
What's Working Well: Roadway landscaping is generally well done. The curb-cuts and other rainwater runoff developments associated with road improvements and development are working well.
Areas for Improvement: Needed infilling residential development should be concentrated in the older portions of the core of the city, and not expand into existing undisturbed lands of lower density SR zoning.
Additional Feedback: Expansion of the city limits at the perimeter has a deleterious effect on native habitats and wildlife connectivity preserved by existing low-density SR zoning.

Respondent 73

Name: Rebecca Greene
Affiliation: Tucson Notch
Experience with Development Codes: I occasionally use the City's d
How Code is Used: To determine animal allowances
What's Working Well: Please leave SR zone as is. Saguaro NP (East in particular, but West as well) should not butt up against denser housing than it does now. Leave the SR buffer as it is now to keep the park wild yet accessible.
Areas for Improvement: Please leave SR zone as is. Saguaro NP (East in particular, but West as well) should not butt up against denser housing that it now does. Leave the SR buffer as it is now to keep the park wild yet accessible.

Respondent 74

Name: Nancy Kowalski
Affiliation: Palo Verde
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Court case against substandard roofing work; information prior to landscaping in ROW
What's Working Well: Not sure
Areas for Improvement: Infill housing/CC tool needs to incorporate clear recognition of/protection of existing residents' solar access per Solar Access Protection (UDC 7.3.2)
Community Meeting Priorities: Loosening existing building codes to provide more affordable housing is being run like a real-time experiment. I want safeguards for my property value if the experiment fails.
Additional Feedback: See above

Respondent 75

Name: Lauren Welch
Affiliation: Tucson Historic Notch
Experience with Development Codes: I occasionally use the City's d
How Code is Used: My family enjoys the SR zoning in the neighborhood we bought our home in.

What's Working Well: SR zone is currently working well for the Notch Neighborhood. It is very horse and livestock friendly. Our family and kids enjoy horse back riding in the neighborhood, as well as too and from the saguaro national monument and having the safety to do so.
Areas for Improvement: Please maintain the SR zoning in the Notch Neighborhood. The zoning and the livestock friendly nature of the neighborhood is the reason we invested in our home. Please preserve the integrity of our neighborhood and the safety of our horse lifestyle.

Respondent 76

Name: David Bauman
Experience with Development Codes: I occasionally use the City's d
How Code is Used: To verify SR zoning requirements
What's Working Well: No development near saguaro National Park-East
Areas for Improvement: Maintain the development buffer around Saguaro National Park-Eastkeep development out of the Saguaro National Park-East buffer
Community Meeting Priorities: Keep development out of the Saguaro National Park-east buffer

Respondent 77

Name: Bill Du Pont
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Negative Too many changes removing which remove neighborhood protections. Only HOA's seem to protect quality of life issues while the city does everything to give developer the key to the city.
Code Improvement Suggestions: Need to hold meetings on what you are prpposing to did with this survey. The city needs to stop doing survey as a means to justify changes to development code.

Respondent 78

Name: Raquel Baranow
Experience with Development Codes: I occasionally use the City's d
How Code is Used: Used code for window and swimming pool codes
What's Working Well: Nothing really, takes way too long to finish Grant Road
Areas for Improvement: Traffic light synchronized and some streets need longer left turn lanes

Respondent 79

Name: Sally Sumner
Affiliation: colonia solana
Experience with Development Codes: I occasionally use the City's d
How Code is Used: adu
What's Working Well: landscaping
Areas for Improvement: parking app sucks, adu code too liberal
Community Meeting Priorities: preserving old neighborhoods
Additional Feedback: preserve old neighborhoods

Respondent 80

Name: Herb Welhener
Affiliation: Colonia Solana
Experience with Development Codes: I occasionally use the City's d
How Code is Used: to determine if I need a permit for house remodeling
What's Working Well: infill ADU units and parking requirements where on street parking is limited
Areas for Improvement: changes to allow denser development along feeder street to major roads
Community Meeting Priorities: More information on the city's overlay plan that covers the total city

Respondent 81

Name: Cathleen Caballero
Affiliation: Colonia Solana
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: a little negative as it’s hard to unravel.
Code Improvement Suggestions: I’m not sure. That’s up to you.

Respondent 82

Name: Kathe Kubish
Affiliation: Terra del Sol
Experience with Development Codes: I occasionally use the City's d
How Code is Used: For study - I'm doing research into city demolition permitting procedures.
What's Working Well: I'm noticing infill in several areas, some more attractive than others. It would be good to allow and encourage variability in styles, colors, efforts to make these projects neighborhood assets, more than infill for its own sake.
Areas for Improvement: One other thing - I think it is a mistake to underbuild parking access and instead, ask people to park on the street. This is not fair to the neighborhoods whose streets will become parking lots. Housing density is important, but is there another way?
Community Meeting Priorities: No, and thank you.

Respondent 83

Name: Corky Poster
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Positive. It is complex, but it needs to be.
Code Improvement Suggestions: I believe the preservation review in HPZ can improved. Right now, the five local boards bully applicants by making them return over and over again. I suggest one review by Neighborhood Board. Their comments and recommendations should be forwarded to PRS.

Specialists

Total Responses: 13

Respondent 1

Name: John McColgin
Affiliation: FORS Architecture
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Overall, my experience has been positive. While there are occasional differences in interpretation during early coordination, these conversations help refine understanding of the code and lead to better-aligned project outcomes.
Code Improvement Suggestions: I recommend clarifying major streets routes setbacks; simplifying accessory dwelling intro Setback and vision triangle starting points; and simplify landscape req.

- Code Change Request 1 - Section: accessory dwelling units, take the clear language of the CCT and apply it to other overlay zones

  Issue/Improvement: Sunshine mile overlay came out weak. Great efforts diluted and not uniformly enforced. equalize small business and new housing in UDC

- Code Change Request 2 - Section: Developers read this as optional everything and then waste time demanding silly leave outs, enforce the EV. enforce landscape and extend no dead tree requirements. the PC RWRC, and grease interception needs more clarification and unity.

Respondent 2

Name: Bonnie Poulos
Affiliation: TRRG
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Neither positive or negative. It is a code, it takes time and patience to get through to where the information is that you want
Code Improvement Suggestions: Stop eviscerating the code and pandering to what the developers want instead of listening to the taxpayers and residents

- Code Change Request 1 - Section: Community Corridor tool - remove it or restrict to arterial streets; Middle Housing - restrict it to the bare minimum required by State statutes

  Issue/Improvement: Stop destroying single family neighborhoods in the heart of Tucson that for the most part do not have HOA protections.

- Code Change Request 2 - Section: Stop with the farce that you care about residents' input. You do not.

  Issue/Improvement: Yes
- Code Change Request 3 - Section: This survery is bogus. Why not just distribute it to the development community because they are the only ones with the issues you address in your list of items to consider.

  Issue/Improvement: No

Respondent 3

Name: Dustin Schaber
Affiliation: Barrio Kroeger Lane
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: I don't know how to differentiate between reading the IPC for work, the IRC for pleasure, and the "Unified Development Code."
Code Improvement Suggestions: I am a somewhat engaged Tucson Development Center Online user and didn't know about the Unified Development Code. Maybe that's a good thing? Let this kind of stuff work its way through the system's background?

- Code Change Request 1 - Section: I am grateful to read language like "simplify" standards, eliminating outdated price barriers, increased ADU and wall heights, decreased setback requirements, decreased parking requirements (!), and

  Issue/Improvement: Everyone is excited about ADUs but surprising cost barriers can still pop up on projects (limited water main size, introducing new HCS, introducing additional TEP meter or upsizing existing panel). Could further code changes keep folks in compliance?
- Code Change Request 2 - Section: Not a code issue, but it would helpful for the community if grants existed to help homeowners update existing infrastructure to promote ADUs and middlehousing.

  Issue/Improvement: Yes
- Code Change Request 3 - Section: If ADUs and MiddleHousing projects exist to promote density and increase affordability then it's easy to lose the message with expanses of new pavement.

  Issue/Improvement: No

Respondent 4

Name: valerie a. lane
Affiliation: Miles neighborhood, Architect, ADUs and infill housing focus
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Confusing. Loopy. Often the city's interpretation is different than mine. This means there is confusion in how things are written and presented. It's difficult to search through the document. There are contradictions throughout.
Code Improvement Suggestions: Get rid of it completely. Start over. Focus on usability. Image-focused. ensure the writing is clear. The public reads at a 6th grade level.

- Code Change Request 1 - Section: The entire thing - all of them. These documents have evolved over time and exhibits many exlusionary terms. The approach is punitive and systemically exlusionary. Work hard to understand what that means and rewrite a code for modern use. Innovate.

  Issue/Improvement: See above. The entire code is based in classism and racism and that essense lives on no matter how many bandaids we put on it. Modern growth and current urban living requirements needs a new approach.

- Code Change Request 2 - Section: It's ok to let go of some control. Homeowners can be trusted to make low impact decisions without the city's meddling. Look at our new Vision Plan. we don't need the public to buy in. They elect officials, and the officials speak for them. Simplify it all

  Issue/Improvement: Yes
- Code Change Request 3 - Section: Make it form based, use more images, less technical writing. Focus on incusivity, safety, and clarity. Ease of use. Why does the city need to control x,y,z? Reduce workload for city staff.

  Issue/Improvement: No

Respondent 5

Name: david Volk
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: It is complex, but more or less understandable. One still has to hire an architect or engineer to get a clear answer.
Code Improvement Suggestions: 2 areas. 1) one has to go to each use code to then see if a particular activity is permitted. Perhaps a separate indexing or search function, so one could type in, "zoning needed for a restaurant". 2) a glossary of defined terms.

- Code Change Request 1 - Section: the use code table, as referenced above

  Issue/Improvement: Allowing search functions within the use table
- Code Change Request 2 - Section: Certificates of Occupancy and of Completion need to be public records again.

  Issue/Improvement: Yes
- Code Change Request 3 - Section: The City prohibiting speculative rezoning is non-sensical.

  Issue/Improvement: No

Respondent 6

Name: Gustavo Silva
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Negative, the code is to cumbersome and the standards seem arbitrary, While we are allowing for updates in zoning within our city out code does not reflect these changes in its entirety making these additions of housing types still complicated to achieve
Code Improvement Suggestions: We need a full code rewrite, one that shapes the city we want and not just band aids.

- Code Change Request 1 - Section: UDC 11.4.13. Lot Split

  Issue/Improvement: We passed the Middle Housing Code Amendment and everyone was in favor of lot size by density. But the way the code is written we cannot easily split lots into smaller lots to be able to build independent units of housing and paths to homeownership.
- Code Change Request 2 - Section: THANK YOU FOR ALL THE WORK YOU DO!

  Issue/Improvement: Yes
- Code Change Request 3 - Section: Eliminate parking minimums, Reducing or removing these requirements frees up substantial land area for housing and productive commercial uses.

  Issue/Improvement: Yes
- Code Change Request 4 - Section: Fully prohibit new drive-thrus. Existing drive-thru facilities can remain and be repurposed, but new ones contribute to car-dependency, unsafe pedestrian environments, and poor urban form.

Issue/Improvement: Yes

Respondent 7

Name: Logan Havens
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Negative, but improving. Nearly every infill project requires variances, even with all DDO or variances ultimately approved. We are also facing a roadway crisis. We need to remove more restrictions on housing, and add more restrictions on arterial uses.
Code Improvement Suggestions: Add more flexibility to match our historic and traditional style of development

- Code Change Request 1 - Section: 4.8.5. PERMITTED USES: OFFICE ZONES

  Issue/Improvement: Overhaul outdated office zoning. Update the code to allow a wider range of light commercial uses, including: Restaurants and bars. retail, small-scale service businesses
- Code Change Request 2 - Section: The most valuable areas of our city are our historic core and our Mercado District. Neither is possible under our existing code. Let's return to traditional zoning.

  Issue/Improvement: Yes
- Code Change Request 3 - Section: Eliminate parking minimums to promote less car-centric development. Reducing or removing these requirements frees up substantial land area for housing and productive commercial uses.

  Issue/Improvement: Yes
- Code Change Request 4 - Section: Fully prohibit new drive-thrus. Existing drive-thru facilities can remain and be repurposed, but new ones contribute to car-dependency, unsafe pedestrian environments, and poor urban form.

  Issue/Improvement: Yes

Respondent 8

Name: Vicki France
Affiliation: Board member of Palo Verde NH Assoc / GAAP committee
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Negative. I can never find one place to find all codes pertaining to R-2 for example. I have to look in several places.
Code Improvement Suggestions: Put all of the relevant codes for a Zoning District in one place. Add CCT, ADU, etc applicable standards to the section. Add landscape and water harvesting standards to the section.

- Code Change Request 1 - Section: That list! you have got to be kidding me. Remove neighborhood notification from the FLD!! no way. You need to remove FLD all together.

  Issue/Improvement: Remove the Zoning Examiner Position. What comes out of their is so un neighborhood like, espeically that flood plain issue.
- Code Change Request 2 - Section: Good Luck!

  Issue/Improvement: Yes
- Code Change Request 3 - Section: How can you expect neighborhoods to a plan that does not consolidate info for them in one place

Respondent 9

Name: Jane L. Rojas
Affiliation: BCNA member, Powder Horrn Ranch HOA Board Member

Experience with Development Codes: I frequently use the City's dev
Experience Assessment: My experience has been negative because the city isn't concerned about our quality of life and has sold its soul to developers, in spite of the fact that we are running out of water
Code Improvement Suggestions: improving the code will not come until the city starts treating all residents as equals to the development community or sees the rest of us as having value

- Code Change Request 1 - Section: strengthen the code

  Issue/Improvement: Strengthen not weaken the code
- Code Change Request 2 - Section: what kinds of protections do you intend to put into the code to protect the integrity of our neighborhoods? We are massively unhappy with the way you are ignoring the promises and rights of neighborhoods, that were made in writing.

  Issue/Improvement: Yes
- Code Change Request 3 - Section: see above

  Issue/Improvement: Yes
- Code Change Request 4 - Section: see above

  Issue/Improvement: Yes

Respondent 10

Name: BT Rogan
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: The code is fine, although it could be stronger. It is the city's whole structure of PDSD, the Board of Adjustment, Planning Commission that is rotten to the core
Code Improvement Suggestions: Get self-serving idiots off the city dole and actually start caring about the residents

- Code Change Request 1 - Section: I would strengthen these, not weaken them the way you are attempting to do

  Issue/Improvement: Again - self-serving staff and electeds - all need to be replaced by people who actually care about our community
- Code Change Request 2 - Section: What is really disappointing is watching city staff and Mayor and Council prostitute themselves to the development community. And you wonder why our budget is a mess - the city is too busy selling us out to a dying industry as our water dries up.

  Issue/Improvement: Yes
- Code Change Request 3 - Section: See above

Respondent 11

Name: Diana Lett
Affiliation: Feldman's Neighborhood Association
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: COT has walked back longstanding support for historic preservation. NPZ applications are approved without the agreed-upon advance notice to the neighborhood association and when, in my opinion, the project does not comply with the Design Manual.
Code Improvement Suggestions: Do not remove, even temporarily, the minimal protections in place for HPZs, NPZs, and National Register Historic Districts. There is no need to demolish historic buildings in order to construct new housing. Use vacant lots and shopping centers instead.

- Code Change Request 1 - Section: There are two items from the proposed list that are especially problematic: use of alleys for commercial traffic and permit "cultural uses" across all zones.

Issue/Improvement: Commercial vehicle maneuvering in alleys should continue to be approved on a case-by-case basis and should be conditional on repaving of the alley. Noisy cultural uses such as music performances should not be permitted in residential neighborhoods.

- Code Change Request 2 - Section: I experience difficulty submitting feedback electronically at meetings held in the Sentinel Building. This problem has persisted for years without correction, giving the impression that members of the development community have priority access.

  Issue/Improvement: Yes
- Code Change Request 3 - Section: See above.

  Issue/Improvement: Yes
- Code Change Request 4 - Section: See above.

  Issue/Improvement: Yes

Respondent 12

Name: Brian
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Mixed. The code is unclear and overly burdensome in some cases but has also improved over the years
Code Improvement Suggestions: simplify it, reduce ambiguity but do so by revising standards to be clear and reasonable to meet - carrot instead of the stick

- Code Change Request 1 - Section: Dimensional/Development Standards

  Issue/Improvement: Add standards to simply allow 4-6 stories along the Norte-Sur Corridor (without any other requirements similar to the CCT) as recommended by the Market Study. It's what we need to support BRT. Delineate priority growth areas (nodes) & allow more by right
- Code Change Request 2 - Section: By-right approval for all code-compliant proposals, allow additional height/density for projects that include deed-restricted affordable units, allow density bonuses for projects exceeding energy-efficiency baselines

  Issue/Improvement: Yes
- Code Change Request 3 - Section: Flexibility from typical code req's on adaptive re-use sites that are only going through a change of use

Respondent 13

Name: Taryn McGann
Experience with Development Codes: I frequently use the City's dev
Experience Assessment: Slightly negative--I have had only minimal issues with the content of the code, but the formatting is horrendous and makes the code incredibly difficult to navigate.
Code Improvement Suggestions: Provide visual indentation and hanging paragraph formatting. Locate tables at the correct indentation. Remove tables from the inset windows and adjust column widths. Format the navigation panel. Remove the pop-ups or require a longer hover.

- Code Change Request 1 - Section: Table 7.4.4-1

  Issue/Improvement: The Automotive Washing line(s) are confusing. There is also no category that would reasonably apply to a vehicle repair shop. There is a use for gasoline sales w/o food and beverage sales, but not with. Please note closest use shall apply if not listed.
- Code Change Request 2 - Section: Finding the information is the biggest hurdle with the UDC.

  Issue/Improvement: Yes
- Code Change Request 3 - Section: Confusing formatting for dimensional requirement tables. Figures are blurry and could use a commercial variant. Generally clarity is lacking.

Issue/Improvement: Yes

- Code Change Request 4 - Section: It is unclear if EV Ready and EV Capable spaces are a full additional percentage, or if the EV installed count towards that count.

  Issue/Improvement: Yes

CODE Tucson ’26 Community Meeting and Follow Up Survey Comments

Community Input Analysis

OVERVIEW

Total Comments Received: 210

Comments by Source

In person Community Meeting: 65 comments

Survey; Are there areas that cause concern or need additional changes?: 36 comments

Survey; Why did you choose these as the most impactful?: 28 comments

Survey; Is there anything else you’d like to share?: 28 comments

Survey; What proposed code changes do you believe will be most beneficial?: 25 comments

Virtual Community Meeting: 20 comments

Survey; Is there anything else you'd like to share?: 5 comments

Comments by Code Category

Remove Barriers to Housing: 68 comments

Simplify Review Processes: 59 comments

Modernize Design Standards: 51 comments

Emerging Land Uses and Adaptive Reuse: 42 comments

Code Clarity and Usability: 40 comments

Clarify Parking Standards: 37 comments

Sidewalk Maintenance Standards: 26 comments

Neighborhood notification and public involvement: 11 comments

Sign Code Reauthorization: 10 comments

Mixed-use parking standards: 9 comments

Middle housing and redevelopment: 6 comments

University of Arizona / ABOR / CUS issues: 5 comments

Simplification of Review Processes: 5 comments

Sign code: 4 comments

HDO / IHDO: 4 comments

Fences and walls: 4 comments

Notices to property owners, residents, and renters: 3 comments

Code language and public review: 3 comments

Principal and accessory uses: 3 comments

Modernized Design Standards: 3 comments

Removal of Barriers to Housing: 3 comments

MHID: 2 comments

Sidewalks and right-of-way: 2 comments

Community Feedback / Survey Process: 2 comments

Improved Code Clarity and Usability: 2 comments

ADA / accessibility: 1 comments

Outdoor lighting: 1 comments

Setbacks and taller buildings: 1 comments

Data centers: 1 comments

Design Step Review: 1 comments

FLD: 1 comments

Congress and Bonita / Congress building parking: 1 comments

Individual Parking Plan: 1 comments

Residential Parking Permit / RPP: 1 comments

Community Feedback / Access: 1 comments

Nonconforming / Grandfathering: 1 comments

ADA / Universal Design / Adult Changing Tables: 1 comments

FLD / Notification: 1 comments

Neighborhood Notification / Development Plans: 1 comments

Sign Code: 1 comments

Landscaping / Water Harvesting / Native Plants: 1 comments

Neighborhood Involvement: 1 comments

Code Enforcement: 1 comments

Sidewalk Funding: 1 comments

Sidewalk Gaps: 1 comments

Sidewalk Funding / Neighborhood Equity: 1 comments

Neighborhood Meetings / Public Process: 1 comments

Technical Standards Manual: 1 comments

CBD / Downtown Standards: 1 comments

Inclusive Home Design Ordinance: 1 comments

Public Meetings / Materials: 1 comments

ADA / Sidewalk Improvements / Capital Projects: 1 comments

DETAILED LISTING OF ALL COMMENTS

Comment 1

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: ADA / accessibility

Comment: What accessibility requirements apply to sidewalks, fences, and development activity?

Themes: Modernize Design Standards; Possible FAQ

Comment 2

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Mixed-use parking standards

Comment: Concern that reduced mixed-use parking could cause spillover into neighborhoods.

Themes: Clarify Parking Standards

Comment 3

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Mixed-use parking standards

Comment: Mixed-use parking near 6th and Campbell was specifically mentioned.

Themes: Clarify Parking Standards

Comment 4

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Mixed-use parking standards

Comment: How much will mixed-use parking be reduced?

Themes: Clarify Parking Standards; Possible FAQ

Comment 5

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Mixed-use parking standards

Comment: Is there a new mixed-use parking standard?

Themes: Clarify Parking Standards; Possible FAQ

Comment 6

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Mixed-use parking standards

Comment: A 90% reduction is already allowed; this may create new potential issues.

Themes: Clarify Parking Standards

Comment 7

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Mixed-use parking standards

Comment: How does this apply to shopping center parking reductions?

Themes: Clarify Parking Standards; Possible FAQ

Comment 8

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Mixed-use parking standards

Comment: Clarify parking standards; nothing appears to be changing regarding parking hours.

Themes: Clarify Parking Standards

Comment 9

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Mixed-use parking standards

Comment: Happy to see less parking, but notification and neighborhood impacts remain important.

Themes: Clarify Parking Standards

Comment 10

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Mixed-use parking standards

Comment: Parking waiver changes from MHID? Response noted: no.

Themes: Clarify Parking Standards

Comment 11

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: What decision-making power is being taken away from the people?

Themes: Simplify Review Process; possible FAQ

Comment 12

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: What decisions do residents currently have during neighborhood meetings that are being removed?

Themes: Simplify Review Process; Possible FAQ

Comment 13

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: Concern about zoning examiner process changes.

Themes: Simplify Review Process

Comment 14

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: Concern about taking away neighborhood meetings or reducing their role.

Themes: Simplify Review Process

Comment 15

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: If neighborhood meetings are not required, what is the format or power of public input?

Themes: Simplify Review Process; Possible FAQ

Comment 16

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: Neighbors like meetings even if they are informational and not a formal process to change the outcome.

Themes: Simplify Review Process

Comment 17

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: Meetings make a difference because residents can ask questions and give input.

Themes: Simplify Review Process

Comment 18

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: Residents sometimes have useful insight.

Themes: Simplify Review Process

Comment 19

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: Resident voices should not be treated as an impediment; they can improve the project or process.

Themes: Simplify Review Process

Comment 20

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: What will be done with the feedback received?

Themes: Simplify Review Process; Possible FAQ

Comment 21

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Neighborhood notification and public involvement

Comment: When will the public get feedback on their feedback?

Themes: Simplify Review Process; Possible FAQ

Comment 22

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Notices to property owners, residents, and renters

Comment: Are notices sent to homeowners, property owners, renters, or residents?

Themes: Simplify Review Process

Comment 23

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Notices to property owners, residents, and renters

Comment: How do renters get notified, or how can they be involved?

Themes: Simplify Review Process; Possible FAQ

Comment 24

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Notices to property owners, residents, and renters

Comment: One note indicates N/A, but the issue was still raised as a concern.

Themes: Multiple Themes

Comment 25

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Code language and public review

Comment: People want to see the actual code language.

Themes: Code Clarity and Usability

Comment 26

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Code language and public review

Comment: Will there be a public forum where residents can ask questions?

Themes: Multiple Themes

Comment 27

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Code language and public review

Comment: How will people be able to give feedback on specific code updates?

Themes: Code Clarity and Usability; Possible FAQ

Comment 28

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Sign code

Comment: Who is leading the sign code updates?

Themes: Sign Code Reauthorization

Comment 29

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Sign code

Comment: Is there a formation of a sign code committee?

Themes: Sign Code Reauthorization

Comment 30

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Sign code

Comment: How does electrical signage and brightness get addressed?

Themes: Sign Code Reauthorization; Possible FAQ

Comment 31

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Sign code

Comment: Outdoor lighting and sign code coordination is needed.

Themes: Sign Code Reauthorization

Comment 32

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Outdoor lighting

Comment: Outdoor lighting code violations can be reported.

Themes: Simplify Review Process

Comment 33

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: HDO / IHDO

Comment: How can people give feedback on IHDO?

Themes: Modernize Design Standards; Possible FAQ

Comment 34

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: HDO / IHDO

Comment: Any changes to HDO?

Themes: Modernize Design Standards; Possible FAQ

Comment 35

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: HDO / IHDO

Comment: Response noted: not part of Building Code, though there may be a need for improvement.

Themes: Modernize Design Standards

Comment 36

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: HDO / IHDO

Comment: Clarify whether any proposed changes affect HDO/IHDO.

Themes: Modernize Design Standards

Comment 37

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: MHID

Comment: Glad MHID can apply to vacant and pre-built lots.

Themes: Modernize Design Standards

Comment 38

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: MHID

Comment: Parking waiver changes from MHID? Response noted: no.

Themes: Multiple Themes

Comment 39

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Principal and accessory uses

Comment: Principal and accessory use examples: can zoning examples just be taken out?

Themes: Code Clarity and Usability; Possible FAQ

Comment 40

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Principal and accessory uses

Comment: If already allowed in a zone, does the example need to remain?

Themes: Code Clarity and Usability; Possible FAQ

Comment 41

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Principal and accessory uses

Comment: Accessory Uses / Zoning Determination: how does it work?

Themes: Code Clarity and Usability

Comment 42

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Fences and walls

Comment: Do I need a permit for a fence?

Themes: Code Clarity and Usability; Possible FAQ

Comment 43

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Fences and walls

Comment: Does the top 3 feet of fence stay open?

Themes: Modernize Design Standards; Possible FAQ

Comment 44

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Fences and walls

Comment: Will increased wall height increase heat-island effects?

Themes: Modernize Design Standards

Comment 45

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Fences and walls

Comment: Build wall: still needs a permit for walls.

Themes: Code Clarity and Usability

Comment 46

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Sidewalks and right-of-way

Comment: Sidewalks in City right-of-way are the responsibility of the owner.

Themes: Multiple Themes

Comment 47

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Sidewalks and right-of-way

Comment: Who is ripping out sidewalk and replacing it with gravel?

Themes: Sidewalk Repairs

Comment 48

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Setbacks and taller buildings

Comment: Concern about lack of setbacks on taller buildings around the university.

Themes: Modernize Design Standards

Comment 49

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: University of Arizona / ABOR / CUS issues

Comment: Is UA exempt from local zoning regulations?

Themes: Code Clarity and Usability; Possible FAQ

Comment 50

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: University of Arizona / ABOR / CUS issues

Comment: Does UA control or affect streets and sidewalks?

Themes: Code Clarity and Usability; Possible FAQ

Comment 51

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: University of Arizona / ABOR / CUS issues

Comment: Is Palm Shadows now UA property?

Themes: Code Clarity and Usability

Comment 52

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: University of Arizona / ABOR / CUS issues

Comment: Response noted: still under CUS; not currently ABOR, but it likely will become ABOR.

Themes: Code Clarity and Usability

Comment 53

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: University of Arizona / ABOR / CUS issues

Comment: Palm Shadows at Speedway and Campbell: what code will they have to follow?

Themes: Code Clarity and Usability

Comment 54

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Middle housing and redevelopment

Comment: Middle housing was discussed in relation to lack of zoning redevelopment around big strip malls.

Themes: Emerging Land Use and Adaptive Reuse

Comment 55

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Middle housing and redevelopment

Comment: There is interest in redevelopment of vacant commercial properties.

Themes: Emerging Land Use and Adaptive Reuse

Comment 56

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Middle housing and redevelopment

Comment: There is concern about notification, especially in R-1 areas.

Themes: Simplify Review Process

Comment 57

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Middle housing and redevelopment

Comment: Even if residents cannot change the outcome, they want to know what is happening.

Themes: Simplify Review Process

Comment 58

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Middle housing and redevelopment

Comment: Just let us know' was a key theme.

Themes: Simplify Review Process

Comment 59

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Middle housing and redevelopment

Comment: Communication and notification are important.

Themes: Simplify Review Process

Comment 60

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Data centers

Comment: How can people give feedback on data centers?

Themes: Simplify Review Process

Comment 61

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Design Step Review

Comment: What was the makeup of the Design Step Review group?

Themes: Simplify Review Process

Comment 62

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: FLD

Comment: What is Flexible Lot Development?

Themes: Multiple Themes

Comment 63

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Congress and Bonita / Congress building parking

Comment: How did the Congress and Bonita building get its parking lot so small?

Themes: Multiple Themes

Comment 64

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Individual Parking Plan

Comment: Is there a way for neighborhoods to give input?

Themes: Simplify Review Process; Possible FAQ

Comment 65

Date: 2026-06-01 00:00:00

Source: In person Community Meeting

Code Categories: Residential Parking Permit / RPP

Comment: Is there neighborhood notification for RPPs?

Themes: Simplify Review Process; Possible FAQ

Comment 66

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Community Feedback / Survey Process

Comment: How are you collecting community feedback and when would you need to receive it? Deadline for survey? - June 22

Themes: Multiple Themes

Comment 67

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Community Feedback / Access

Comment: Will you also be accepting paper applications – since some people aren't computer savvy?

Themes: Multiple Themes

Comment 68

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Nonconforming / Grandfathering

Comment: If the updated design standards are adopted, will structures that met the previous code be grandfathered in, or will existing structures need to be updated to meet the new code?

Themes: Modernize Design Standards; Possible FAQ

Comment 69

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Community Feedback / Survey Process

Comment: When would you like to receive the feedback on the survey to be most helpful for your team's review?

Themes: Multiple Themes

Comment 70

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: ADA / Universal Design / Adult Changing Tables

Comment: I am here to champion an existing bill that I helped pass in 2019. AZ law (HB 2113) requires publicly funded buildings in Tucson to include at least one adult-sized changing station. This mandate applies to all newly constructed public buildings or totally renovated restrooms (costing $50,000 or more) that are accessibly to both men and women. 7.6% of our population has ambulatory disabilities and we have no adult changing tables open for public use in Tucson. With our coding being brought up to the most recent codes, this gives exact parameters under Universal Design for builders to build out these changing tables. What category would this fall under? I want to ensure my community has access to champion this cause with me.

Themes: Modernize Design Standards

Comment 71

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: FLD / Notification

Comment: What will the requirement for mail notification of FLD look like? That is, is there going to be a proximity limit, especially in large lot areas like Tanque Verde?

Themes: Simplify Review Process; Possible FAQ

Comment 72

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Neighborhood Notification / Development Plans

Comment: Am I to understand that you're removing NA notification, and that there is also restrictive access to development plans through PDSD web site?

Themes: Simplify Review Process

Comment 73

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Sign Code

Comment: May I ask who I should reach out to specifically on the Sign Standards update for discussion / Q & A aspects?

Themes: Sign Code Reauthorization

Comment 74

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Landscaping / Water Harvesting / Native Plants

Comment: Can you address the landscape ordinances that prohibit native plant over 6 inches in catchment basins?

Themes: Modernize Design Standards

Comment 75

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Neighborhood Involvement

Comment: How can neighborhoods respond to the plans?

Themes: Simplify Review Process

Comment 76

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Code Enforcement

Comment: Will you be strengthening code enforcement?

Themes: Code Clarity and Usability

Comment 77

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Sidewalk Funding

Comment: Is there any money for sidewalks?

Themes: Sidewalk Repairs

Comment 78

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Sidewalk Gaps

Comment: What about neighborhoods that don’t have sidewalks?

Themes: Sidewalk Repairs; Possible FAQ

Comment 79

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Sidewalk Funding / Neighborhood Equity

Comment: How can neighborhoods get sidewalks – if they don’t have money for them?

Themes: Sidewalk Repairs

Comment 80

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Neighborhood Meetings / Public Process

Comment: Neighborhood meetings... PDSD has little management responsibility here – it is the developer, owner and neighbors. Why remove this democratic process?

Themes: Simplify Review Process

Comment 81

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Technical Standards Manual

Comment: Can you clarify if there are proposed changes to the Technical Standards Manual and if those are available?

Themes: Code Clarity and Usability

Comment 82

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: CBD / Downtown Standards

Comment: Any specific changes to CBD?

Themes: Emerging Land Use and Adaptive Reuse

Comment 83

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Inclusive Home Design Ordinance

Comment: Are there proposed changes to the inclusive home design ordinance? There are currently inconsistencies and areas that lack specific guidelines.

Themes: Modernize Design Standards

Comment 84

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: Public Meetings / Materials

Comment: Will there be additional meetings and slide decs shared?

Themes: Multiple Themes

Comment 85

Date: 2026-06-08 00:00:00

Source: Virtual Community Meeting

Code Categories: ADA / Sidewalk Improvements / Capital Projects

Comment: My neighborhood was repaved by the better streets initiative which is great. However, we watched existing ADA ramps to get upgraded to code and existing corners not get ADA ramps. Why does the city continue to spend significant funds on these items and avoid clear needs like adding ADA ramps missing? Beverly rd in old fort Lowell did not follow protocol then and existing sidewalk did not get a needed ADA ramp.

Themes: Sidewalk Repairs

Comment 86

Date: 2026-06-02 00:00:00

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Simplification of Review Processes; Improved Code Clarity and Usability; Sign Code Reauthorization;

Comment: Continue regulating signs and improve usability of the code.

Themes: Sign Code Reauthorization

Comment 87

Date: 2026-06-02 00:00:00

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Simplification of Review Processes; Improved Code Clarity and Usability; Sign Code Reauthorization;

Comment: Modernize outdated language.; Burdensome review processes and other barriers of housing such outdated design standards have significantly restricted housing options.

Themes: Code Clarity and Usability

Comment 88

Date: 2026-06-02 00:00:00

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Simplification of Review Processes; Modernized Design Standards; Removal of Barriers to Housing;

Comment: Lot splitting with no minimum lot sizes, extending mixed-use parking reductions, clarification/modernization of the UDC

Themes: Multiple Themes

Comment 89

Date: 2026-06-02 00:00:00

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Simplification of Review Processes; Modernized Design Standards; Removal of Barriers to Housing;

Comment: I wish the parking changes went further to allow for greater reductions in required parking. I also wish that the setbacks changes to allow habitation of existing ADU structures could be extended to new build ADUs.

Themes: Multiple Themes

Comment 90

Date: 2026-06-02 00:00:00

Source: Survey; Is there anything else you'd like to share?

Code Categories: Simplification of Review Processes; Modernized Design Standards; Removal of Barriers to Housing;

Comment: In the future, I think greater setback and parking reforms should be considered.

Themes: Multiple Themes

Comment 91

Date: 2026-06-03 00:00:00

Affiliation: City of Tucson Employee

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Clarify Parking Standards; Code Clarity and Usability; Remove Barriers to Housing;

Comment: Use Specific Standard 4.9.7.B.12 should be clarified. It is unclear whether on-street parking, parking waivers, and the front yard parking standards are applicable to just "Middle Housing" (2-4 units) or any residential development 1-4 units

Themes: Clarify Parking Standards

Comment 92

Date: 2026-06-03 00:00:00

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Emerging Land Uses and Adaptive Reuse; Simplify Review Processes; Remove Barriers to Housing;

Comment: They contribute to less expensive development. easier to navigate the development process.; Modernize design standards, parking, remove barriers to building houses

Themes: Multiple Themes

Comment 93

Date: 2026-06-03 00:00:00

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Emerging Land Uses and Adaptive Reuse; Simplify Review Processes; Remove Barriers to Housing;

Comment: less parking, middle housing

Themes: Multiple Themes

Comment 94

Date: 2026-06-03 00:00:00

Source: Survey; Is there anything else you'd like to share?

Code Categories: Emerging Land Uses and Adaptive Reuse; Simplify Review Processes; Remove Barriers to Housing;

Comment: better/more areas where parking waivers is permitted

Themes: Clarify Parking Standards

Comment 95

Date: 2026-06-04 00:00:00

Name: Daniel R Gullick

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Simplify Review Processes; Remove Barriers to Housing; Code Clarity and Usability;

Comment: These topics directly affect business and our customers that live in the city limits.

Themes: Code Clarity and Usability

Comment 96

Date: 2026-06-04 00:00:00

Name: Daniel R Gullick

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Simplify Review Processes; Remove Barriers to Housing; Code Clarity and Usability;

Comment: Code Clarity and Useability

Themes: Code Clarity and Usability

Comment 97

Date: 2026-06-04 00:00:00

Name: Daniel R Gullick

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Simplify Review Processes; Remove Barriers to Housing; Code Clarity and Usability;

Comment: Fee structure and increases in time and complexity.

Themes: Simplify Review Process

Comment 98

Date: 2026-06-04 00:00:00

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Simplify Review Processes; Remove Barriers to Housing; Emerging Land Uses and Adaptive Reuse

Comment: There is a housing crisis in Tucson, so removing barriers to housing is crucial. Emerging land uses and adaptive reuse are related to this as well. My recent experience responding to a code enforcement item informs my choice of 'simplify review processes'.

Themes: Multiple Themes

Comment 99

Date: 2026-06-04 00:00:00

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Simplify Review Processes; Remove Barriers to Housing; Emerging Land Uses and Adaptive Reuse

Comment: Simplify review processes. See below.

Themes: Simplify Review Process

Comment 100

Date: 2026-06-04 00:00:00

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Simplify Review Processes; Remove Barriers to Housing; Emerging Land Uses and Adaptive Reuse

Comment: I feel like the process for code enforcement and permitting is almost impossibly difficult using the website. As someone with good analytical skills and a higher ed degree, I still had a lot of trouble with it. I can't imagine how people with less skill or savvy get through the process at all. It needs to be made much, much more simple if you expect the public to use it - right now the process and the website is inappropriately complex and layered for something the general public is expected to successfully navigate (or suffer increasing fines if they can't!)

Themes: Multiple Themes

Comment 101

Date: 2026-06-04 00:00:00

Source: Survey; Is there anything else you'd like to share?

Code Categories: Simplify Review Processes; Remove Barriers to Housing; Emerging Land Uses and Adaptive Reuse

Comment: The increase of the Code enforcement re-inspection from $75 to $200 seems like a direct conflict of interest for CE, since the inspectors will generate more revenue for the department simply by never approving anything on the first inspection. There literally is no motivation for them to approve the first time if re-inspection brings in more revenue. This smells like a set-up and doesn't serve the tax paying public. Keep the fees the same for inspection and re-inspection.

Themes: Simplify Review Process

Comment 102

Date: 2026-06-08 00:00:00

Name: Laura B

Affiliation: City of Tucson Employee

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Sidewalk Maintenance Standards

Comment: I work in DTM permitting… sidewalk repair has been a continuous issue with our constituents. A lot of times sidewalks are damaged by weather, landscape or other natural elements but the abutting property owner is responsible for repair of the sidewalk when a notice of violation is received…. With materials cost rising… it’s just not feasible for a lot of property owners just can’t afford this… I think the city should be responsible for sidewalk repair when the following is true: 1. Middle to lower income home owners 2. Damage caused by natural elements 3. Damage caused by existing landscape or landscape installed by the City.

Themes: Sidewalk Repairs

Comment 103

Date: 2026-06-08 00:00:00

Name: Paige Anthony

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Modernize Design Standards; Simplify Review Processes; Code Clarity and Usability;

Comment: Current review processes could be more consistent. Design standards have changed significantly, flexiblity is helpful to support development and compliance, some parts of the UDC and Technical Standards Manual are hard to interpret. ;Revising the plant list for bufferyards and screening to align with the Pima County Screening and Bufferyard Design Manual plant list. See response number 4.

Themes: Modernize Design Standards

Comment 104

Date: 2026-06-08 00:00:00

Name: Paige Anthony

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Modernize Design Standards; Simplify Review Processes; Code Clarity and Usability;

Comment: I heard that the City is considering changing the approved plant list for Landscaping and Screening per section 7.6, which is provided in the Technical Standards Manual, from the ADWR list to the Tucson Bird Alliance native plant list. I am concerned that change will greatly limit landscape design opportunities and strain the local nurseries if not given time to grow the approved plants. Please consider aligning the plant list with the official regulatory plant list for Pima County Screening and Bufferyards which alignes with ADWR list and focuses on species native to the sonoran, mojave and chihuahuan deserts. This could provide consistency with the county and provide greater diversity for local growers while encouraging them to grow more native species than currently available.

Themes: Modernize Design Standards

Comment 105

Date: 2026-06-08 00:00:00

Name: Paige Anthony

Source: Survey; Is there anything else you'd like to share?

Code Categories: Modernize Design Standards; Simplify Review Processes; Code Clarity and Usability;

Comment: Are there any changes to the Commercial Rainwater Harvesting ordinance? This is also in the tehcinal standards manual, but is essential to UDC compliance.

Themes: Modernize Design Standards

Comment 106

Date: 2026-06-09 00:00:00

Name: Abe Hull

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Emerging Land Uses and Adaptive Reuse; Code Clarity and Usability; Simplify Review Processes;

Comment: My experiences have lead to the most frustration in those areas.;

Themes: Multiple Themes

Comment 107

Date: 2026-06-09 00:00:00

Name: Abe Hull

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Emerging Land Uses and Adaptive Reuse; Code Clarity and Usability; Simplify Review Processes;

Comment: For me the most impactful would be that Urban infill regulations should be revised to limit the max building height to a certain % of the surrounding structures in the immediate area. I now have an infill project on both the North side and South side of my house and both are more than 2x taller than me and my neighbors to the east and west, blocking views and on absurdly small lot square footages. One of them only has 1 viable fire

dept access thru a narrow driveway. It seems like no one is paying attention to the bigger picture or safety issues.

Themes: Emerging Land Use and Adaptive Reuse

Comment 108

Date: 2026-06-09 00:00:00

Name: Abe Hull

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Emerging Land Uses and Adaptive Reuse; Code Clarity and Usability; Simplify Review Processes;

Comment: Setbacks with existing older structures is a constant area of friction. I had a client who wanted to get a permit to add a bathroom and the permitting office told him that due to setbacks he would need to cut 12" off the front of his carport that had been built 25 years prior by a different owner. He abandoned the project.

Themes: Remove Barriers to Housing

Comment 109

Date: 2026-06-09 00:00:00

Name: Abe Hull

Source: Survey; Is there anything else you'd like to share?

Code Categories: Emerging Land Uses and Adaptive Reuse; Code Clarity and Usability; Simplify Review Processes;

Comment: During the permitting process my colleagues are having issues that when the RFC comes back to them it is generated by an A.I. system. The issues are then addressed and resubmitted, but then the A.I. generates a whole new batch of RFC issues unrelated to the original items. It's a hamster wheel.

Themes: Simplify Review Process

Comment 110

Date: 2026-06-11 00:00:00

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Clarify Parking Standards; Emerging Land Uses and Adaptive Reuse; Sidewalk Maintenance Standards;

Comment: Promoting mixed use building is important to prevent further sprawl in Tucson. Reducing parking minimums helps to combat car dependency. Sidewalk maintenance standards are too complex and clarifying them could assist with fixing and maintaining part of our already quite dilapidated and/or nonexistent pedestrian infrastructure.

Themes: Multiple Themes

Comment 111

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Clarify Parking Standards; Emerging Land Uses and Adaptive Reuse; Sidewalk Maintenance Standards;

Comment: Expanding adaptive reuse eligibility and furthering mixed use buildings, both for existing properties as well as new development.

Comment 112

Date: 2026-06-15 00:00:00

Name: Valerie Lane

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Simplify Review Processes;Code Clarity and Usability;Remove Barriers to Housing;

Comment: The zoning code as it relates to small scale housing is too restrictive and cumbersome. It, in itself, is a barrier to small scale infill housing proposals. ;

Themes: Remove Barriers to Housing

Comment 113

Date: 2026-06-15 00:00:00

Name: Valerie Lane

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Simplify Review Processes;Code Clarity and Usability;Remove Barriers to Housing;

Comment: None of them. This is a band-aid approach to a bigger problem. The Code is outdated and riddled with exclusionary language. It is time to write a code that is geared at being a supportive document to development rather than a document showcasing endless restrictions.

Themes: Simplify Review Process

Comment 114

Date: 2026-06-15 00:00:00

Name: Valerie Lane

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Simplify Review Processes;Code Clarity and Usability;Remove Barriers to Housing;

Comment: The language that is used is based in restrictions and negations. The concern is that this approach means that every project begins with a frustration over mining through regulations to try and discover what is allowed. This is time consuming, cumbersome, and means that the city review staff is continuously adjusting their interpretations which are too varied from one person to the next and from one week to the next.

Themes: Code Clarity and Usability

Comment 115

Date: 2026-06-15 00:00:00

Name: Valerie Lane

Source: Survey; Is there anything else you’d like to share?

Code Categories: Simplify Review Processes;Code Clarity and Usability;Remove Barriers to Housing;

Comment: The Inclusive Home Design Ordinance is not appropriate. The code sections referenced within are inherently about commercial or public spaces. By nature, no space on a residential property is public. The requirements that the City Staff say have been there all along were never enforced, and somehow now that gives the city permission to double down on their restrictions and rules without updating the ordinance in any way. Too restrictive and adds too much cost.

Themes: Remove Barriers to Housing

Comment 116

Date: 2026-06-15 00:00:00

Name: Tayla Dayton

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Remove Barriers to Housing;Sidewalk Maintenance Standards;Clarify Parking Standards;

Comment: Housing is an important issue to me because many people I know are rent-burdened and if supply of housing goes up, less people will be struggling with housing. We have a lot of homeless people and near-homeless people. I chose Sidewalk maintenance because I walk and use public transport a lot and the sidewalk situation can be pretty bad in some areas, often nonexistent, or there's only sidewalk on one side of the road. I don't think this is of concern to this questionaire, but the sidewalks are also really exposed and not shaded. It's really miserable to walk for long stretches of time with no respite from the sun. :(The sun hitting direct pavement/asphalt is bad for the climate anyway, it makes the whole area feel more hot. The only really walkable areas, or areas where it's pleasant/reasonable to be outside, are exclusive to UA campus and downtown. There's also just too much parking lot, haha, it's an unproductive waste of land.; Big fan of all 3 parking standard clarifications :~) I think simplified and reduced parking requirements will be very, very helpful.

Themes: Modernize Design Standards

Comment 117

Date: 2026-06-15 00:00:00

Name: Tayla Dayton

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Remove Barriers to Housing;Sidewalk Maintenance Standards;Clarify Parking Standards;

Comment: When addressing barriers to housing, a lot of the emphasis seems to be multi-family units, but I'm not seeing a lot of apartment complexes or the encouragement of better walkability. It's a start, and I do appreciate it, but I do think we need much more change. I live in an area where some housing has been built recently, and while it's better than the other single family homes all around me, its still not.. great?. It isn't high density _enough_. It's better, but it's still wanting. Sorry :(

Themes: Remove Barriers to Housing

Comment 118

Date: 2026-06-16 00:00:00

Name: Greg Veitch

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;Code Clarity and Usability;

Comment: Because they have the greatest impact on the widest variety of built environment infrastructure, projects, and the overall nature of our urban fabric.; Reducing as many setbacks, parking requirements, and other dimensional standards restrictions to non-downtown locations would create a significantly better city. Adding a 20' landscape buffer everywhere and unusable small yards between houses doesn't mitigate heat island, reduce car use, create neighborhood safety. People's 'privacy' concerns are significantly over-heard due to a few loud voices from some neighborhood organizations, in a city of hundreds of thousands of people.

Themes: Code Clarity and Usability

Comment 119

Date: 2026-06-16 00:00:00

Name: Greg Veitch

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;Code Clarity and Usability;

Comment: Yes. The current land use code has created the City that we live in. Do we like that City? Isn't it too hot, too loud, not walkable, not mixed with businesses in neighborhood, too ugly? Aren't the most desirable parts of our City the historic areas that were built before any zoning code was adopted? I think this should tell us something about the need for changes in our code.

Themes: Multiple Themes

Comment 120

Date: 2026-06-16 00:00:00

Name: Greg Veitch

Source: Survey; Is there anything else you'd like to share?

Code Categories: Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;Code Clarity and Usability;

Comment: I'd recommend asking community members which types of urban environments are appealing to them, maybe pictures, maybe a list of characteristics, maybe open-ended, etcetera. From there, the City could create a zoning code that encourages that urban fabric and discourages unappealing urban fabric. We've done the opposite in Tucson, and I'm not sure why, but it doesn't seem all that difficult to course-correct.

Themes: Multiple Themes

Comment 121

Date: 2026-06-17 00:00:00

Name: Jennett Swan

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Remove Barriers to Housing;Simplify Review Processes;Sidewalk Maintenance Standards;

Comment: They have the most impact on our neighborhoods.; Structural development

Themes: Modernize Design Standards

Comment 122

Date: 2026-06-17 00:00:00

Name: Jennett Swan

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Remove Barriers to Housing;Simplify Review Processes;Sidewalk Maintenance Standards;

Comment: Not sure

Comment 123

Date: 2026-06-17 00:00:00

Name: Vince Catalano

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Simplify Review Processes;

Comment: It is very time consuming to get a Building permit issued.; Walk thru process re-established or video conference review on minor projects two mornings a week.

Themes: Simplify Review Process

Comment 124

Date: 2026-06-17 00:00:00

Name: Vince Catalano

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Simplify Review Processes;

Comment: Administrative staff should have more flexibility to help clients, so resubmittals are not required on small items like address or suite change issues.
The terminology should be improved when you have a condition that is not met, it should not state "resubmittal required" it should state what condition is missing or why the reason the process being stopped.

Themes: Simplify Review Process

Comment 125

Date: 2026-06-17 00:00:00

Name: Vince Catalano

Source: Survey; Is there anything else you'd like to share?

Code Categories: Simplify Review Processes;

Comment: I have had problems where plans have sat in the process and have not been notified that the plan check fee is due.
I have had problems where I paid the plan check fee and do not receive a receipt or notification

Themes: Simplify Review Process

Comment 126

Date: 2026-06-17 00:00:00

Name: Nick Martell

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Clarify Parking Standards;Remove Barriers to Housing;Modernize Design Standards;

Comment: Remove barriers to housing

Themes: Remove Barriers to Housing

Comment 127

Date: 2026-06-17 00:00:00

Name: Nick Martell

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Clarify Parking Standards;Remove Barriers to Housing;Modernize Design Standards;

Comment: Parking minimums are too high/arbitrary. Moving towards CCT parking standards would be beneficial

Themes: Clarify Parking Standards

Comment 128

Date: 2026-06-17 00:00:00

Name: Cheryl Schrader-Gerken

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Code Clarity and Usability;Simplify Review Processes;Sidewalk Maintenance Standards;

Comment: The permitting process and code clarity is very onerous and needs to be streamlined. The city wants people to follow codes, but many are disinclined becuase of the tremendous headaches and time associated with the permitting and code process. Sidewalk maintenance - in a city with horrendously neglected or absent sidewalks, we need to improve these to support walking safely in our city. Our city was found #4 in the country as one of the worst for pedestrian deaths.; All of the above.

Themes: Multiple Themes

Comment 129

Date: 2026-06-17 00:00:00

Name: Cheryl Schrader-Gerken

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Code Clarity and Usability;Simplify Review Processes;Sidewalk Maintenance Standards;

Comment: The Code enforcement policy needs to be revised to prevent individuals from being able to submit an inordinate number of complaints in a calendar year - no one should be able to submit more than 50 per calendar year and the city needs a policy in place to be able to prioritize complaints that come through. Rather than sending code enforcement out over a small pile of weeds, inconsecuential complaints should go automatically to the end of the line so that more serious infractions can be dealt with first. Our neighborhood has been essentially taken hostage by ONE submitter and the city has to develop legal means to prevent one person from harnessing the power of an entire city department to their whims.

Themes: Code Clarity and Usability

Comment 130

Date: 2026-06-17 00:00:00

Name: Andrew

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Remove Barriers to Housing;Simplify Review Processes;Modernize Design Standards;

Comment: Many of Tucsonan's favorite places would not be allowed to be built under city codes today. Think of downtown, fourth ave, etc. We need to simplify our building codes while eliminating design standards that indirectly force us into building car-centric spaces. Cutting red tape and building regulations is also the low-hanging fruit of removing barriers to housing and allowing developers to build slightly denser. ; 1. Eliminate parking requirements for developments.
2. Eliminate parking requirements for developments.
3. Eliminate parking requirements for developments.
4. Eliminate setback requirements along roads/streets that are not large arterial roads.
5. Eliminate the two-stairwell rule for housing projects greater than three stories (https://reason.org/commentary/the-staircase-rule-thats-limiting-housing-growth/)

Themes: Clarify Parking Standards; two stairwell rule is showing up in a lot of code discussions, maybe ok for a later code packet?

Comment 131

Date: 2026-06-17 00:00:00

Name: Andrew

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Remove Barriers to Housing;Simplify Review Processes;Modernize Design Standards;

Comment: Eliminate parking requirements

Themes: Clarify Parking Standards

Comment 132

Date: 2026-06-17 00:00:00

Name: Andrew

Source: Survey; Is there anything else you'd like to share?

Code Categories: Remove Barriers to Housing;Simplify Review Processes;Modernize Design Standards;

Comment: Eliminate parking requirments

Themes: Clarify Parking Standards

Comment 133

Date: 2026-06-17 00:00:00

Name: Polly Parks

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Code Clarity and Usability;Simplify Review Processes;Remove Barriers to Housing;

Comment: Because I want to build some middle housing on the back part of my lot.

Themes: Remove Barriers to Housing

Comment 134

Date: 2026-06-17 00:00:00

Name: Polly Parks

Source: Survey; Is there anything else you'd like to share?

Code Categories: Code Clarity and Usability;Simplify Review Processes;Remove Barriers to Housing;

Comment: When are some middle housing designs going to be available.

Themes: Remove Barriers to Housing; point to design competition

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Comment 135

Date: 2026-06-17 00:00:00

Name: Michael G Colosimo

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Remove Barriers to Housing;Code Clarity and Usability;Emerging Land Uses and Adaptive Reuse;

Comment: Common Sense & Ease of Real Estate Development is Important; ADU

Themes: Remove Barriers to Housing

Comment 136

Date: 2026-06-18 00:00:00

Name: Jasmine Thomas

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Simplify Review Processes;Code Clarity and Usability;Modernize Design Standards;

Comment: Code Clarity and Usability

Themes: Code Clarity and Usability

Comment 137

Date: 2026-06-18 00:00:00

Name: Jasmine Thomas

Source: Survey; Is there anything else you'd like to share?

Code Categories: Simplify Review Processes;Code Clarity and Usability;Modernize Design Standards;

Comment: Thank you for implementing this! Please include language on adult changing tables in City of Tucson Buildings

Themes: Modernize Design Standards

Comment 138

Date: 2026-06-18 00:00:00

Name: Derek Drabicki

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Modernize Design Standards;Simplify Review Processes;Emerging Land Uses and Adaptive Reuse;

Comment: There are many new building materials as well as old techniques that have been lost or outlawed in building designs and code. Also the shortage of housing and lack of reuse of commercial buildings into mixed use housing could help bridge the gap of affordable housing. Simplifying the review process would allow faster approvals for homeowners to do their own work or have licensed contractors help with upgrades.

Themes: Simplify Review Process

Comment 139

Date: 2026-06-19 00:00:00

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Sign Code Reauthorization;

Comment: I believe that the City Planning and Development Services has more fundamental issues than those I chose. We have no actual, knowledgeable inspectors. What we have are cross-trained, token-level inspections. I realize this comes off as hyperbolic, but it is unfortunately the reality. Most new housing is beyond sub-par. The inspection process itself is such that genuine, true inspections cannot be performed. This is a core, foundational issue with ripple effects that harm homeowners and the durability of sustained housing over the very long term. Walking past this to other more buzzword priorities is perilous.

Themes: Code Clarity and Usability

Comment 140

Date: 2026-06-19 00:00:00

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Sign Code Reauthorization;

Comment: I believe a standard for inspectors need be established. There already exists licensing for inspectors. Further, some level of accountability for the City should be in place for undiscovered code violations that result in true loss or injury. I believe that even a small consequence for haphazzrd inspections that miss violations that result in damage or injury would serve to compell thorough inspections and therefore restore trust in the inspection results.

Themes: Simplify Review Process

Comment 141

Date: 2026-06-19 00:00:00

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Sign Code Reauthorization;

Comment: The inspections need to be true inspections, meaning code violations are sought out with rigor. The current state of structures, especially housing structures, is near tragic.

This is AFTER passing inspection. Before focusing on expanding authority, foundational credibility needs to be re-established.

Themes: Simplify Review Process

Comment 142

Date: 2026-06-19 00:00:00

Source: Survey; Is there anything else you'd like to share?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Sign Code Reauthorization;

Comment: Please enlist the services of a third party inspection company from out of State. Have them perform inspections AFTER City inspectors have and determine the gap. This will reveal what value the plan review, permitting, and inspections requirements bring to the residents of our City.

Themes: Simplify Review Process

Comment 143

Date: 2026-06-19 00:00:00

Name: Todo

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Sidewalk Maintenance Standards;

Comment: The owner has the responsibility of maintaining a public space they do not have rights to. The city should be liable for public spaces. Owners who have maintained sidewalks should receive ownership over these spaces.

Themes: Sidewalk Repairs

Comment 144

Date: 2026-06-19 00:00:00

Name: Todo

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Sidewalk Maintenance Standards;

Comment: I don't believe these code changes benefit tax payers. These code changes only benefit an agenda created by a few political figures and lobbyists. Constituents don't benefit from these changes because these are not community driven by tax paying voters.

Themes: Sidewalk Repairs

Comment 145

Date: 2026-06-19 00:00:00

Name: Todo

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Sidewalk Maintenance Standards;

Comment: I believe parking will always be needed. Reduction of parking is not beneficial. As Americans we all have the same rights, opportunities, and responsibilities to creating a great life, it is the choices we make that determines the barriers we face when dealing with housing. To all those who are lazy etc they need to do better.

Themes: Clarify Parking Standards

Comment 146

Date: 2026-06-19 00:00:00

Name: Todo

Source: Survey; Is there anything else you'd like to share?

Code Categories: Sidewalk Maintenance Standards;

Comment: You can wish in one hand and shit in the other see which one fills faster.

Themes: Sidewalk Repairs

Comment 147

Date: 2026-06-22 00:00:00

Name: Dan Maher

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Simplify Review Processes;Modernize Design Standards;Clarify Parking Standards;

Comment: Review times are still poor, and not being able to walk projects through continues to create barriers. Excessive parking requirements hamper development.

Themes: Clarify Parking Standards

Comment 148

Date: 2026-06-22 00:00:00

Name: Dan Maher

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Simplify Review Processes;Modernize Design Standards;Clarify Parking Standards;

Comment: Create more overlay zones with reduced parking requirements. We need more density not parking lots. When the 2 year review of community corridors is up, apply that zoning uniformly across the city. Its too limiting now.

Themes: Clarify Parking Standards

Comment 149

Date: 2026-06-22 00:00:00

Name: Kelly Lee

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Modernize Design Standards;Code Clarity and Usability;Remove Barriers to Housing;

Comment: We want to remove barriers to housing.

Themes: Remove Barriers to Housing

Comment 150

Date: 2026-06-22 00:00:00

Name: Kelly Lee

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Modernize Design Standards;Code Clarity and Usability;Remove Barriers to Housing;

Comment: Changes to the FLD Design Standards and removing the code section that requires substantial compliance with the General Plan and Area Plan.

Themes: Emerging Land Use and Adaptive Reuse

Comment 151

Date: 2026-06-22 00:00:00

Name: Kelly Lee

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Modernize Design Standards;Code Clarity and Usability;Remove Barriers to Housing;

Comment: Yes. The FLD requires an Architectural Review and changes are needed to provide affordable housing. The Issue

- Code Reference: UDC 8.7.3.M.C.(3)
- Current Rule: No more than 50% of detached residential units throughout the FLD shall have garages that protrude from or are flush with the front wall of the living area or porch.
- The Challenge: KB Home builds narrow product lines to maintain affordability for first-time homebuyers. With a standard 20-foot garage width and a 5-foot entry, we have minimal remaining space to pull the house forward without creating unusable floor plans.

Proposed Solutions
Other local jurisdictions, such as Marana, successfully minimize garage dominance through flexible architectural alternatives. We propose allowing the following methods to meet the intent of the FLD design requirements:

- Courtyard Walls: Extending a courtyard wall into the front yard beyond the garage face.
- Alternating Setbacks: Varying the front setbacks across the streetscape.

Example Community
We successfully implemented the courtyard wall solution at our Mandarina Reserve community in Marana. You can view the specific design elevations and photos by scrolling to the bottom of our community page: https://www.kbhome.com/new-homes-tucson/mandarina-reserve

Themes: Multiple Themes

Comment 152

Date: 2026-06-23 00:00:00

Name: Keith Grayvold

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Emerging Land Uses and Adaptive Reuse;Simplify Review Processes;Remove Barriers to Housing;

Comment: The Issue
- Code Reference: UDC 8.7.3.M.C.(3)
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Themes: Multiple Themes

Comment 153

Date: 2026-06-23 00:00:00

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Code Clarity and Usability;Remove Barriers to Housing;Emerging Land Uses and Adaptive Reuse;

Comment: The Issue

- Code Reference: UDC 8.7.3.M.C.(3)
- Current Rule: No more than 50% of detached residential units throughout the FLD shall have garages that protrude from or are flush with the front wall of the living area or porch.
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Themes: Multiple Themes

Comment 154

Date: 2026-06-23 00:00:00

Name: Briana Rader

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Remove Barriers to Housing;Modernize Design Standards;

Comment: The Issue

- Code Reference: UDC 8.7.3.M.C.(3)
- Current Rule: No more than 50% of detached residential units throughout the FLD shall have garages that protrude from or are flush with the front wall of the living area or porch.
- The Challenge: KB Home builds narrow product lines to maintain affordability for first-time homebuyers. With a standard 20-foot garage width and a 5-foot entry, we have minimal remaining space to pull the house forward without creating unusable floor plans.

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- Courtyard Walls: Extending a courtyard wall into the front yard beyond the garage face.
- Alternating Setbacks: Varying the front setbacks across the streetscape.

Example Community
We successfully implemented the courtyard wall solution at our Mandarina Reserve community in Marana. You can view the specific design elevations and photos by scrolling to the bottom of our community page: https://www.kbhome.com/new-homes-tucson/mandarina-reserve

Themes: Multiple Themes

Comment 155

Date: 2026-06-24 00:00:00

Name: Kevin Woldhagen

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Clarify Parking Standards;

Comment: Too much parking makes our city hotter and more spread out when that space could be used for housing or other uses. We need more housing, particularly mixed use, to make our city more liveable. It is also important to maintain our history by reusing buildings and adding uses to existing buildings, which also makes our city more liveable.

Themes: Multiple Themes

Comment 156

Date: 2026-06-24 00:00:00

Name: Kevin Woldhagen

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Clarify Parking Standards;

Comment: Reducing barriers to housing.

Themes: Remove Barriers to Housing

Comment 157

Date: 2026-06-24 00:00:00

Name: Kevin Woldhagen

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Clarify Parking Standards;

Comment: Reducing parking minimums, add a parking maximum, with more detail on how much parking for different kinds of uses

Themes: Clarify Parking Standards

Comment 158

Date: 2026-07-02 00:00:00

Name: Mia

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Emerging Land Uses and Adaptive Reuse;Code Clarity and Usability;Sidewalk Maintenance Standards;

Comment: We don't need any more housing. We need to preserve our land and wildlife. Our sidewalks need to be maintained while all info need to clear on use.

Themes: Sidewalk Repairs

Comment 159

Date: 2026-07-02 00:00:00

Name: Mia

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Emerging Land Uses and Adaptive Reuse;Code Clarity and Usability;Sidewalk Maintenance Standards;

Comment: Emerging land uses and adaptive reuse

Themes: Emerging Land Use and Adaptive Reuse

Comment 160

Date: 2026-07-02 00:00:00

Name: Mia

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Emerging Land Uses and Adaptive Reuse;Code Clarity and Usability;Sidewalk Maintenance Standards;

Comment: No more housing and data centers

Themes: Emerging Land Use and Adaptive Reuse

Comment 161

Date: 2026-07-02 00:00:00

Name: Jackie Chin

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;Sign Code Reauthorization;

Comment: Quality of life is affected by poor neighborhood master planning and dark skies non-conforming lighting.

Themes: Modernize Design Standards

Comment 162

Date: 2026-07-02 00:00:00

Name: Jackie Chin

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;Sign Code Reauthorization;

Comment: New materials and alternative technology to address climate warming should be supported by updated codes. Fire resistant materials should be required in new residential buildings and ADUs.

Themes: Emerging Land Use and Adaptive Reuse

Comment 163

Date: 2026-07-02 00:00:00

Name: Jackie Chin

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;Sign Code Reauthorization;

Comment: Tightly packed single family developments spreading over riparian areas without preserving open space.

Themes: Modernize Design Standards

Comment 164

Date: 2026-07-02 00:00:00

Name: Jackie Chin

Source: Survey; Is there anything else you'd like to share?

Code Categories: Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;Sign Code Reauthorization;

Comment: So many parking lots for malls, apartment complexes and schools are dead space. Solar panels financed in partnership with private entities can be erected over these dead acres, providing energy, and shelter, adjacent to housing from extreme sunlight for parking areas and play areas.

Themes: Emerging Land Use and Adaptive Reuse

Comment 165

Date: 2026-07-03 00:00:00

Code Categories: Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;Remove Barriers to Housing;

Comment 166

Date: 2026-07-03 00:00:00

Name: Louie Christensen

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Simplify Review Processes;Remove Barriers to Housing;Clarify Parking Standards;

Comment: We can no longer afford to spread our city further and further along the 10.
We need to allow more housing within city limits, and get creative with the space we are given.
Builders will build here if you get the regulations, restrictions, codes, zoning, boards, appeals etc out of the at that are costly and prohibitive.

Themes: Remove Barriers to Housing

Comment 167

Date: 2026-07-03 00:00:00

Name: Louie Christensen

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Simplify Review Processes;Remove Barriers to Housing;Clarify Parking Standards;

Comment: Removing height and setback restrictions.
Removing frivolous add on environmental requirements (like EV charging stations).
Removing parking minimums, especially near walkable communities and neighborhoods.

Themes: Modernize Design Standards

Comment 168

Date: 2026-07-03 00:00:00

Name: Louie Christensen

Source: Survey; Is there anything else you'd like to share?

Code Categories: Simplify Review Processes;Remove Barriers to Housing;Clarify Parking Standards;

Comment: Please make it quicker, easier, simpler and cheaper to build housing and mix user development.

Themes: Remove Barriers to Housing

Comment 169

Date: 2026-07-03 00:00:00

Name: Louie Christensen

Source: Survey; Is there anything else you'd like to share?

Code Categories: Simplify Review Processes;Remove Barriers to Housing;Clarify Parking Standards;

Comment: Stop putting our government in the way of development.

Themes: Simplify Review Process

Comment 170

Date: 2026-07-03 00:00:00

Name: Daniel Barker

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Simplify Review Processes;Clarify Parking Standards;Remove Barriers to Housing;

Comment: We need to remove barriers to housing. Anything that reduces the cost and complexity for developers should be at the top of the list.

Themes: Remove Barriers to Housing

Comment 171

Date: 2026-07-03 00:00:00

Name: Daniel Barker

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Simplify Review Processes;Clarify Parking Standards;Remove Barriers to Housing;

Comment: Clarifying parking standards.

Themes: Clarify Parking Standards

Comment 172

Date: 2026-07-03 00:00:00

Name: Daniel Barker

Source: Survey; Is there anything else you'd like to share?

Code Categories: Simplify Review Processes;Clarify Parking Standards;Remove Barriers to Housing;

Comment: The sign code is too complex and restrictive. Businesses should be able to basically use any sign they like.

Themes: Sign Code Reauthorization

Comment 173

Date: 2026-07-03 00:00:00

Name: Daniel Barker

Source: Survey; Is there anything else you'd like to share?

Code Categories: Simplify Review Processes;Clarify Parking Standards;Remove Barriers to Housing;

Comment: The simplification does not go far enough. We should eliminate all requirements citywide, allow menu boards without any regulation whatsoever, and allow the sign code to expire. Housing should be allowed by right in any zone except industrial.

Themes: Multiple Themes

Comment 174

Date: 2026-07-03 00:00:00

Source: Survey; Why did you choose these as the most impactful?

Code Categories: Sidewalk Maintenance Standards;Remove Barriers to Housing;Modernize Design Standards;

Comment: Immediate visible and accessibility impact.

Themes: Modernize Design Standards

Comment 175

Date: 2026-07-03 00:00:00

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Sidewalk Maintenance Standards;Remove Barriers to Housing;Modernize Design Standards;

Comment: Stop putting all the resources for social determinants of help categories in areas that already need help revitalizing.

Themes: Emerging Land Use and Adaptive Reuse

Comment 176

Date: 2026-07-03 00:00:00

Code Categories: Remove Barriers to Housing;Modernize Design Standards;Simplify Review Processes;

Comment 177

Date: 2026-07-03 00:00:00

Name: Sal Cabibo

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Clarify Parking Standards;Modernize Design Standards;Code Clarity and Usability;

Comment: We need to improve the architecture and flexibility of buildings in Tucson.

Themes: Code Clarity and Usability

Comment 178

Date: 2026-07-03 00:00:00

Name: Sal Cabibo

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Clarify Parking Standards;Modernize Design Standards;Code Clarity and Usability;

Comment: Code clarity

Themes: Code Clarity and Usability

Comment 179

Date: 2026-07-03 00:00:00

Name: Sal Cabibo

Source: Survey; Is there anything else you'd like to share?

Code Categories: Clarify Parking Standards;Modernize Design Standards;Code Clarity and Usability;

Comment: The NIMBYs having too much influence in the betterment of the city

Themes: Emerging Land Use and Adaptive Reuse

Comment 180

Date: 2026-07-03 00:00:00

Name: Sal Cabibo

Source: Survey; Is there anything else you'd like to share?

Code Categories: Clarify Parking Standards;Modernize Design Standards;Code Clarity and Usability;

Comment: Enough of coffee shops and storage units, we need more mixed uses of buildings

Themes: Emerging Land Use and Adaptive Reuse

Comment 181

Date: 2026-07-04 00:00:00

Name: Kim

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Sidewalk Maintenance Standards;Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;

Comment: Tucson needs to build with an experienced city planner who can modernize and create accessible layouts for pedestrians and drivers in the wake of building. Tear down old and rebuild.

Themes: Modernize Design Standards

Comment 182

Date: 2026-07-04 00:00:00

Name: Kim

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Sidewalk Maintenance Standards;Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;

Comment: Left turn lanes and lights. More vehicle speed control in the valley and extreme violations for reckless drivers.

Themes: Modernize Design Standards

Comment 183

Date: 2026-07-04 00:00:00

Name: Kim

Source: Survey; Is there anything else you’d like to share?

Code Categories: Sidewalk Maintenance Standards;Emerging Land Uses and Adaptive Reuse;Modernize Design Standards;

Comment: Driving violations

Comment 184

Date: 2026-07-04 00:00:00

Name: Roxanne Peroldo

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Simplify Review Processes;

Comment: I believe that the process to get anything done by the government should be made less difficult

Themes: Simplify Review Process

Comment 185

Date: 2026-07-04 00:00:00

Name: Roxanne Peroldo

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Simplify Review Processes;

Comment: I am not sure,

Comment 186

Date: 2026-07-05 00:00:00

Code Categories: Simplify Review Processes;Sidewalk Maintenance Standards;Clarify Parking Standards;

Comment 187

Date: 2026-07-05 00:00:00

Name: Logan

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Clarify Parking Standards;Code Clarity and Usability;Modernize Design Standards;

Comment: Everything is too complicated and needs to be simplified beyond even this code cleanup.

Themes: Simplify Review Process

Comment 188

Date: 2026-07-05 00:00:00

Name: Logan

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Clarify Parking Standards;Code Clarity and Usability;Modernize Design Standards;

Comment: Removing parking requirements.

Themes: Clarify Parking Standards

Comment 189

Date: 2026-07-05 00:00:00

Name: Logan

Source: Survey; Is there anything else you'd like to share?

Code Categories: Clarify Parking Standards;Code Clarity and Usability;Modernize Design Standards;

Comment: Match parking requirements to the middle housing code amendment. If people are to live with no car when along bicycle or transportation facilities, why can they not visit businesses with no car? Allow more flexibility in parking.

Themes: Clarify Parking Standards

Comment 190

Date: 2026-07-05 00:00:00

Name: Logan

Source: Survey; Is there anything else you'd like to share?

Code Categories: Clarify Parking Standards;Code Clarity and Usability;Modernize Design Standards;

Comment: More simplification would be beneficial. Let's not be timid when in a housing crisis.

Themes: Simplify Review Process

Comment 191

Date: 2026-07-06 00:00:00

Name: Caryn Paye

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Modernize Design Standards;

Comment: It's time to include our disabled population in our design standards.

Themes: Modernize Design Standards

Comment 192

Date: 2026-07-06 00:00:00

Name: Caryn Paye

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Modernize Design Standards;

Comment: Thankfully, we have shifted our city codes to the most up-to-date building codes. I would like to see this paired with legislative policy that has already passed.

Themes: Modernize Design Standards

Comment 193

Date: 2026-07-06 00:00:00

Name: Caryn Paye

Source: Survey; Is there anything else you'd like to share?

Code Categories: Modernize Design Standards;

Comment: As mentioned before, we should be adhering to legislative policy that has already passed

Themes: Modernize Design Standards

Comment 194

Date: 2026-07-06 00:00:00

Name: Caryn Paye

Source: Survey; Is there anything else you'd like to share?

Code Categories: Modernize Design Standards;

Comment: I would like to be part of the solution. I have lived experience and have helped advocate for this community for a long time.

Themes: Modernize Design Standards

Comment 195

Date: 2026-07-08 00:00:00

Name: Margaret Springer

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Sidewalk Maintenance Standards;

Comment: I am most concerned with stopping AI data centers in AZ taking water and electricity, and also causing harm to humans and wildlife. Living things need water. We

don’t need AI data centers. Also we don’t need to have our electricity taxed any more. AI data centers not only take water away from living things, but there will be more blackouts and power outages and those are dangerous in a desert cuz no power means we can not cool our homes or workplaces. This is a terrifying time to be a citizen just trying to live and pay bills. Please say no to adding AI data centers to our state.

Themes: Emerging Land Use and Adaptive Reuse

Comment 196

Date: 2026-07-08 00:00:00

Name: Margaret Springer

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Sidewalk Maintenance Standards;

Comment: I don’t have an answer for this.

Comment 197

Date: 2026-07-08 00:00:00

Name: Margaret Springer

Source: Survey; Is there anything else you’d like to share?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Sidewalk Maintenance Standards;

Comment: No AI data centers. I want to survive. I want wildlife to survive.

Themes: Emerging Land Use and Adaptive Reuse

Comment 198

Date: 2026-07-08 00:00:00

Name: Margaret Springer

Source: Survey; Is there anything else you'd like to share?

Code Categories: Emerging Land Uses and Adaptive Reuse;Remove Barriers to Housing;Sidewalk Maintenance Standards;

Comment: No AI data centers. We need our state leadership to actually care about its citizens and wildlife.

Themes: Emerging Land Use and Adaptive Reuse

Comment 199

Date: 2026-07-07 00:00:00

Name: Kyle Snowden

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Simplify Review Processes;Remove Barriers to Housing;Modernize Design Standards;

Comment: I started the construction of an ADU in 2024 and I ran into every one of these problems except signage, including: commercial parking requirements, lack of clarity on sidewalks, issues with perimeter fencing, and issues around setbacks. It took me three times as long to permit it as it took to build it. I think that all of these changes are impactful, but I've selected the three that caused me the longest delays.

Themes: Multiple Themes

Comment 200

Date: 2026-07-07 00:00:00

Name: Kyle Snowden

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Simplify Review Processes;Remove Barriers to Housing;Modernize Design Standards;

Comment: I'm glad to see subdivision standards for missing middle, since I hope that missing middle housing can serve as starter homes; I've looked into giving the tenants in my triplex the option to purchase, but the existing avenues are just not feasible.

I also happy to see that clarification—and especially simplification—of height and setback requirements is identified as an issue, because when I was permitting my carport it was very frustrating to have to go through a Herculean effort at the city to build it within 10' of the alley when more than half of my neighbors already have carports within like 2' of the alley. In the same vein, I was told I'd have to build brand new sidewalks in front of my property despite the fact that neither of my neighbors have sidewalks, so it would have been a sidewalk to nowhere (the requirement was eventually waived).

I think that anywhere these changes make the experience of permitting less frustrating and faster from the perspective of a resident is especially beneficial. Having built an ADU I've had tons of conversations with people on what it was like, including among friends, the postal workers who saw its daily build progress, and from people doing the Rotary Verde home tour. I've gotten the impression that lots of people are curious about building them, and the experiences of how those projects went for others factors heavily into whether they decide to go through with the project or not. If the permitting process feels bad, then I worry that it will only be private-equity type professional investors who engage in development, which I feel is a much less desirable than if it were the residents of this city that shaped it.

Themes: Simplify Review Process

Comment 201

Date: 2026-07-07 00:00:00

Name: Kyle Snowden

Source: Survey; Is there anything else you'd like to share?

Code Categories: Simplify Review Processes;Remove Barriers to Housing;Modernize Design Standards;

Comment: I totally agree on the descriptions for the land use and adaptive reuse issues, however I hope that the listed potential changes are the first step with more to come. For example on the accessory/mixed use topic, I can't imagine anyone caring if a bookstore went beyond 25% cafe to be come 50%, 75%, or even 100% cafe. Same with the changes for perishable goods manufacturing and minor medical uses.

I don't see any reason for uses to be this granular in the first place. I noticed that regarding recreational use parking requirements the change would be to combine similar uses into a single category, and I think that's a good approach to apply across more of the code. I'd

prefer to see the uses be as broad as possible, where the distinctions between them exist only for legitimate differences in nuisance and practicality.

Themes: Emerging Land Use and Adaptive Reuse

Comment 202

Date: 2026-07-07 00:00:00

Name: Kyle Snowden

Source: Survey; Is there anything else you'd like to share?

Code Categories: Simplify Review Processes;Remove Barriers to Housing;Modernize Design Standards;

Comment: Generally, I agreed with all of the issues identified in this package but feel the scope is limited. I think that the time spent tweaking numbers within the existing system of use classifications would be better spent combining them into larger, simpler categories of uses. I also think that anything and everything should can be done to simplify/standardize setbacks, site layout requirements, and height restrictions across uses and zones, and I would love to see a code whose zones are largely organized around easy to understand building envelopes.

Themes: Code Clarity and Usability

Comment 203

Date: 2026-07-08 00:00:00

Name: Lexy W.

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Clarify Parking Standards;Remove Barriers to Housing;Modernize Design Standards;

Comment: I chose these three because in my experience that have been the biggest barriers to new development and have resulted in why Tucson is notably why Tucson is "over developed and under demolished." As it relates to clarifying parking standards, the proposed clarifications are helpful, but in my opinion, are not resolving the issue as to why we have so much parking. Parking requirements in the UDC are based on antiquated standards and are overly barring compared to other jurisdictions in the region. There needs

to be more flexibility as consumer patterns have drastically change and if we want to align the community's priorities of reducing auto-centric developments, it starts with parking requirements.

Themes: Clarify Parking Standards

Comment 204

Date: 2026-07-08 00:00:00

Name: Lexy W.

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Clarify Parking Standards;Remove Barriers to Housing;Modernize Design Standards;

Comment: I think everything that is being suggested will be beneficial as they have proven to be problematic in the past. I particularly think that simplifying processes, particularly the rezoning process, will provide greater clarity and certainty throughout the process.

I fully support the revisions to the FLD process for the reason staff has articulated.

Themes: Simplify Review Process

Comment 205

Date: 2026-07-08 00:00:00

Name: Lexy W.

Source: Survey; Is there anything else you'd like to share?

Code Categories: Clarify Parking Standards;Remove Barriers to Housing;Modernize Design Standards;

Comment: Parking Standards - we need to be moving toward a parking justification analysis/report for all projects not CCT. I am also concerned that we aren't providing enough flexibility for developments that contain a variety of uses, particularly with shift in consumer spending/business models after covid. The shopping center parking calculation should be revised to provide more flexibility for more intensive uses. The 50% limitation seems arbitrary and a product of neighbor-driven fears.

Regarding Middle housing - far more needs to be done with this. While good intention, these standards presented currently do not fully address the realities of what could happen with a two-step process (subdivision plats --> middle housing sites). We should also be ensuring that we aren't creating more processes to create new/reconfigured lots particularly if all lots are under common ownership.

I am concerned about referring to Battery Energy Storage Systems as a Utility Distribution Use. The reality is these function very similarly to large scale solar arrays, as they do not distribute power directly to the gird but rather store and facilitate the dissemination of renewable
energy sources that are generated off-site. In March 2024, a minor amendment was approved to the Gateway Centre PAD to permit a BESS facility within the planning area. As part of that approval it was noted that BESS facilities are considered a renewable energy. This is not consistent with that amendment.

Themes: Multiple Themes

Comment 206

Date: 2026-07-08 00:00:00

Name: Lexy W.

Source: Survey; Is there anything else you'd like to share?

Code Categories: Clarify Parking Standards;Remove Barriers to Housing;Modernize Design Standards;

Comment: I would like more consideration given to streamlining/removing process that result in additional costs.

Themes: Simplify Review Process

Comment 207

Date: 2026-07-08 00:00:00

Name: Brian Underwood

Source: Survey; What proposed code changes do you believe will be most beneficial?

Code Categories: Remove Barriers to Housing;Simplify Review Processes;Clarify Parking Standards;

Themes: Simplify Review Process

Comment 208

Date: 2026-07-08 00:00:00

Name: Brian Underwood

Source: Survey; Are there areas that cause concern or need additional changes?

Code Categories: Remove Barriers to Housing;Simplify Review Processes;Clarify Parking Standards;

Comment: Changes to the FLD, middle housing subdivision standards

Themes: Remove Barriers to Housing

Comment 209

Date: 2026-07-08 00:00:00

Name: Brian Underwood

Source: Survey; Is there anything else you'd like to share?

Code Categories: Remove Barriers to Housing;Simplify Review Processes;Clarify Parking Standards;

Comment: Alternative parking plans need to be considered (without requiring a public process). The middle housing subdivision standards should also apply to larger infill parcels. The City should consider adopting the same "average area per dwelling unit" standards (1,000sf, 2,000sf, & 3,500sf) for the urban residential zones that the County has.

Themes: Remove Barriers to Housing

Comment 210

Date: 2026-07-08 00:00:00

Name: Brian Underwood

Source: Survey; Is there anything else you'd like to share?

Code Categories: Remove Barriers to Housing;Simplify Review Processes;Clarify Parking Standards;

Comment: I'll be submitting a separate document with specific suggestions, edits, and typos I noticed while reading the redlines. Thank you for the opportunity to provide input.

Themes: Multiple Themes

Metropolitan Pima Alliance

July 29, 2026

Koren Manning, Director
Planning and Development Services
City of Tucson
201 N. Stone Ave.
Tucson, AZ 85701

Dear Ms. Manning:

On behalf of the Metropolitan Pima Alliance (MPA), we respectfully request that the City review and consider the attached comments and feedback as part of the proposed CODE Tucson update.

MPA appreciates the time, information, and engagement provided by the staff and senior leadership of the City's Planning and Development Services Department throughout this process. We also request a follow-up meeting with staff to discuss the proposed revisions, as well as any additional modifications that may have been incorporated into the draft code update.

Thank you for your continued collaboration. We look forward to working with the City as the CODE Tucson update progresses and to providing meaningful input on behalf of the private land use and development industry.

Sincerely,

Allyson

Allyson Solomon Karpuk
Executive Director
Metropolitan Pima Alliance

CODE Tucson Draft Redlines – Comments, Corrections, & Suggestions by Page Number Courtesy of MPA

- Pg 9: Pending Applications and Choice of Code
    - #2 seems punitive as the regulations applicable at the time of application submittal should automatically be those that the application is reviewed upon, regardless of whether the applicant specifically requests it in writing. If a UDC amendment has not yet taken effect, reviewers should not base their review on it prematurely.
    - Not critical, but the Choice of Code section could include a statement at the end that PADs approved prior to the effective date of the UDC may still be subject to the provisions of the LUC, depending on how they were written.

- Pgs 11-14, 213: Zoning Examiner Procedures
    - Overall, good clarifications, especially making the ability to substitute a land use for an existing nonconforming land use when the proposed substitution is from a different land use class, a PDSD Director Approval Procedure (i.e., an administrative process).
    - Pg 12: Legal Counsel – typo, should read "…by the City Attorney's Office or its designee." (delete 'their' and add a period at the end)
    - Pg 13: The response shall be included in the public record, and all parties of record shall be provided an opportunity to review and submit written comments within a reasonable time established by the Zoning Examiner.
        - When does the ZE establish the "reasonable time" for submitting written comments on the response to their request for more information? How is reasonable timeframe defined? How does this affect the ZE's timing for issuing a preliminary report within a week and a final report within two weeks of the public hearing being closed?

- Pgs 14-15: Historic Preservation and Cultural Resources
    - Good clarifications

- Pg 15: General Plan Administration
    - PDSD is responsible for preparing, maintaining, and *administrating* (typo, should be *administering*) the General Plan, certain specific plans, and redevelopment plans, assisting in the enforcement of the UDC, and other functions as deemed necessary or desirable for the City.

        - Isn't mentioning maintaining and administering specific plans redundant with the next section (17), and also somewhat in conflict with it, since it says only "certain" specific plans?

- Pg 16: Amendments to and Administration of Specific Plans…
    - HCDD should probably be spelled out first, then placed in parentheses, since it's first mentioned before being defined in the next section (2.2.10), which appears to have been deleted entirely. Might also consider just calling it the HCD Department, as HCD is how the department and public refer to it.

- Pgs 17-18: Housing and Community Development Department (HCDD)
    - Very good cleanup shifting the listed responsibilities over to PDSD where they belong.

- Pgs 20-21, 204: Sign Design Review Committee
    - Struck from the code since it's no longer in effect.

- Pg 24: Public Notice Timing
    - Shift from 15- to 20-day public notice – should be fine assuming it doesn't further restrict the ability to modify application materials leading up to public hearings by requiring everything to be sent yet another week earlier when the Clerk's office already wants everything about six weeks before the meeting.

- Pg 25-26: Stipulates that the PDSD Director Approval Procedure now covers Zoning Compliance requests to facilitate adaptive reuse
    - Mostly good changes, but this should also include Food Service uses since those are probably the most likely to use this provision.

- Pg 27: Increases the timeframe for which the public may provide comments on projects that follow the 100' Notice Procedure
    - Changed from 10 to 15 days – Is this a clean-up for consistency/alignment with other procedures? What's the rationale here? Other portions of the code suggest 14 days.

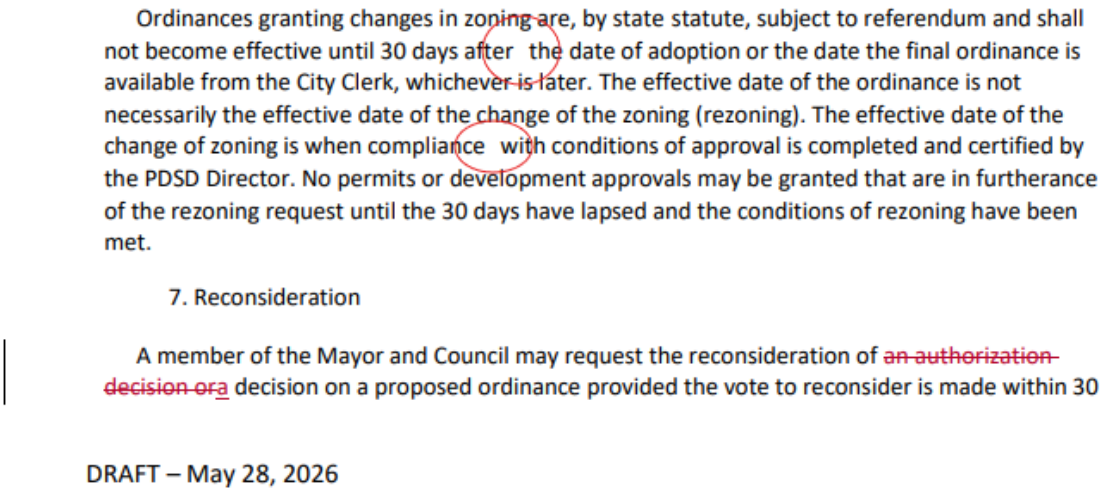
- Pgs 28-29: Zoning Examiner Special Exception Procedure
    - Good clarification with the Order of Presentation, but the last line contains a typo – should be 'for' deliberation. Currently says tor.

- Continued Public Hearing – Does this section mean that the applicant can no longer request an open-ended continuance beyond 30 days, with the public hearing being re-noticed/posted once a new date has been chosen?

- Pg 30: Memorializes a Change of Conditions Procedure for Zoning Examiner Special Exceptions –
  - Good change; Typo – the "c" in condition should be capitalized in 'Change of conditions of Approval'.

- Pgs 32-33: Eliminates Rezoning Authorization to allow for Ordinance Adoption upon Mayor & Council approval
  - Huge time saver that aligns better with the County and how other jurisdictions handle rezonings in the state and country.
  - Consider revising Section 3, Ordinance Adoption, to read: "A zoning application shall provide specific details demonstrating substantial conformance with all conditions that may be required for Mayor and Council's action and with this Section to proceed from staff review to Mayor and Council Ordinance Adoption." Often, a project cannot demonstrate compliance with several conditions until the Development Package is prepared, when there are end-users, final designs, and engineering.
    - Consider changing this to just "Ordinance Adoption" or the title of the Section to Mayor and Council Ordinance Adoption for consistency purposes.

- Pg. 33: Completely unrelated, but in the spirit of clean-up, there are extra spaces here:



Ordinances granting changes in zoning are, by state statute, subject to referendum and shall not become effective until 30 days after the date of adoption or the date the final ordinance is available from the City Clerk, whichever is later. The effective date of the ordinance is not necessarily the effective date of the change of the zoning (rezoning). The effective date of the change of zoning is when compliance with conditions of approval is completed and certified by the PDSD Director. No permits or development approvals may be granted that are in furtherance of the rezoning request until the 30 days have lapsed and the conditions of rezoning have been met.

7. Reconsideration

A member of the Mayor and Council may request the reconsideration of ~~an authorization decision or~~a decision on a proposed ordinance provided the vote to reconsider is made within 30

33

DRAFT – May 28, 2026

- Pg 35: DDOs now only allow for one foot of additional wall height above the maximum height permitted (went from two feet down to one)
    - Typo – should be one 'foot', not feet, in both instances on the page.
    - The findings for approval of a DDO should be reconsidered to be less like a variance and more like an administrative review of minor development standards for the sake of good design and streamlined processes to facilitate it in instances where only minor modifications are being sought.
    - Consider allowing reasonable increases in lot coverage along with reasonable modifications to other development standards as a means of breaking down barriers to infill and housing. Similar to a DDO, Pima County has an MSR (Modification of Setback Requirements) process, but the MSR also includes a modification provision for projects that exceed the accessory building/structure lot coverage limits.
- Pg 36: Typo – add the word 'of' between Commission and demolition.
- Pgs 37-38: Changes the definition of Adaptive Reuse to "The act of converting an existing building from the use for which it was constructed to a multifamily" *use (changed new use to multifamily)
    - This change doesn't make sense since it effectively changes adaptive reuse to mean that it's only the conversion of a building (or parcel now) to multifamily. The intent of A.R.S. § 9-462.10 is to establish standards to allow existing commercial, office, or mixed-use parcels that are of sufficient size (1-20 acres) and have existing buildings that are economically or functionally obsolete, to be converted to multifamily housing (i.e., adaptively reused), not precluding a mix of multifamily and nonresidential uses. It does not change the definition of adaptive reuse, which still means converting a building or buildings to a new use, such as another commercial, office, or mixed-use development. This section is titled "Multifamily Development and Adaptive Reuse of Qualified Obsolete Commercial Parcels" (formerly Buildings), but since this is the only place in the UDC that defines adaptive reuse, perhaps Adaptive Reuse should be the heading, and then there are the regulations for how each "adaptive reuse conversion" should be considered (i.e., standards for obsolete commercial buildings/parcels being converted into multifamily/mixed-use in accordance with A.R.S. § 9-462.10 AND either the same or separate standards for adaptive reuse conversions to new office or commercial use)". Under Adaptive Reuse, the definition should be maintained, the last sentence stricken, and a new sentence or definition added for multifamily/mixed-use adaptive reuse per A.R.S. § 9-462.10. The definition can be followed by the Multifamily

Development and Adaptive Reuse of Qualified Obsolete Commercial Parcels heading, standards, and subsections.

  - Typo – under Qualified Obsolete Commercial Parcel, delete 'which is'.

- Pgs 38-39: Mixed Use and Multi-Family Development or Adaptive Reuse
  - Good changes to hopefully facilitate the conversion and partial demolition of older vacant structures into multifamily.
  - Typo – Add 'shall apply' at the end of D.2.b, after 'to be developed'.
  - Typo – should be 'parcels' plural, not parcel before the a, b, c list.

- Pgs 42-44: Allows any principally permitted land use to also be permitted as an accessory land use
  - Good change

- Pg 62: Makes privately owned and operated Cultural Uses permitted in the Office zones
  - Good change, but the accessory uses such as Food Service, Alcoholic Beverage Service, and Entertainment should be a PDSD Special Exception (S3) approved administratively or, at the very least, a ZE Special Exception (S2). Per the UDC, these are museums, libraries, botanical gardens, zoos, nature reserves, and wildlife refuges, so any of the aforementioned uses as an accessory to those could really help existing businesses and the City's chances of attracting new ones.

- Pgs 66-67: Allows Food Service uses and Retail Trade Uses as an accessory to any permitted use in the Retail Trade Land Use Group in the Office zones
  - Typo in the Use-Specific Standards column – should be O-1 and O-2, but says "O-1 and)-2".
  - Good change, but referring to the Retail Trade Land Use Group appears to be a typo since the only permitted use in the Retail Trade Land Use Group for the Office zones is a Farmer's Market, which already allows for retail sales.
  - If the intent is to permit Food Service uses as an accessory to Farmer's Markets, the use-specific standard listed also seems incorrect because it says that Commercial Services and Retail Trade Uses may provide one drive-through lane, unless the intent is to allow drive-throughs for Farmer's Markets and the permitted Commercial Services Uses in the Office zones. It also seems a little odd due to the permitted uses for Office, but should the line in the table say: Food Service uses as an accessory use to

any permitted use in the *Commercial Services* Land Use Group? Same for the next line, Retail Trade Uses as an accessory use to any permitted use in the *Commercial Services* Land Use Group, not to exceed 25% of Gross Floor Area? Otherwise, this just says you can have food service/retail trade for a Farmer's Market.

- Pgs 70, 86: Adds "(including washing)" after Minor Service and Repair in the Commercial zones and "(including washing, but" after Automotive Minor or Major Service and Repair in the Industrial zones
    - What is this meant to do since "auto washing" is already included in the definition for "Automotive – Minor Service and Repair"?

- Pgs 75, 80-81: Removes the limitation that currently allows only baked goods and confectionery products as Perishable Goods Manufacturing accessory uses to Commercial Services/Retail Trade Uses in the Commercial zones
    - Good change, but there's a small typo with the word Manufacturing deleted in the redlines.

- Pg 76: Adds Food Service uses as an accessory use to any permitted use in Retail Trade Land Use Group, not to exceed 25% Gross Floor Area
    - Good change; it makes more sense here than in the Retail Trade Land Use Group for the Office zones, but couldn't this be used to permit Food Service uses in Dispensaries, Smoke Shops, and Swap Meets?
    - Again, why if the use-specific standard listed applies to "All" Commercial zones, then why is it the same C-1 Commercial Zone - General Restriction about providing one drive-through lane if the Food Service use is accessory? Should another use-specific standard be listed instead?

- Pg 77: Adds Perishable Goods Manufacturing as a permitted use in EVERY commercial zone (limited to 5,000sf in C-1, otherwise, 10,000sf)
    - Great change.

- Pg 99: Adds Water Well Pumping and Service as a permitted use in the IR (Institutional Reserve) Zone and makes it a PDSD Director Approval process.
    - Good change, but if the intent is to make it a PDSD Special Exception, then it should say S [3] in the table, not P.

    - Water well pumping and service should also simply be added under the Distribution System definition since it has always been considered a Distribution System (General) use. If not, then Water Well Pumping and Service should be added to the permitted uses table for the Urban Residential Zones, too.

- Pg 110: Clarifies that acupuncture and other holistic health practitioner services are permitted as accessory uses to a Major/Outpatient Medical Service use.
    - Good change

- Pg 114: Clarifies that middle housing development of 2 to 4 units shall not require a commercial site plan (i.e., a DP), does not need to meet commercial development standards, and does not require improvements to public streets other than repairs due to construction activity. Also adds Home Occupation, Day Care to the C-2 & C-3 zones.
    - Great changes.

- Pg 115-116: Allows certain Electric Substation upgrades or expansions as a PDSD Director Approval
    - Good change, but there's a typo in the last bullet. Add "does not" between line and exceed, should read, "...property line does not exceed existing standards…".

- Pg 117: Updates the date that RH parcels less than 180,000 square feet are deemed nonconforming
    - Necessary change, but is 2035 a typo, should it be 2025?

- Pgs 124-125: Removal of the Minor HPZ Review cost threshold and on-site review requirement for projects in historic zones that don't require building permits
    - Good change along with the switch from requiring hard copies to only electronic.

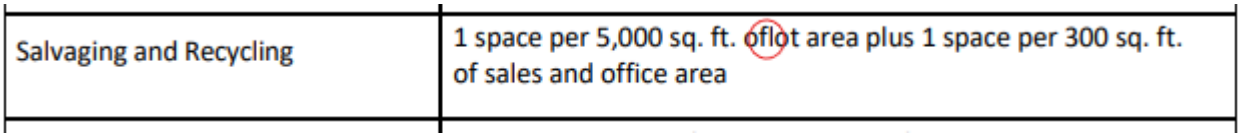
- Pg 169: Adds new setback standards for water cisterns
    - Good changes.

- Pg 170: Restricts ADUs on middle housing sites with three or four units or parcels created through Section 8.4.6 Middle Housing Subdivision and allows legally established accessory structures that do not conform to current setback requirements to be converted into habitable living space as long as no changes are made to the building footprint or wall height.
    - Is the ADU restriction in conflict at all with state statute for ADUs?

- Pg 175-176: Removal of additional motor vehicle and bicycle parking requirements for changes of use in existing development to facilitate adaptive reuse
    - Great change.
    - Typos exist in the list of overlays in 3.3.3.H.1 since they're no longer numbered as listed.

- Pg 176: Removes restriction on Entertainment, Restaurants, and Bars from being granted a 10% parking reduction when on a mixed/multi-use site
    - Great change, but further reductions should be granted administratively if the center can prove that the development can function with a smaller percentage of required parking.
    - Alternative parking plans should be allowed for all development, similar to what is allowed with the CCT.

- Pgs 178-179: Creates one single "Commercial Recreation" parking standard, and removes all the varying standards for different recreational uses
    - Good change, but again, there's no one-size-fits-all parking minimum, and this use, which has now been turned into more of a catch-all category, is a perfect example of why alternative parking plans/standards are more appropriate and are becoming more widely adopted.
    - Typo (see below). Also, suggest reevaluating this parking standard, particularly with many business models shifting toward e-commerce. This is a great example of inefficient use of land.



Salvaging and Recycling	1 space per 5,000 sq. ft. oflot area plus 1 space per 300 sq. ft. of sales and office area

- Pgs 181, 187: Clarifies that unattended uses such as water kiosks, ATMs, wireless communications, or mail lockers do not require any motor vehicle or bicycle parking
    - Good change.

- Pgs 182-183: Changes Minimum Vehicle Stacking Capacity (per drive-through lane) to Maximum and clarifies that stacking lanes must be separated from parking aisles and can't block parking spaces
    - Typo – the heading at the top of the table should also be changed from Minimum to Maximum.

- Pg 189: Diagram clarifying how to measure the street frontage of irregularly-shaped lots to calculate required vegetative groundcover square footage for residential projects
    - Necessary clarifications.

- Pg 191: Stipulates that if access is provided by an easement and the easement serves more than three **(changed from more than two)** homes, the City may require the easement to be developed as a street or parking area access lane (PAAL). The determination as to whether a developed street or PAAL is required will be made at the time of review of the proposed land division or development of the property based on the need for public services, such as utilities, refuse collection, and fire suppression, and on the projected average daily traffic (ADT) of the access easement.
    - Should be more than four homes, instead of more than three, to truly facilitate middle housing and align with the change to the multifamily development definition, which went from three or more dwelling units on an integrated site or single lot to five or more. Otherwise, small infill residential projects consisting of four units (i.e., middle housing) will require subdivision streets or parking area access lanes (PAALs) with drainage and sidewalks (more asphalt and concrete contributing to the urban heat island, and less space for landscaping). As this stands now, the second sentence provides too much flexibility for reviewers to still require a street or PAAL for middle housing projects despite properties having ample public street frontage for all public services, including utilities, refuse collection, and fire suppression, and not generating more than 140 ADT, usually much less.

- Pgs 194-195: Signs that emit radio frequencies must also provide proof of compliance with FCC regulations, and replace the Sign Design Review Committee with a Design Professional
    - Good changes, but should 7A.13. SIGN DESIGN REVIEW COMMITTEE be deleted from the end of the list on page 193? Capitalize the second design professional reference for consistency.

- Pgs 197-198: Adds new standards for Menu Boards
    - Good changes

- Pg 201: Clarification for determining if the maximum sign area is based upon street frontage or building frontage
    - The reference to UDC 7A.6.2.C states that "the maximum sign area for permanent signs on a premise includes all lots and tenants within the premise's boundaries unless the sign complies with the Section 7A.7 *Design Option*" but doesn't mention anything

about street vs. building frontage. Should this refer to UDC 7A.6.9 instead (or in addition to 7A.6.2.C)?

- Pg 206: Specifies that middle housing subdivisions require final plat approval
    - Understandable change if it's the least onerous mechanism for subdividing standalone sites with 2-4 units of middle housing into individual lots.

- Pgs 207-209: new Middle Housing Subdivision standards
    - These standards are good-natured but still trigger overburdensome requirements if these standards are only meant to regulate the subdivision of *2-4 units into parcels that could be individually bought and sold. To that end, under Purpose and Applicability, it should be 2-4 units (the definition of middle housing), not 1-4, since a parcel proposing only 1 unit would be considered single-family residential.
    - The requirement that the subdivision may be proposed on legally created lots (#1) limits several properties from being able to develop middle housing via a simple land split to create code compliant parcels with ample public street frontage because it ties back to the historic parcel lineage and land split genealogy (i.e., if the property was already split decades ago from a larger parcel, it can only be split once more before triggering minor subdivision requirements).
    - The all-weather access requirement (#7) should include clarification that if properties have ample public street frontage for all public services, including utilities, refuse collection, and fire suppression, all-weather access is not required (i.e., a street or PAAL is not required for 2-4 units of middle housing, regardless of whether it's subdivided).
    - #8 is missing words at the end of the first sentence. Perhaps it should say ….have been determined "not to apply", or the whole thing could be shortened to simply say "…or special requirements have been reviewed and do not apply."
    - 8.4.6.C.a-c. are good clarifications.

- Pg 209: Stipulates that FLD projects proposed in conjunction with a rezoning shall conform to any area or neighborhood plans ("General Plan and any of its components" was deleted)
    - This change is confusing since an FLD proposed in conjunction with a rezoning does have to comply with the General Plan and any of its components since the rezoning requires it. This should say, "If proposed in conjunction with a rezoning, an FLD shall

comply with the General Plan and any applicable adopted area or neighborhood plans. Standalone FLD requests shall consider any applicable adopted area and neighborhood plan policy guidance related to the architectural design of residential projects."

- Pg 211: Removal of the FLD neighborhood meeting requirement for standalone FLD projects
    - This is a good change because notice will still be given for standalone FLD projects that are allowed by right with existing zoning, and those done in conjunction with a rezoning will still have a meeting requirement by way of the rezoning neighborhood meeting.

- Pg: 218: Added acupuncture and other holistic health practitioner offices to the list of uses defined as Medical Service - Outpatient
    - This is a good change because it makes these uses allowable in the Office zones
    - There are also several personal service uses that generate the same amount or less traffic than medical outpatient uses. Should consider allowing limited personal services in the Office zones.

- Pgs 218-219: Adds a definition for ADU and clarifies that five or more, instead of three or more dwelling units on an integrated site or single lot is considered multifamily, and middle housing units may be attached or detached
    - Good changes.

- Pg 219: Defines outdoor battery storage facilities as Distribution Systems
    - Adds outdoor battery storage facilities to the Distribution System definition, although Battery Energy Storage Systems (BESS) mainly serve as energy storage and grid-support infrastructure that facilitate renewable energy generation rather than functioning as traditional electricity distribution facilities. This classification seems inconsistent with the City's previous approval of BESS as a renewable energy generation use. It may be worth considering the creation of a new land use category called "Energy Storage Systems" within the utilities use group or expanding the definition of renewable energy generation to explicitly include energy storage systems as an essential part of renewable energy projects.

From:	PlanningCommission
To:	Daniel Bursuck; Ian Wan; Carver Struve; Christina Anaya; Nicholas Martell
Subject:	FW: Code Cleanup Recommendation: Removing By-Right Approval for New Drive-Thru Facilities
Date:	Wednesday, August 5, 2026 12:01:45 PM

From: Vanessa Cascio <>
Sent: Wednesday, August 5, 2026 12:00:55 PM (UTC-07:00) Arizona
To: Koren Manning <>; Elisa Hamblin <E> **Cc:** PlanningCommission <PlanningCommission@tucsonaz.gov>; CEHD <CEHD@tucsonaz.gov> **Subject:** Code Cleanup Recommendation: Removing By-Right Approval for New Drive-Thru Facilities

You don't often get email from vanessa@livingstreetsalliance.org. Learn why this is important

August 5, 2026

RE: Code Cleanup Recommendation: Removing By-Right Approval for New Drive-Thru Facilities to Protect Pedestrian Safety, Transit Investments, and Neighborhood Fabric

Dear Planning Commission:

As the City of Tucson continues its work to update and modernize the Unified Development Code (UDC), Living Streets Alliance encourages the Planning Commission to recommend a change that better aligns the City's zoning regulations with its adopted goals for complete streets, multimodal transportation, climate action, and neighborhood compatibility.

Specifically, we recommend that new drive-through facilities be removed from the list of permitted uses by right in commercial zoning districts and instead require discretionary review through a Conditional Use Permit or Special Exception process.

Tucson has made significant public investments in creating a transportation system that gives people more choices in how they move through our community. Protected bicycle facilities, neighborhood greenways, expanded sidewalks, transit improvements, and future projects like the Norte-Sur Bus Rapid Transit corridor reflect a shared vision for a safer, healthier, and more connected city.

The City has also adopted ambitious goals through plans such as Plan Tucson, Move Tucson, and the Climate Action and Adaptation Plan that recognize the connection between land use, transportation choices, and climate resilience. These plans call for development patterns that support walking, bicycling, transit, and connected neighborhoods. However, our current land-use regulations can still allow auto-oriented development patterns that conflict with these adopted goals without meaningful review of their impacts.

Drive-through facilities are not inherently incompatible with Tucson's future, but their

operational characteristics—including vehicle circulation, queuing, curb cuts, lighting, noise, idling, and impacts on people walking, bicycling, and using transit—warrant site-specific evaluation to determine whether they are appropriate in a particular location and what conditions may be needed to mitigate those impacts.

The intersection of 6th Avenue and Speedway Boulevard illustrates why this review is needed. Two drive-through coffee establishments were approved near a planned protected bicycle facility, creating challenges that demonstrate broader concerns with allowing these uses by right:

- **Active transportation conflicts:** Multiple driveway entrances create additional conflict points between vehicles and people walking, bicycling, and rolling. Each curb cut introduces another location where people must navigate vehicle movements across sidewalks and bicycle facilities.

- **Vehicle queuing and safety concerns:** During peak periods, vehicle queues can extend into public spaces and travel lanes, creating visibility challenges and increasing conflicts between drivers and people using the corridor.

- **Neighborhood impacts:** Drive-through operations adjacent to residential properties can create impacts related to vehicle noise, lighting, idling, and emissions.

- **Long-term transportation challenges:** Additional curb cuts reduce flexibility for future transportation improvements and can make future investments—such as sidewalk improvements, bicycle facilities, and transit enhancements—more difficult and costly to implement.

These impacts are not simply individual site design issues. They affect the safety, accessibility, and long-term functionality of Tucson's public spaces and transportation network.

LSA is not recommending that drive-through businesses be prohibited. Rather, we believe these developments deserve a level of review appropriate to their impacts on public infrastructure, neighborhood character, and the City's ability to achieve its adopted transportation and climate goals.

We encourage the Planning Commission to recommend a UDC amendment that would:

- Reclassify new drive-through facilities from a permitted use to a Conditional Use or

Special Exception use in commercial zoning districts, allowing appropriate public review and site-specific evaluation.

- Require applicants to demonstrate safe, accessible pedestrian connections, including walk-up service options where appropriate.
- Minimize conflicts with sidewalks, bicycle facilities, and transit access.
- Ensure vehicle queuing is fully accommodated on-site without blocking public rights-of-way.
- Consider impacts to adjacent residential neighborhoods through thoughtful site design and operational mitigation.

By ending by-right approval of new drive-through facilities and requiring discretionary review, Tucson can ensure that private development patterns support—not undermine—the community investments being made in safer streets, climate resilience, and a more connected transportation network.

We appreciate your leadership and respectfully request that this recommendation be considered as part of the ongoing UDC update process.

Sincerely,

Vanessa Cascio,

Executive Director of Living Streets Alliance

--
Vanessa Cascio
Executive Director
she/her/hers

www.livingstreetsalliance.org

The mission of Living Streets Alliance is to transform our streets into vibrant public places that bring people together and provide safe, accessible, and attractive transportation options.

Proposed UDC Cleanup Redlines - Tucson for Everyone

Working Draft — July 2026

Purpose

This briefing document gives a policy-level overview of the integrated UDC redlines. It is intended to make the amendment package easier to review.

How the integrated redline was created

The integrated document was built in three steps:

- The July 27th version of the Tucson Unified Development Code was used as the base text.
- The City's May 28, 2026 draft redlines were applied to that base.
- Additional redlines and corrections were layered onto the City draft to reconcile definitions, numbering, cross-references, grammar, state-law implementation, and interactions among related sections. Included with this are changes to policy that we recommend.

Redline convention in the integrated document

- Red strikethrough text is proposed for deletion.
- Red underlined text is proposed for addition.
- Accepting all redlines produces the proposed code.
- Rejecting all redlines reproduces the current UDC.

Parts of this letter:

- Part 1: Integration and Technical-Corrections
  These changes were added and drafted after reviewing the City's redlines and the current UDC. These address small grammatical issues, clarity, consistency, and instances of City redline changes not being implemented across all relevant sections.
- Part 2: Packages for Closer Review
  These are packages of code changes that require more in-depth review as they go beyond interpretations or corrections. Some are more extensive corrections that need review; several are policy changes that we are proposing, and others are issues that the city needs to correct or clarify.

Part 1 — Integration and Technical-Corrections

Theme(s): Code Clarity and Usability

Change: Corrects grammar, numbering, headings, duplicated provisions, and internal cross-references found during integration of other edits. These corrections are not intended to be changes to policy unless a separate package says otherwise. All of these changes are categorized and edited in the attached spreadsheet.

Some examples of these edits:

- 3.3.3.G: Raises the general site-plan threshold for residential development from three to five dwelling units for compliance with Middle Housing.
- 3.12.3.D: Even with the city's proposed redlines, this section is still difficult to understand. Our proposed edits make it clear that there is a hard height limit of 55 ft. along with combining rules a. and b. into one sentence for conciseness.
- Administrative Manual Tables 3-02 and 3-03: The May 1, 2005 date for site improvements must be struck and updated to reflect the rolling ten-year basis desired by the City.

Impacted sections: §§1.5.1, 2.2.3, 3.4.6, 3.5.3, 3.5.6, 3.6.10, 3.7, 3.9.1, 3.11.1, 4.9.4, 5.3–5.6, 5.12, 6.4.4, 7.2–7.6, 7A.10, 8.7.3, 9.2.1, 10.4.5, and 11.4.2; Administrative Manual Tables 3-02 and 3-03.

Part 2 — Packages for Closer Review

The following seven code packages merit a closer look. Each summary identifies the current ambiguity, the integrated resolution, representative before-and-after language, and the impacted sections.

1. Family Dwelling Classification Framework

Theme legend(s): Remove Barriers to Housing; Code Clarity and Usability

Current ambiguity: The current definitions mix several concepts: the number of homes on a site, the physical form of a dwelling, its construction method, and whether it is accessory to another dwelling. The definitions also overlap because current "Middle Housing" covers two to four units while current "Multifamily Development" begins at three units.

Resolution: The draft creates mutually exclusive site-level categories based on the number of principal dwelling units: one unit is Single-Family Development; two to four units is Middle Housing Development; and five or more units is Multifamily Development. Manufactured Housing remains a construction-method type; Attached and Detached remain building-form types; and an ADU is defined by its accessory relationship and is not counted in the site-level classification. Related references are updated and revised according to the concept the provision actually regulates.

Current UDC — representative language:

> "3. Middle Housing
> A building or buildings with two to four dwelling units on a site, including townhomes, excluding Accessory Dwelling Units.
> 4. Multifamily Development
> Any residential development consisting of three or more dwelling units on an integrated site or single lot.
> Each dwelling unit is located on its own individual lot or separated by a line denoting a separate ownership of each unit."

Integrated draft — representative language:

> "Family Dwelling Land Use Types may describe a development's site-level classification, the form of a dwelling unit, its method of construction, or its accessory relationship to a principal dwelling unit.
> 2. Single-Family Development
> A Family Dwelling development containing one principal dwelling unit on a site.
> 3. Middle Housing Development
> A Family Dwelling development containing two to four principal dwelling units on a site. The dwelling units may be attached or detached and may be located in one or more buildings.
> 4. Multifamily Development
> A Family Dwelling development containing five or more principal dwelling units on a site. The dwelling units may be attached or detached and may be located in one or more buildings.
> An Accessory Dwelling Unit is not counted when determining the site-level classification of a Family Dwelling development."

Impacted sections: Primary: §11.3.7.A. Related terminology and references: §§4.8.3–4.8.9; 4.9.7.B; 5.2.5; 5.6.5–5.6.6; 5.11.5–5.11.6; 5.12.6, 5.12.8, and 5.12.11–5.12.13; 6.3.3–6.3.4; 6.4.5.C; 6.6.3.B; 7.4.4–7.4.5; 7.6.3–7.6.4 and 7.6.8; 7A.3.B; 8.7.3; and 11.3.7.C.

2. Residential Parking Requirements

Theme legend(s): Clarify Parking Standards; Remove Barriers to Housing

Current ambiguity: Table 7.4.4-1 uses legacy residential categories and sharply different requirements for similar residential development. It also places three- and four-unit sites in overlapping classifications.

Resolution: One rule applies to Family Dwelling or Mobile Home Dwelling Development with one to five units on a site and requires one space per dwelling unit. A separate bedroom-based rule applies to Multifamily Development or Mobile Home Dwelling Development with six or more units on a site: one space for a studio or one-bedroom unit and 1.25 spaces for a unit with two or more bedrooms. The separate visitor-parking requirement and former bedroom schedule are removed.

Current UDC — affected table rows:

Single-Family and Mobile Home Dwellings	2 spaces per dwelling unit plus visitor parking required at a ratio of 0.25 space per unit. Exception. Residential development in the R-1 must comply with Section 4.9.7.B.7
Any Single-Family, Mobile Home, or Multifamily Development on a single site with 2-5 units	1 space per dwelling unit. Exception. Residential development in the R-1 must comply with Section 4.9.7.B.7
Multifamily Dwellings - 0-70 units/acre	The number of spaces per is based on the number of in each unit as follows: • Studio, less than 400 sq. ft. GFA - 1.00 space per • Studio, more than 400 sq. ft. GFA, and 1 - 1.50 spaces per dwelling unit • Two - 2.00 spaces per dwelling unit • Three - 2.25 spaces per dwelling unit • Four or More - 2.50 spaces per dwelling unit
Multifamily Dwellings - Over 70 units/acre	1.25 spaces per dwelling unit

Integrated draft — affected table rows:

Any Family Dwelling or Mobile Home Dwelling Development on a Single Site with One to Five Dwelling Units	1 space per dwelling unit. Exception. Family Dwelling uses in the R-1 zone must comply with Section 4.9.7.B.6
Multifamily Development or Mobile Home Dwelling Development on a Single Site with Six or More Dwelling Units	The number of spaces per dwelling unit is based on the number of bedrooms in each unit as follows: • Studio or One Bedroom - 1.00 space per dwelling unit • Two or More Bedrooms - 1.25 spaces per dwelling unit

Impacted sections: §7.4.4.B and Table 7.4.4-1; related terminology in §§4.9.7.B and 7.4.5.C.

3. Small-Scale Residential Parking Reductions

Theme legend(s): Clarify Parking Standards; Remove Barriers to Housing

Current ambiguity: Similar parking relief is split between the Family Dwelling standards and the section for Parking Reductions Exceptions. The current on-street credit is capped at 50 percent, while the Middle Housing transit/bikeway waiver appears in §4.9.7.B.

Resolution: The draft moves both forms of relief into §7.4.5.C and applies a common eligibility rule to one-to-five-unit Family Dwelling or Mobile Home Dwelling sites and Residential Care Services with ten or fewer residents. It preserves the current Single-family R-1 bedroom-parking requirement, removes the former 50-percent ceiling on qualifying on-street parking credit, and broadens the transit/bikeway waiver beyond Middle Housing. These are scope choices, not only a relocation.

Current UDC — §7.4.5.C:

> "On-street parking for single-family dwellings, mobile home dwellings, and Residential Care Services with ten or fewer residents may be counted on a space-for-space basis toward the total required amount of parking up to 50% if the on-street parking is located on the same side of the street as the use and does not extend beyond the street frontage of the subject property."

Current UDC — parking language in §4.9.7.B.12:

> "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 a quarter-mile walking distance of an 'All Ages and Abilities Bikeway' as defined by the Department of Transportation and Mobility or a public transit route."

Integrated draft — §7.4.5.C:

> "The following reductions and exemptions apply to Family Dwelling or Mobile Home Dwelling development on a single site with one to five dwelling units, and to Residential Care Services with ten or fewer residents. Parking required by Section 4.9.7.B.6 for Family Dwelling uses in the R-1 zone may not be reduced or exempted under this subsection.
> 1. On-Street Parking
> On-street parking may be counted on a space-for-space basis toward the number of motor vehicle parking spaces required by Section 7.4.4.B, provided the parking is located on the same side of the street as the use and does not extend beyond the street frontage of the subject property.
> 2. Proximity to Transit or Bikeway
> Parking otherwise required by Section 7.4.4.B is waived if the site is within 1,320 feet (one-fourth mile), measured by walking distance, of either:
> a. An 'All Ages and Abilities Bikeway,' as defined by the Department of Transportation and Mobility; or,
> b. A public transit route"

Impacted sections: §§4.9.7.B.11–12 and 7.4.5.C.

4. Consolidation of the Residential Table Key

Theme(s): Code Clarity and Usability

Current ambiguity: The dimensional tables separately use "SF" and "Res," even though §6.3.3.J defines "SF" by pointing back to the same Residential Use category in §6.3.3.H.

Resolution: The redundant §6.3.3.J definition and all repeated "SF" key entries are deleted. Affected table entries use the existing "Res" category.

Current UDC:

> "6.3.3.J. Single-Family (SF) Use"
> "The same uses as provided in Section 6.3.3.H, Residential Use."

“SF = Single-family Use (Section 6.3.3.J)”

Integrated draft:

Section 6.3.3.J and the repeated “SF” key lines are deleted. Representative accepted table labels include “Res: 70%” and “Res, Civic Uses, & Admin/Prof Offices: 25'.”

Impacted sections: §§6.3.3.H and 6.3.3.J; Tables 6.3-1.A, 6.3-2.A, 6.3-3.A, 6.3-4.A, 6.3-5.A, 6.3-6.A, and 6.3-7.A.

5. Per-Unit Density and Minimum Site-Area Standards

Theme(s): Remove Barriers to Housing; Code Clarity and Usability

Current ambiguity: Several table cells express the same middle-housing density as a multi-unit fraction, such as four units per 6,000 square feet. The tables also retain separate labels and minimum-site-area values that do not follow the proposed per-unit expression.

Resolution: Table 6.3-2.A expresses the R-1, R-2, R-3, MH-1, and MH-2 residential density and minimum site area on a per-unit basis. The main conversions are 4/6,000 square feet to 1/1,500 square feet and 4/4,000 square feet to 1/1,000 square feet, with corresponding Table 6.3-2.A minimum site areas of 1,500 or 1,000 square feet. Table 6.3-3.A combines the O-zone Middle Housing and Multifamily density entries under one per-unit label, but the O-zone Residential minimum site areas remain 6,000, 4,000, and 4,000 square feet. Because “Res” is broader than the former Middle Housing entries and former Multifamily per-acre caps are also removed, the O-zone change is not simply an adoption of an equivalent ratio.

Current UDC — representative Table 6.3-2.A entries:

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

Integrated draft — representative Table 6.3-2.A entries:

DIMENSIONAL STANDARD	R-1	R-2	R-3	MH-1	MH-2

Residential Density (maximum)	Res: 1/1,500 sf	Res: 1/1,000 sf	Res: 1/1,000 sf	Res: 1/1,500 sf	Res: 1/1,000 sf
Lot Size /Site Area (minimum)	Res: 1,500 sf Nonres: see Exceptions	1,000 sf	Res: sf MF/Nonres: 0	1,500 sf	1,000 sf

Current UDC — representative Table 6.3-3.A entries:

DIMENSIONAL STANDARD	**O-1**	**O-2**	**O-3**
Residential Density (maximum)	8/acre Middle Housing and Multifamily Development: 4/6,000 sf	8/acre Middle Housing and Multifamily Development: 4/4,000 sf	22/acre Middle Housing and Multifamily Development: 4/4,000 sf
Lot Size /Site Area (minimum)	Res: 6,000 sf Middle Housing: 6,000 sf Nonres: 10,000 sf	Res: 4,000 sf Middle Housing: 4,000 sf Nonres: 0 sf	Res: 4,000 sf Middle Housing: 4,000 sf Nonres: 0 sf

Integrated draft — representative Table 6.3-3.A entries:

DIMENSIONAL STANDARD	**O-1**	**O-2**	**O-3**
Residential Density (maximum)	Middle Housing and Multifamily Development: 1/1,500 sf	Middle Housing and Multifamily Development: 1/1,000 sf	Middle Housing and Multifamily Development: 1/1,000 sf
Lot Size /Site Area (minimum)	Res: 6,000 sf Nonres: 10,000 sf	Res: 4,000 sf Nonres: 0 sf	Res: 4,000 sf Nonres: 0 sf

Impacted sections: §6.3.4; Tables 6.3-2.A and 6.3-3.A.

6. Cistern Placement Standards

Theme(s): Modernize Design Standards; Code Clarity and Usability

Current ambiguity: The City proposal leaves threshold gaps. It covers a cistern below five feet only when it is exactly ten square feet in area, and covers a cistern between five and six feet only when it is also greater than ten square feet. It also places the integrated-building rule after the detached-cistern rules.

Resolution: The integrated-building rule becomes the lead sentence. The remaining three rules create a size/location matrix for detached cisterns: small cisterns anywhere; any cistern no more than six feet high in a side or rear yard at zero setback; and taller cisterns in a side or rear yard subject to the zone setback. Items 1 and 2 intentionally overlap because item 1 provides the broader-location allowance for the smallest cisterns.

City’s May 28 proposal:

"L. Cisterns may be placed on properties per the following conditions:
1. A cistern less than five (5) feet in height and ten (10) square feet in area may be placed anywhere within a property boundary.
2. A cistern larger than five (5) but less than six (6) feet in height and greater than ten (10) square feet in area may be placed anywhere in the defined side or rear yard with zero (0) setbacks from property lines.
3. A cistern over six (6) feet in height is allowed in the defined side or rear yard but must comply with the setback width requirements applicable to the zone.
4. A cistern that is part of and integrated in the design of the principal building will be considered part of the principal building"

Integrated draft:

"A cistern that is part of and integrated in the design of the principal building will be considered part of the principal building. Cisterns detached from the principal building may be placed on the property per the following conditions:
1. A cistern five (5) feet or less in height and ten (10) square feet or less in area may be placed anywhere within a property boundary.
2. A cistern six (6) feet or less in height may be placed anywhere in the defined side or rear yard with zero (0) setbacks from property lines.
3. A cistern over six (6) feet in height is allowed in the defined side or rear yard but must comply with the setback width requirements applicable to the zone."

Impacted sections: §6.6.2.L.

7. Conflicting Commercial Floor-Area Limit

Theme(s): Emerging Land Uses and Adaptive Reuse; Code Clarity and Usability

Current ambiguity: The City proposal inserts two conflicting requirements that cannot both control the same perishable-goods-manufacturing area: one caps the area at 5,000 square feet and the next caps it at 10,000 square feet.

Resolution: None. Both City proposed edits remain in the integrated redline, and the conflict is flagged rather than resolved through an unsupported policy choice.

Current UDC:

No floor-area cap appears in §4.9.5.E; both numbered requirements are new insertions.

Integrated draft (from City's May 28 draft) — unresolved:

"10. The area devoted to perishable goods manufacturing shall not exceed 5,000 square feet.
11. The area devoted to perishable goods manufacturing shall not exceed 10,000 square feet."

Impacted sections: §4.9.5.E; related use permissions in Tables 4.8-4 and 4.8-5.

ARTICLE 1: GENERAL PROVISIONS

1.5.1.A. General

The Zoning Administrator renders a final decision and determination in accordance with this section when ~~an~~a determination of the substantive provisions of the UDC or the application of substantive zoning provisions in the zoning certification of a site plan, tentative plat, or final plat is requested.

1.7.4.A Pending Applications

1. Any complete application that has been submitted for approval, but upon which no final action has been taken by the appropriate decision-making body prior to the effective date of this UDC, shall be reviewed in accordance with an ordinance in effect on the date the application was deemed complete. There may be a transition period set forth by ~~ordinance~~PDSD policy which allows an applicant to select ~~whether the LUC or UDC will~~which regulations govern~~s~~ the development during a limited time period (see Choice of Code below). If the applicant fails to comply with any applicable required period for submittal or other procedural requirements for the applicable code, the application shall expire and subsequent applications shall be subject to the standards of this UDC. Any re-application for an expired project approval shall meet the standards in effect at the time of re-application.

2. An applicant with a complete application that has been submitted for approval, but upon which no final action has been taken prior to the effective date of ~~this UDC~~a UDC amendment, may request review under ~~this UDC, or a form of the LUC then applicable~~the applicable regulations at the time of application submittal by submitting a written letter to the Planning and Development Services Department.

1.7.4.D. Choice Of Code

For a period of three years after the effective date of this UDC, an applicant who was the landowner of record prior to the effective date of this UDC may ~~choose~~have chosen to be governed by the provisions of this UDC or those of the Land Use Code (LUC) in effect on the date this UDC becomes effective. The period for which applicants may have requested to be governed under either the UDC or the now-repealed LUC has ended as of January 2, 2016. During this three-year transition period, ending January 2, 2016, the landowner shall ~~comply~~have complied, without exception, with all provisions of either the UDC or LUC selected by that landowner. For a period of one year ending January 1, 2014, applicants electing to be governed by the LUC ~~will have~~had the ability to seek modifications or exceptions pursuant to: Flexible Lot Development (FLD), Design Development Option (DDO), and Parking Design Modification Request (PDMR). Between January 2, 2014 and January 2, 2016, applicants electing to be governed by the LUC ~~will~~did not have the ability to seek modifications or exceptions pursuant to the FLD, DDO, and PDMR. The selection ~~shall be~~had been made and communicated to the City on a form provided by the City prior to acceptance of any development applications on the subject property. The landowner ~~shall~~was not ~~be~~ permitted to alternate compliance between the previous LUC and current UDC during the three-year transition period. At the expiration of the three-year transition period, January 2, 2016, the LUC ~~will be~~was repealed.

ARTICLE 2: REVIEW AUTHORITIES AND POWERS

2.2.3.A. Composition

Members of the Planning Commission are appointed on the basis of their interest in ~~City~~the City and its future development, particularly as demonstrated by active participation in community affairs directly related to planning issues. No member shall hold any City, county, or state elective office or be a permanent employee of the City while appointed to the Commission.

2.2.4. ZONING EXAMINER

The position of the Zoning Examiner is established to conduct public hearings on ~~rezoning requests on~~ behalf of the Mayor and Council ~~and to consider other land use applications~~ as provided in the Unified Development Code (UDC).

2.2.4.A. Position

The Zoning Examiner is appointed based on ~~the basis of~~ a demonstrated ability to perform the duties of the office, such as training and experience relevant to the conduct of administrative and adjudicative hearings and knowledge of the principles and practices of land use planning. The Zoning Examiner may not hold a City elective office concurrently with this position.

The Zoning Examiner serves at the pleasure of the City Manager. The City Manager may designate a qualified person as a temporary Zoning Examiner whenever the Zoning Examiner is unable to perform the duties of the office ~~due to illness, potential~~, such as for conflicts of interest~~,~~ and/or ~~similar~~personal reasons.

2.2.4.B. Administrative Functions

1. Support

The ~~administrative functions necessary to discharge the duties and responsibilities of the Zoning Examiner are assigned to the Zoning Examiner, the City Clerk, and the~~ Planning and Development Services Department (PDSD), ~~as provided in the Zoning Examiner's Rules and Procedures. Copies of such rules and procedures shall be available to the public through the PDSD~~in coordination with the City Clerk, shall provide administrative, technical, and logistical support necessary for the Zoning Examiner to conduct hearings and prepare findings and recommendations.

2. Legal Counsel

Legal counsel shall be provided to the Zoning Examiner by the City Attorney's Office or its designee.

3. Recordkeeping

PDSD shall maintain the official record of all Zoning Examiner hearings including digital recordings, transcripts, exhibits, written materials and comments, and staff reports.

4. Administrative Guidance

PDSD may issue administrative guidance to assist applicants and the public. Such guidance must be consistent with the UDC. Guidance does not create additional regulatory requirements.

2.2.4.C. Powers And Duties

~~4. Substitution Of Nonconforming Use~~

~~The Zoning Examiner hears and decides requests to substitute a land use for an existing nonconforming land use, when the proposed substitution is from a land use class that is different from the one to which the existing nonconforming use belongs in accordance with procedures in Section 3.4.3, Zoning Examiner Special Exception Procedure, and the standards in Section 9.2.4, Substitution with a Use from Different Land Use Class.~~

~~5~~4. Other Responsibilities

The Zoning Examiner shall perform such other functions as may be required by the City Manager or the UDC.

2.2.4.D. Authority And Conduct Of The Zoning Examiner

1. ~~The~~In performing the public hearing duties in Sec. 2.2.4.C, the Zoning Examiner may obtain information from all parties~~, including PDSD~~ and review agencies, prior to the public hearing, provided all requests for information are in writing and the request and information are included as part of the public record. Communications between the Zoning Examiner and administrative and PDSD staff conducted for scheduling, procedural coordination, clerical assistance, internal administrative support, inquiries about PDSD procedures or policies, or communications with the City Attorney for obtaining legal advice shall not be considered part of the official public record. The Zoning Examiner may, after the close of the public hearing, obtain additional information or clarify information presented and of record at the hearing provided the request for additional information or clarification is requested in writing and such request and information are included as part of the record. The Zoning Examiner may not communicate, directly or indirectly, with any party or party's representative regarding the merits of a pending case in connection with any issue involved with a particular request, except upon notice and opportunity for all parties to participate.

2. The Zoning Examiner may not ~~communicate, directly or indirectly, with any party or party's representative in connection with any issue involved with a particular request, except upon notice and opportunity for all parties to participate; use or~~ rely ~~upon~~on any communication, ~~report,~~outside of logistical support from staff ~~memorandum, or other material prepared in connection with the particular case~~, unless it is ~~made~~included ~~a part of~~in the public record~~; or inspect the site with any party or party's representative, unless all parties are given an opportunity to be present~~ for the case.

3. The Zoning Examiner may not conduct a site inspection with any party unless all parties are given an opportunity to attend.

2.2.4.E. Post Hearing Information Requests And Supplemental Record

1. Authority to Request Additional Information

After the close of the public hearing, the Zoning Examiner may request additional information or clarification of information already in the record when necessary to ensure an accurate and complete basis for findings and recommendations.

2. Written Request Required

Any Zoning Examiner request shall be made in writing, shall identify the specific information sought, and shall be included in the public record.

3. Responses and Party Review

The response shall be included in the public record, and all parties of record shall be provided an opportunity to review and submit written comments within a reasonable time established by the Zoning Examiner.

4. Use of Publicly Available Government Documents

The Zoning Examiner may identify and include in the record any publicly available government document relevant to the application, provided the document is identified in writing and added to the record with an opportunity for parties to comment.

5. Limited Reopening of the Record

The Zoning Examiner may reopen the record for the limited purpose of admitting supplemental information necessary to correct or clarify the record, without requiring a new public hearing unless fairness requires one.

2.2.9.A. Functions And Duties

5. Historic Preservation ~~Zones~~and ~~(Hpz)~~Cultural Resources

~~The PDSD shall coordinate review of all alterations, new development, and demolitions within the HPZ and perform any other administrative function as required by Section 5.8, "H" Historic Preservation Zone.~~

PDSD shall perform the following duties:

a. PDSD shall house the Historic Preservation Office and ensure that the City of Tucson maintains its Certified Local Government (CLG) status with the Arizona State Historic Preservation Office.

b. The Historic Preservation Office within PDSD shall

(1) Coordinate review of all alterations, new development, and demolitions within the Historic Preservation Zones (HPZ) and Historic Landmarks (HL), and Heritage Landmark Signs (HLS), and perform any other administrative function as required by Section 5.8, "H" Historic Preservation Zone and any other zoning overlay requiring Historic Preservation review;

(2) Coordinate archaeological and cultural resources review as required by local, state, and federal law;

(3) Conduct reviews of historic property demolition architectural documentation per City of Tucson Ordinance 10776;

(4) Oversee the General Plan's policies pertaining to historic preservation;

(5) Assist in establishing local National Register Historic Districts, Historic Preservation Zones, and Historic Landmarks;

(6) Carry out and oversee historical documentation, evaluation, and survey efforts related to cultural resources in the City;

(7) Create and maintain programs to encourage the recognition, restoration, and maintenance of historic, archaeological, and cultural resources throughout the City; and,

(8) Work with and assist departments of the City and the Tucson-Pima County Historical Commission in matters affecting historic preservation and cultural resources in the City.

16. Administration of the General Plan

PDSD is responsible for preparing, maintaining, and administrating the General Plan, certain specific plans, and redevelopment plans, assisting in the enforcement of the UDC, and other functions as deemed necessary or desirable for the City.

a. Preparation And Adoption

PDSD shall prepare the General Plan and amendments thereto, for consideration by the Mayor and Council in accordance with Section 3.6, Land Use Plan Adoption and Amendment Procedure.

b. Implementation

PDSD shall:

(1) Investigate and make recommendations to the Mayor and Council concerning reasonable and practical means for putting the General Plan, or parts thereof, into effect in order that it will serve as a pattern and guide for the orderly growth and development of the City and as a basis for the efficient expenditure of its funds relating to the subjects of the General Plan. The measures recommended may include plans, regulations, financial reports, and capital budgets;

(2) Submit an annual report to the Mayor and Council on the status of the plan and its implementation;

(3) Endeavor to promote public interest in, and understanding of, the General Plan and regulations relating to it; and,

(4) Consult with and advise public officials and agencies; public utility companies; civic, educational, professional, and other organizations; and citizens, generally, with relation to carrying out the General Plan.

~~16~~17. Amendments To And Administration Of Specific Plans (Including Area, Sub-Area, And Neighborhood Plans)

a. Amendments

~~The~~ PDSD shall review and provide recommendations to the Planning Commission and the Mayor and Council on amendments to specific plans. The PDSD may coordinate with the HCDD when developing its recommendation.

b. Administration

~~The~~ PDSD shall provide for the maintenance and administration of specific plans.

~~17~~18. Other Responsibilities

The PDSD shall perform such other functions as may be required by the Mayor and Council, City Manager, or the UDC.

~~18~~19. Director Of The Planning And Development Services Department (PDSD)

The PDSD Director shall be the chief administrative officer of PDSD. The PDSD Director, or designee, shall be responsible for administering the functions and duties of PDSD listed in this section. The PDSD Director or designee may perform other functions and duties, including assisting the Zoning Administrator in enforcing the UDC, as may be required for the administration of the department or as provided by the City Manager or the UDC.

~~19~~20. Zoning Administrator

The Zoning Administrator, who is appointed by the PDSD Director, shall perform the duties and responsibilities as described below. The PDSD Director shall designate a temporary Zoning Administrator whenever the Zoning Administrator is unable to perform the duties of the office ~~due to illness, potential~~, such as for conflicts of interest~~,~~ and/or ~~similar~~personal reasons.

a. Unified Development Code (UDC) Determinations

The Zoning Administrator shall interpret the City Zoning Maps and the provisions of the UDC and make determinations in accordance with Section 1.5.1, Zoning Determinations and Zoning Certifications by the Zoning Administrator.

b. Unified Development Code (UDC) Enforcement

The Zoning Administrator shall enforce the UDC with assistance from ~~the~~ PDSD ~~and the Housing Community Development Department~~ as provided in Section 10.2, Enforcement Authority, and from other City departments as may be provided by the City Manager and Mayor and Council.

c. Other Responsibilities

The Zoning Administrator shall perform such other functions as may be required by the PDSD Director or the UDC.

~~2.2.10. Housing and Community Development Department (HCDD)~~

~~The Housing and Community Development Department (HCDD), as established by the Mayor and Council, shall serve in the capacity of a planning agency as provided in the A.R.S. Title 9, Article 6.~~

~~2.2.10.A. Functions And Duties~~

~~The HCDD is responsible for preparing, maintaining, and administrating the General Plan, certain specific plans, and redevelopment plans, assisting in the enforcement of the UDC, and other functions as deemed necessary or desirable for the City.~~

~~1. Administration Of General Plan~~

~~a. Preparation and Adoption~~

~~The HCDD shall prepare the General Plan and amendments thereto, for consideration by the Mayor and Council in accordance with Section 3.6, Land Use Plan Adoption and Amendment Procedure.~~

~~b. Implementation~~

~~The HCDD shall:~~

~~(1) Investigate and make recommendations to the Mayor and Council concerning reasonable and practical means for putting the General Plan, or parts thereof, into effect in order that it will serve as a pattern and guide for the orderly growth and development of the City and as a basis for the efficient expenditure of its funds relating to the subjects of the General Plan. The measures recommended may include plans, regulations, financial reports, and capital budgets;~~

~~(2) Submit an annual report to the Mayor and Council on the status of the plan and its Implementation;~~

~~(3) Endeavor to promote public interest in, and understanding of, the General Plan and regulations relating to it; and,~~

~~(4) Consult with and advise public officials and agencies; public utility companies; civic, educational, professional, and other organizations; and citizens, generally, with relation to carrying out the General Plan.~~

~~2. Preparation Of Specific Plans (Including Sub-Area Plans Area And Neighborhood Plans)~~

~~The HCDD shall prepare new specific plans for consideration of adoption by the Mayor and Council. Specific plans include such elements as, but are not limited to, neighborhood and area plans, plans for major streets or parks, and land use standards and policy documents for the implementation of the General Plan. The Mayor and Council, with a recommendation from the HCDD, may adopt administrative rules and procedures for the implementation of specific plans.~~

~~3. Capital Improvement Program~~

~~The HCDD shall assist the City Manager and other City departments in coordinating the Capital Improvement Program, monitoring its implementation, and advising the Mayor and Council on its conformance with the General Plan and specific plans.~~

~~4. Historic Preservation~~

~~The HCDD shall perform the following duties:~~

~~a. Oversee the General Plan's policies pertaining to historic preservation;~~

~~b. Assist in establishing local National Register Historic Districts and Historic Preservation Zones;~~

~~c. Perform the duties and responsibilities of the Historic Preservation Program, including creating and maintaining programs to encourage the recognition, restoration, and maintenance of the historic, archaeological, and cultural resources of the City; and,~~

~~d. Work with and assist departments of the City and the Tucson-Pima County Historical Commission in matters affecting historic preservation.~~

~~5. Enforcement Of The Udc~~

~~The HCDD shall assist the Zoning Administrator in the enforcement of violations of the UDC as provided in Section 10.2, Enforcement Authority.~~

~~6. Other Responsibilities~~

~~The HCDD shall perform such other functions as may be required by the Mayor and Council, City Manager, or the UDC.~~

~~2.2.10.B. Director Of The Housing And Community Development Department~~

~~The Director of HCDD is the chief administrative officer of the HCDD and shall be responsible for administering the functions and duties of the HCDD. The Director, or designee, performs other such functions as may be required for the administration of the HCDD or as provided by the Mayor and Council, City Manager, or the UDC.~~

2.2.~~11~~10. DESIGN PROFESSIONAL

2.2.~~11~~10.A. Appointment And Qualifications

2.2.~~11~~10.B. Powers And Duties

2. Flexible Lot Development (FLD) Project Review

The DP shall review FLD projects for compliance with, but not limited to:

a. Architectural variation, Section 8.7.3.M.1;

b. Functional open space, Section 8.7.3.F.1 & .2;

c. Modifications to street ~~perimeter yard~~ setbacks, Section 8.7.3.L.2;

d. Privacy mitigation, Section 8.7.3.M.2.b;

e. Transition edge treatment, Section 8.7.3.M.2.a;

f. Recommendation on FLD Review

The DP shall forward a written recommendation with findings to the PDSD Director. The Director shall consider the DP's recommendation and render a decision on the FLD.

g. Findings for FLD Privacy Mitigation Plan

The DP may recommend a project if it meets the following findings:

(1) Will not be detrimental to public health and safety;

(2) Will not impair an adequate supply of light and air to adjoining properties; and,

(3) Will not create a nuisance to surrounding properties.

~~2.2.12. SIGN DESIGN REVIEW COMMITTEE~~

~~2.2.12.A. Creation~~

~~A sign design review committee is hereby created to assist the Mayor and Council, the Planning Commission, and the Planning and Development Services Director by advising on sign standard text amendments and design option applications permitted by Section 7A.7 Sign Design Options.~~

~~2.2.12.B. Authority~~

~~The sign design review committee shall advise the Mayor and Council and the Planning Commission on sign standards text amendments. It shall also act as the design review committee for Section 7A.7 Sign Design Options and advise the Planning and Development Services Director on various design option applications.~~

~~2.2.12.C. Composition~~

~~The committee shall be composed of the following nine members who shall serve without compensation. Members shall include an architect, an Outdoor Lighting Committee representative, a sign industry representative, a local business representative, a planner (architect, land use planner or landscape architect), portable sign expert (e.g. commercial real estate broker), one at- large appointment by the City Manager, general neighborhood association representative, and an ad hoc representative appointed by a neighborhood association within 300 feet of the location of the subject property submitting the application. The City Manager may appoint a professional or stakeholder with a similar background and/or experience to the above listed committee members.~~

~~2.2.12.D. Appointment And Terms~~

~~1. Appointment~~

~~The members shall be appointed by the City Manager.~~

~~2. Terms~~

~~City Manager shall appoint a member for a four-year term. After two terms the member shall be replaced. A former member may return after a one-year hiatus from the committee.~~

~~3. City Employees, Elected Officials Excluded~~

~~No member of the committee may be a City employee or hold a City elective office.~~

~~2.2.12.E. Vacancies~~

~~Vacancies on the committee shall be filled by appointment in the same manner in which members are initially appointed.~~

~~2.2.12.F. Removal~~

~~Removal of the members shall be done by the City Manager.~~

~~2.2.12.G. Sign Standards Text Amendment Meeting~~

~~The committee shall have meetings as needed to discuss sign standard text amendments and make recommendations to the Planning Commission. Along with the Planning Commission recommendation, the committee's recommendation shall be forwarded to the Mayor and Council.~~

~~2.2.12.H. Design Review Meeting~~

~~1. The applicant may ask for a pre-application meeting with the committee to receive input on the proposal.~~

~~2. When the applicant requests a meeting on the application, the committee may continue a case one time.~~

~~3. The applicant will present the proposal. The committee will review the application in accordance with the applicable provisions of Section 7A.7 Sign Design Options.~~

~~4. The applicant may ask for additional continuances. 5. After reviewing the case, the committee shall make a recommendation of approval, approval with conditions or denial to the planning and development services director.~~

~~2.2.12.I. Quorum~~

~~A quorum for a meeting shall be 50% of those members seated. If for any reason the City Manager has not appointed the members of the committee or a quorum is not obtained for a particular application, the director may request that the Design Professional make a recommendation directly to the PDSD Director.~~

~~2.2.12.J. Administrative Procedures~~

~~1. City Manager~~

~~The City Manager shall ensure that all City departments and persons under his authority shall cooperate in providing assistance and data to the sign design review committee.~~

~~2. Executive Secretary~~

~~The zoning administrator or designee shall serve as executive secretary to the committee.~~

~~3. Chairperson and Other Officers~~

~~The committee shall elect a chairperson and vice-chairperson and such other officers as it may deem necessary from its members. The terms of chairperson, vice-chairperson and other officers shall be for one year subject to one additional term of one year.~~

ARTICLE 3: GENERAL PROCEDURES

3.2.2.C. Meeting Requirements

1. Standards

The applicant shall mail notices offering to meet at a specified time and place to discuss the proposed project with the persons and entities entitled to notice of the application in accordance with following requirements.

a. The offer is made when mailed, and must be mailed at least ten days prior to the date of the meeting and sent by first class mail to property owners within 400 feet of the property, registered neighborhood associations within one mile of proposal, and the Council Ward offices where the project is located.

b. For Concurrent Plan Amendment and Rezoning Applications a single neighborhood meeting shall be held for both applications. The mailed notice for the neighborhood meeting shall be mailed at least 30 days, and no more than 45 days prior to the neighborhood meeting.

c. The meeting shall occur not more than ~~60~~90 days prior to the date of the submittal of the application.

d. Documentation of the offer to meet and a summary of the meeting must be submitted with the application.

e. The meeting must be held at or near the subject site.

3.2.4.C. Timing Of Notice

1. General

Published notice, posted notice, and mailed notice shall be provided at least ~~15~~20 days prior to the public hearing~~.~~, unless otherwise stated. Refer to Table 3.2-1 and determine which process applies. Specific requirements for published and posted notice are set forth in Sections 3.2.4.E and F. For procedures which do not require a public hearing, notice shall be sent or posted in accordance with PDSD policy.

3.2.4.H. Public Comments To Public Notice

2. Exception

For the 100' Notice Procedure and neighborhood preservation zone design review, the comment period is ~~ten~~fifteen days.

3.3.3.A. Applicability

19. Zoning compliance for site improvements ~~in existence on May 1, 2005~~to facilitate adaptive reuse (see Section 3.3.3.H below); and,

3.3.3.G. Site Plans

2. Applicability

A site plan is required for the following types of development:

a. All new non-residential development;

b. All residential development with ~~three~~five or more dwelling units on one lot;

c. Existing development undergoing a change of use, building or structure additions, and/or a reconfiguration of an area outside a building;

d. Flexible Lot Developments not required to be processed in accordance with Article 8, Land Division, Land Split, and Subdivision Standards; and,

e. A residential, commercial, or industrial use reviewed as a subdivision plat, but no building permits may be issued until a site plan is approved for all or a portion of the subject subdivision plat. Any other application type listed in Section 3.3.3.A, Applicability (PDSD Director Approval Procedure), where a site plan submittal is determined by the PDSD Director to be necessary for adequate review of the application.

3.3.3.H. Zoning Compliance For Site Improvements ~~In Existence On May 1, 2005~~To Facilitate Adaptive Reuse

This section encourages the re-use of and re-investment in older, nonconforming uses and buildings, and facilitates the issuance of a Certificate of Occupancy (C of O) or a Certificate of Zoning Compliance for a non-legally permitted use or building. The owner of property, at the time of a request for a certificate of occupancy or certificate of zoning compliance may concurrently request that site improvements, including outdoor activity areas, ~~in existence as of May 1, 2005~~in existence at least ten years before the date of application ("existing site improvements") be granted zoning compliance subject to the following.

1. This section only applies to developed property with nonresidential zoning that is not subject to any of the Overlay Zones in Sections 5.2 (Hillside Development Zone), 5.3 (Scenic Corridor Zone), 5.6 (Airport Environs Zone), 5.7 (Environmental Resource Zone), 5.8 (Historic Preservation Zone), 5.9 (Drachman School Overlay), 5.10 (Neighborhood Preservation Zone), 5.11 (Rio Nuevo District), or any change of zoning (rezoning), variance, or special exception approved subject to conditions, or the subject of an unabated zoning violation.

2. Existing site improvements are determined by referring to ~~May 2005~~the most recent aerial photography administered by the Pima Association of Governments (PAG) and available on the PAG and PDSD websites, dated at least ten years before the date of application.

3. Existing site improvements are not subject to compliance with the following:

   a. Access, Section 7.8;

   b. Accessory Uses, Buildings, and Structures, Section 6.6;

   c. Dimensional standards as provided in Tables 6.3-1 through 6.3-7 in Article 6;

   d. Height, Section 6.4.4;

   e. Landscaping and Screening, Section 7.6;

   f. Lot Coverage, Section 6.4.3;

   g. Motor Vehicle and Bicycle Parking, Section 7.4;

   h. Native Plant Preservation, Section 7.7;

   i. Off-Street Loading, Section 7.5; and,

   j. ~~Perimeter Yards~~Setbacks, Section 6.4.5.

4. Properties granted zoning compliance under the provisions of this section may be used for all principal permitted land uses based on the zoning of the site subject to the applicable general restrictions in each zone, except for the following prohibited uses:

   ~~a. Alcoholic Beverage Service uses unless continuously licensed through the Arizona Department of Liquor Licenses and Control from May 1, 2005, to the present, Section 11.3.4.B;~~

   ~~b~~a. Billboard, Section 11.3.4.F;

   ~~c~~b. Correctional Use, Section 11.3.3.C;

   ~~d~~c. Family Dwelling, Section 11.3.7.A;

   ~~e. Food Service uses unless continuously licensed through the Pima County Health Department from May 1, 2005, to the present, Section 11.3.4.N;~~

   ~~f~~d. Group Dwelling, Section 11.3.7.B;

   ~~g~~e. Mobile Home Dwelling, Section 11.3.7.C;

   ~~h~~f. Residential Care Services, Section 11.3.7.D;

   ~~i~~g. Restricted Adult Activities Use Group, Section 11.3.8;

   ~~j~~h. In the C-2 and C-3 Districts, Medical Marijuana Designated Caregiver Cultivation Location, Medical Marijuana Dispensary, Medical Marijuana Dispensary Off-site Cultivation Location; and,

   ~~k~~i. In the I-1 and I-2 Districts, Medical Marijuana Designated Caregiver Cultivation Location, Medical Marijuana Dispensary Off-site Cultivation Location.

5. Required drop-off areas must be provided.

6. Use of the property must be in compliance with all applicable use-specific standards in Section 4.9.

7. This section is applied to single or multiple parcels of land but may not be applied to partial parcels.

~~8. Changes to parking lot striping, maintaining the same number of parking spaces, or increasing the number of parking spaces, are permitted in compliance with Section 7.4.6 (Motor Vehicle Use Area Design Criteria) so long as no existing elements such as loading zones or dumpsters are deleted except as permitted under current standards.~~

8. The following are permitted so long as no existing loading zones, parking spaces, landscaping, or trash enclosures are deleted unless otherwise permitted by the UDC:

a. Parking lot striping changes that maintain or increase the number of parking spaces, in compliance with Section 7.4.6;

b. Landscaping or water harvesting changes or improvements, in compliance with Section 7.6; and,

c. Pedestrian access changes or improvements, in compliance with Technical Standards Manual Section 7.

9. The owner of the property shall:

a. Submit a sworn affidavit that the use of the property will be in compliance with the section; or,

b. Include the following in any lease/rental agreement for the property: “Tenant shall not cause or permit the Property to be used in any way which constitutes a violation of any law, ordinance, or governmental regulation. Notwithstanding any contrary provision of this lease agreement, any occupancy or use of the premises in violation of this paragraph constitutes a material breach of this lease agreement entitling Lessor to invoke all remedies provided hereunder including termination.”

10. A site inspection to verify that the use of the property is in compliance with this Section may be conducted at the discretion of the PDSD Director.

11. Applications are reviewed in accordance with the PDSD Director approval procedure, Section 3.3.3.

12. Zoning compliance granted ~~pursuant to~~under this section ~~shall be valid only so long as the property and site improvements thereon remain in the same condition as on the date the zoning compliance is granted~~remains valid only while the property and site improvements remain in the same condition as on the date zoning compliance is granted, except for changes permitted by Subsection H.8. Any subsequent development or modification to the property or site improvements, other than changes permitted by Subsection H.8, ~~will render zoning compliance under this section void and of no effect~~renders zoning compliance under this section void. Any modification or improvement not shown on ~~May 2005 aerial photography administered by the Pima Association of Governments (PAG)~~the aerial photography used to establish the existing site improvements under Subsection H.2 and not permitted by Subsection H.8 ~~will be considered a~~is considered subsequent development of the property.

~~13. Requests for zoning compliance pursuant to this section must be submitted to the PDSD, and all applicable fees must be paid, prior to the expiration date of the ordinance adopting this Section 3.3.4.G, as provided herein.~~

3.3.4.F. Public Comment Period

For ~~ten~~fifteen days following the date on which notice is provided, the public may submit comments on the proposal to the PDSD.

3.4.3.G. Zoning Examiner's Public Hearing

A public hearing must be held before the Zoning Examiner within 70 days of acceptance of the application. ~~Public hearings are held in accordance with the following and the Zoning Examiner's rules and procedures.~~

~~1. The Zoning Examiner shall administer oaths and may compel the attendance of witnesses and the production of relevant information, including witnesses requested by any party.~~

~~2. The Zoning Examiner may impose any reasonable limitations on the number of speakers heard and may establish the nature and length of testimony by speakers.~~

~~3. Comments may be given by any person, either verbally or in writing.~~

~~4. A record of the hearing must be made and retained as a public record.~~

~~5. The Zoning Examiner may close the public hearing, or continue the public hearing to a specified time, date, and place. A continuance may not be for more than 30 days.~~

1. Testimony And Evidence

All testimony shall be given under oath or affirmation. The Zoning Examiner may limit repetitive or irrelevant testimony, may require designation of a spokesperson for any group, and all exhibits and written comments must be submitted into the record.

2. Order Of Presentation

The Zoning Examiner may impose any reasonable limitations on the number of speakers heard, may establish the nature and length of testimony by speakers, and may question speakers. Comments may be given by any person, either verbally or in writing. Unless otherwise directed by the Zoning Examiner, the order of presentation shall be:

a. PDSD staff;

b. Applicant;

c. Supporting testimony;

d. Opposing testimony;

e. Other testimony; and,

f. Applicant rebuttal.

During the hearing, the Zoning Examiner may request additional information, witnesses, or records needed for deliberation.

3. Record Of Proceedings

All hearings shall be digitally recorded, and all materials and exhibits shall be retained by PDSD.

4. Continued Public Hearing

The Zoning Examiner may close the public hearing, or continue the public hearing to a specified time, date, and place. A continuance may not be for more than 30 days.

5. Failure To Appear

If the applicant fails to appear, the Zoning Examiner may continue the hearing once; proceed based on the record; or deem the application withdrawn.

6. Zoning Examiner Authority And Conduct

The Zoning Examiner shall conduct the public hearing in accordance with Section 2.2.4.

3.4.4.B. Application Processing

1. The Zoning Examiner shall hold a public hearing on behalf of the Mayor and Council on applications for Mayor and Council Special Exception Land Uses. Mayor and Council special exceptions applications are processed in accordance with the Zoning Examiner special exception procedure, Sections 3.4.3.B - H, and the following.

3.4.6.A. Authority To Apply Conditions

In approving an application, the PDSD Director, the Zoning Examiner, or the Mayor and Council may impose such reasonable and appropriate conditions and safeguards as are ~~be~~ necessary to ensure compliance with the criteria for approval. Conditions and safeguards may also be imposed to reduce or minimize any potentially injurious effects on adjacent properties; the character of the neighborhood; or the health, safety, or general welfare of the community. Such conditions may include, but are not limited to:

3.4.6.B. Change In Conditions Of Approval

An applicant may request a change in a condition of approval of a Mayor and Council Special Exception Land Use. The request must be submitted to the PDSD and reviewed by the PDSD staff for recommendation to the Mayor and Council. The request is then considered at a public hearing in accordance with procedures in Section 3.4.3.

3.5.3.D. Application Requirements

3. Plan Amendment Determination

~~Rezoning applications must be in conformance with adopted plan policies before a rezoning application may be accepted for processing. A determination of plan compliance shall be made in one of the following three ways.~~

Rezoning applications must be in conformance with adopted plan policies before a rezoning application may be accepted for processing; except for Concurrent Plan Amendment and Rezoning Applications, as provided in Section 3.5.3.D.3.d below. A determination of plan compliance shall be made in one of the following three ways.

a. Plan Compliance Determination

(1) Prior to submittal of a rezoning application, the PDSD Director will provide the applicant with a preliminary determination of plan compliance at the pre-application conference.

(2) Prior to submittal of a rezoning application, the applicant may request in writing that the PDSD Director provide a written determination of plan compliance.

b. Determination By The PDSD After Application For Rezoning

Upon submittal of an application for rezoning, the PDSD Director shall provide a written determination of land use plan compliance to the applicant. If the proposal is found to comply with the applicable plans, the rezoning application is formally accepted. If the Director determines a plan amendment is necessary, no further formal processing of the application may occur until the applicant requests a plan amendment in accordance with Section 3.6, Land Use Plan Adoption and Amendment Procedures. A written notice of decision shall be provided if it is determined that a plan amendment is required.

c. Appeal Of Plan Amendment Determination

The PDSD Director's decision that a plan amendment is required may be appealed to the Mayor and Council. The appeal must be submitted in writing to the PDSD within ten days of the effective date of the PDSD Director's decision. Appeals shall be processed in accordance with Section 3.9.2, Mayor and Council Appeal Procedure. An appeal stays all processing until the appeal is heard and decided.

d. Applicant's Option For Concurrent Plan Amendment And Rezoning Applications

In any instance where the PDSD Director determines that a plan amendment is necessary for a rezoning application to proceed, the applicant may elect to proceed with concurrent applications for a plan amendment and rezoning. An applicant who elects to proceed with concurrent plan amendment and rezoning applications shall submit documentation to PDSD of the intent to utilize this option prior to the required combined Neighborhood Meeting, and is responsible for all fees associated with each process, and the applications are subject to all of the requirements of each process, unless stated otherwise. An applicant who elects to proceed with concurrent applications is deemed to acknowledge that the rezoning application cannot be approved unless the plan amendment application is approved; and that approval of the plan amendment application does not guarantee approval of the rezoning application, which is a separate legislative decision.

3.5.3.I. Public Hearing

3. Zoning Examiner Public Hearing

The Zoning Examiner shall hold a public hearing on behalf of the Mayor and Council on applications for a change of zoning ~~and on applications for Mayor and Council Special Exception Land Uses in accordance with the Zoning Examiner's Rules and Procedures and as provided below. The public hearing procedures set forth in this section is used for both types of applications.~~. The public hearing shall be held in accordance with Section 3.4.3.G. The public hearing must be held within 70 days of acceptance of the application, except for applications for original City zoning. For Concurrent Plan Amendment and Rezoning applications the public hearing must be held within 180 days of acceptance of the application.

~~a. Conduct Of The Public Hearing~~

~~(1) The Zoning Examiner is empowered to obtain information from all parties and interested persons, including public agencies, prior to the public hearing, provided all requests for information are in writing and the request and information are included as part of the public record. The Zoning Examiner also has the authority, after the close of the public hearing, to obtain additional information or clarification of information that has been presented. Any such request shall be in writing and the request and response shall be included as part of the record or report to the Mayor and Council. The Zoning Examiner may close the public hearing, or may continue the hearing to a specified date, time and place. However, a continuance may not be for more than 30 days.~~

~~(2) Except as permitted in subsection (1) above, the Zoning Examiner shall not communicate, directly or indirectly, with any party, any party's representative or any interested person in connection with any issue involved with a particular request, except upon notice and opportunity for all parties to participate, or, use, or rely upon any communication, report, staff memorandum, or other material prepared in connection with the particular case, unless it is made part of the record. Any and all written information received by the Zoning Examiner in the case must be made a part of the record. The Zoning Examiner may inspect the site provided all parties are given an opportunity to be present.~~

~~b~~a. Zoning Examiner's Preliminary Recommendation

The Zoning Examiner shall issue a report with preliminary findings and a preliminary recommendation within five days after the close of a hearing. The preliminary recommendation is provided to the applicant, the PDSD Director and to any person who has requested a copy of the preliminary recommendation.

~~c~~b. Reconsideration

Any party of record may request that the preliminary recommendation be reconsidered or that the public hearing be reopened if there are errors of fact or procedure. The request shall state the alleged errors of fact or procedure and must be submitted to the Zoning Examiner within five days after the date of the preliminary recommendation. The Zoning Examiner must take action on the request within five days following the receipt of a request for reconsideration. Action on the request includes revising the preliminary recommendation, reopening the public hearing, or denying the request.

~~d~~c. Final Recommendation

Within 14 days (or 19 days if a reconsideration of the preliminary recommendation is requested in accordance with Section ~~3.5.3.J.3.c~~3.5.3.I.3.b) following the close of the public hearing or the re-opened public hearing, the Zoning Examiner shall issue and transmit a final recommendation to the Mayor and Council for final action. If the Zoning Examiner determines that minor corrections to the preliminary recommendation are appropriate in response to a request for reconsideration, such corrections may be incorporated into the final recommendation without further proceedings. No further requests for reconsideration are permitted. If the Zoning Examiner determines that a significant change to the preliminary recommendation is appropriate, the public hearing must be reopened with notice provided to all persons who received the previous preliminary recommendation.

~~e~~d. Reopening Of The Public Hearing

If the public hearing is reopened, the new hearing must be held within 40 days of the close of the last public hearing. Notice of the reopened hearing is the same as the notice for the original public hearing. If the public hearing is reopened at the request of a party, or to consider new information from a party, the Zoning Examiner may require that the party pay the costs for the re-opened public hearing. At the conclusion of the reopened hearing, the issuance of a preliminary recommendation, the time period for reconsideration, the issuance of a final recommendation and the time periods for each shall be the same as for the original hearing.

~~f. Mayor And Council Public Hearing Request~~

~~Any person may request that the application be heard at a public hearing before the Mayor and Council if the request is filed with the City Clerk within 14 days after the date of the Zoning Examiner's public hearing or reconsideration public hearing. The Mayor and Council may also decide to conduct a public hearing without a specific request. If a public hearing is requested, notice must be provided in the same manner as the notice provided for the Zoning Examiner's public hearing.~~

3.5.3.J. Mayor And Council Action

~~2. Authorization For Change Of Zoning (Rezoning)~~

~~Where a change in zoning is requested based upon a preliminary site plan, the Mayor and Council may make a preliminary determination to authorize the applicant to proceed with the case.~~

~~a. Authorization For The Application To Proceed~~

~~A vote by the Mayor and Council to authorize a change of zoning case constitutes authorization for the applicant to proceed, subject to the applicant's subsequent demonstration of compliance with any special conditions that may have been established by the Mayor and Council. Unless the Mayor and Council state a shorter time period, the applicant must complete all conditions of approval within five years from the date the request is authorized.~~

~~b. Discretion Of The Mayor And Council~~

~~An authorization for a change of zoning is preliminary and does not in any way limit the legislative discretion of the Mayor and Council to determine whether or not to adopt a change of zoning ordinance or to add conditions thereto at the time an ordinance is presented for adoption. Authorization does not establish any vested right to the authorized zoning prior to ordinance adoption.~~

~~3~~2. ~~Direct~~ Ordinance Adoption

~~Where a change of zoning application includes a site plan or a proposed plat that provides sufficient specific details to demonstrate compliance with all conditions that may be required by the Mayor and Council and is in compliance with this Section, the application may proceed from staff review to Mayor and Council ordinance adoption without a separate Mayor and Council authorization to proceed with the application.~~

A zoning application must provide sufficient specific details to demonstrate compliance with all conditions that may be required by the Mayor and Council and shall demonstrate that the zoning application is in compliance with this Section to proceed from staff review to Mayor and Council ordinance adoption.

a. Mayor And Council Actions

The Mayor and Council shall consider the change of zoning application, the Zoning Examiner's recommendation, and the City Manager's recommendation in a public meeting or a public hearing. The Mayor and Council ~~may authorize the case to proceed;~~ may modify, delete or add to the proposed conditions for approval; may remand the case to the Zoning Examiner for further proceedings; may adopt an ordinance changing the zoning, deny the application; or may take other appropriate action.

b. Davis Monthan AEZ Comments

If Davis Monthan Air Force Base submits comments to the City on any application concerning the compatibility of the proposed rezoning with the high-noise, accident potential zone, or approach-departure corridor that may have an adverse impact on the operation of the base or upon public health and safety, a public hearing shall be held to consider these and other comments per requirements of the A.R.S.

~~4. Mayor And Council Adoption Of The Change Of Zoning~~

~~a. If an application substantially demonstrates compliance with the conditions for a change of zoning, staff shall prepare an ordinance to be submitted to the Mayor and Council for adoption enacting the change in zoning.~~

~~b. For a project that is to be completed in phases, the Mayor and Council may adopt a separate ordinance for each phase of the project, but only if each phase submitted for approval can meet all required conditions and codes without reliance on future phases.~~

~~5~~3. Voting Requirements For Adoption Of Ordinance

Ordinance adoption of a change of zoning is granted by a simple majority vote of the governing body unless the requirements of A.R.S. 9-462.04(H) are met. If the requirements of A.R.S. 9-462.04(H) are met, then a three-fourths vote of the governing body is required for adoption of the ordinance.

a. The entire area of the lot or lots within the subject site; or,

b. Property in any one of the following quadrants: north, south, east, west, that is located within 150 feet of the rezoning site, excluding public right-of-way abutting the subject site.

c. Mayor And Council Action Timeline

(1) The Mayor and Council shall approve or deny the application within 180 days of the determination that the application is administratively complete.

(2) For extenuating circumstances, the PDSD Director may grant a onetime extension of not more than 30 days.

(3) If an applicant requests an extension, the PDSD Director may grant extensions of 30 days for each extension granted.

(4) The requirements of subsections (1), (2) and (3) above do not apply to land that is designated as a Historic Landmark, Historic Preservation Zone, an area that is designated as historic on the National Register of Historic Places, or Planned Area Developments.

~~6~~4. Ordinance Effective Date

Ordinances granting changes in zoning are, by state statute, subject to referendum and shall not become effective until 30 days after the date of adoption or the date the final ordinance is available from the City Clerk, whichever is later. The effective date of the ordinance is not necessarily the effective date of the change of the zoning (rezoning). The effective date of the change of zoning is when compliance with conditions of approval is completed and certified by the PDSD Director. No permits or development approvals may be granted that are in furtherance of the rezoning request until the 30 days have lapsed and the conditions of rezoning have been met.

~~7~~5. Reconsideration

A member of the Mayor and Council may request the reconsideration of ~~an authorization decision or~~a decision on a proposed ordinance provided the vote to reconsider is made within 30 days of the date of decision. A hearing for reconsideration will be scheduled upon a majority vote in favor of the reconsideration. If the reconsideration occurs after the meeting when the decision is initially made, then public notice of the reconsideration must be given in the same manner as for the initial decision.

3.5.6.F. Amendment Procedures

2. Minor Amendment

A minor amendment is one that does not substantially change the MSP, DAs, or the overall PCD. A minor amendment includes changes that have greater potential impacts on the intensity of land use mix of the PCD than the categories of changes that qualify as administrative changes for the adopted PCD.

a. Procedure

~~A minor amendment requires a public hearing review and decided in accordance with Section 3.5.3, Zoning Examiner Special Exception Procedure.~~A minor amendment is reviewed and decided at a public hearing in accordance with Section 3.5.3, Zoning Examiner Legislative Procedure. Minor amendments include (i) the categories of changes listed in Subsection b, (ii) changes specifically identified as minor amendments in the PCD approved by the Mayor and Council, and (iii) categories of changes deemed by the PDSD Director not to change substantially the overall PCD but that have potential impacts on the intensity of land use mix of the PCD than the categories of changes that qualify as administrative changes.

b. Minor Amendment Categories

The following changes and comparable changes are presumed to be minor unless they significantly affect the PCD or property owners other than the master developer.

(1) A change of up to 10% in the number of units or gross leasable floor area in the DA or zoning district that is an increase or decrease in the overall PCD's minimum or maximum ranges.

(2) Multiple proposed administrative amendments or any single proposed administrative amendment that is viewed by the PDSD in relation to a series of past administrative amendments may be determined by the PDSD Director to be a minor amendment pursuant to this section if they have the cumulative effect of contradicting the policies, spirit, and intent of the underlying General Plan documents.

(3) Other changes deemed to be minor amendments by the PDSD Director that do not qualify as administrative or major amendments within this section or within the subject PCD.

3.6.10.C. Reconsideration By Mayor And Council

The Mayor or a member of the Council may request the reconsideration of an authorization decision or a decision on a proposed ordinance provided the vote to reconsider is made at the original hearing or within 30 days of the date of the decision. A ~~consideration~~reconsideration shall be scheduled upon a majority vote in favor of the reconsideration. If the reconsideration occurs after the time when the decision is initially made, then public notice of the reconsideration must be given in the same manner as for the initial decision.

3.7.3. Initiation

~~The PDSD is responsible for the development and coordination of a text amendment.~~ Staff shall submit a report and recommendation to the Planning Commission and make copies available to the public prior to the public hearing.

3.7.4.D. Staff Review And Recommendation

City staff shall review each proposed amendment to determine, to the extent applicable, compliance with the General Plan, specific plans, the UDC, and any other code or regulation that may pertain to the application. When appropriate, City staff may request comments from other agencies, committees or advisory boards. Staff shall prepare and submit a report and recommendation to the Planning Commission and shall make copies available to the public prior to the public hearing. ~~UDC text amendments are not required to submit an application.~~

3.7.6.A. General

1. The Planning Commission may close a public hearing or may decide to continue a public hearing to a future time and place provided the hearing is closed and a recommendation, including a statement of the reasons for the recommendation, is issued within 180 days of the date of the initial hearing. The PDSD shall transmit to the Mayor and Council the ~~application~~proposed amendment, Planning Commission's recommendation and findings or other action of the Planning Commission, and the City Manager's recommendation.

2. If the Planning Commission fails to issue a recommendation within the prescribed time, the ~~application~~proposed amendment~~,~~ will be forwarded to the Mayor and Council for a decision, together with a statement of the reasons for the positions taken by members of the Planning Commission.

3.7.6.B. Reconsideration

By majority vote of all the members, the Planning Commission may choose to reconsider a decision made on a ~~UDC text amendment application~~proposed UDC text amendment, provided the vote to reconsider is made within 30 days of the date of the original decision. Reconsideration may not take place earlier than 14 days from the date of the original decision, unless reconsideration occurs at the same meeting as the original decision. If the reconsideration occurs at a different meeting, all persons noticed for the public hearing before the Planning Commission must be notified prior to the reconsideration. This notification shall include the time, date, and location of the reconsideration. If the Planning Commission's decision is not reconsidered within the specified time period and the decision was to deny, the case shall be closed administratively. If, after reconsideration, the decision is to reaffirm a denial, the case shall be closed administratively immediately after the reconsideration.

3.7.7.B. Decision

The Mayor and Council may adopt, deny, continue the item, or remand the item to the Planning Commission. The Mayor and Council shall consider the ~~application~~proposed amendment, the Planning Commission's recommendation and the City Manager's recommendation, and public comments when making their decision.

3.7.7.C. Reconsideration By Mayor And Council

The Mayor or a member of the Council may request the reconsideration of an authorization decision or decision on a proposed ordinance provided the vote to reconsider is made at the original hearing or within 30 days of the date of the decision. A ~~consideration~~reconsideration shall be scheduled upon a majority vote in favor of the reconsideration. If the reconsideration occurs after the time when the decision is initially made, then public notice of the reconsideration shall be given in the same manner as for the initial decision.

3.9.1.A. Applicability

Appeals to the DRB may be made by ~~and~~any party of record from the following decisions by the PDSD Director:

1. Neighborhood Preservation Zone (NPZ) design review applications. An appeal under this section must be based upon an error in the Director's decision finding compliance or noncompliance with the neighborhood specific design manual and compatibility review standards; and,

2. Architectural Variation and Privacy Mitigation Plans associated with a Flexible Lot Development.

3.11.1.B. Applicability

2. Height of accessory walls and fences when the wall and fence heights do not exceed ~~two feet~~one foot above the maximum height permitted;

3.11.1.D. Findings For Approval

2. Specific Findings For Setback And Wall Height Modification Requests

In addition to the findings in Section 3.11.1.D.1, the PDSD Director shall find, in the case of setback and wall height only, that the modification:

a. Does not create a situation where proposed development will obstruct significant views of dramatic land forms, unusual stands of vegetation, or parks from nearby properties substantially more than would occur if the development were built without the modification;

b. Provides design alternatives to better integrate the development into the design character of the immediate neighborhood;

c. Does not apply to a setback requirement of a Flexible Lot Development (FLD);

d. Does not create a situation where the proposed development will interfere with the optimum air temperature or solar radiation orientation of buildings on adjoining properties substantially more than would occur if the building or structures were built without the modification; and,

e. Does not create a situation where the proposed use of the property will impose objectionable noise levels on adjoining properties greater than would occur if the buildings or structures were built without the modifications.

f. The modification is not for an increase in height of more than ~~two feet~~one foot to an accessory wall or fence, except that an increase of up to ~~four feet~~three feet may be considered for entry features on walls and fences.

3.11.1.E. Appeals

A party of record may appeal the PDSD Director's decision on DDO applications. Appeals are considered by the Board of Adjustment in accordance with Sections 3.10.1 and 3.10.2, Board of Adjustment Appeal Procedure. Appeals must be filed within five days of the effective date of the decision. The complete appeals material must be filed within 30 days of the effective date of the decision. An appeal under this section shall be based upon an error in the Director's decision finding compliance or noncompliance with the applicable findings. The Board of Adjustment shall apply the applicable findings as provided in Section ~~3.11.1D~~3.11.1.D, Findings for Approval, when rendering its decision.

3.12.1.D. Application And Review Process

2. At the time of submittal, the applicant shall submit ~~two copies~~a copy of the demolition permit application and all required architectural documentation to the PDSD. ~~All new photos must be printed on photographic paper.~~

3.12.1.G. Documentation Retention

~~Upon approval of the demolition permit, the HPO shall retain one copy as a record of a lost historic resource and forward one copy to the Tucson-Pima County Historical Commission for their records.~~

The HPO shall notify the Tucson-Pima County Historical Commission of demolition permit approvals for their records.

3.12.3. MULTIFAMILY RESIDENTIAL DEVELOPMENT AND ADAPTIVE REUSE OF QUALIFIED OBSOLETE COMMERCIAL ~~BUILDINGS~~PARCELS

3.12.3.A. Purpose

This section describes application requirements, review procedures, and approval criteria utilized by City of Tucson staff when reviewing an application for multifamily residential development or adaptive reuse of qualified obsolete commercial ~~buildings~~parcels pursuant to A.R.S. § 9-462.10.

3.12.3.B. Applicability

2. For the purpose of UDC Section 3.12.3, and only Section 3.12.3, the following shall be defined as:

a. Adaptive Reuse

The act of converting an existing building from the use for which it was constructed to ~~a new use~~a multifamily use by maintaining some or all of the elements of the building. Adaptive reuse allows for the partial, but not the complete, demolition of an existing commercial, office, or mixed use building. For a project to qualify as Adaptive Reuse, it must include a multifamily residential component.

b. Building Code

~~Means t~~The federal construction codes applicable to homes constructed after June 15, 1976, and the Arizona codes applicable to homes constructed before that date. The Building Code may include local amendments specific to the City of Tucson.

c. Low Income Housing

Housing for a person or persons whose household income does not exceed eighty percent (80%) of the area median income.

~~c~~d. Moderate Income Housing

~~Means housing: (a) for~~Housing for a person or persons whose household income does not exceed 120% of the area median income~~. (b) For which the occupant pays not more than 30% of the occupant's gross income for the occupant's rent or mortgage, as determined by the Arizona Department of Housing and adjusted for household size based on the United States Department of Housing and Urban Development~~.

~~d~~e. Qualified Obsolete Commercial ~~Building~~Parcel

~~A building which is currently zoned for and/or permitted to be used for commercial, office, or mixed uses; and is:~~

A parcel or parcels that are currently zoned for or permitted to be used for commercial, office, or mixed uses and:

~~(1) In a state of disrepair or has a 50% vacancy in the total leasable square footage; and~~

(1) Contain an existing building or buildings that are in a state of disrepair or have at least a 50% vacancy in the total leasable square footage; and,

~~(2) Located on a parcel or parcels of least one acre but not more than 20 acres.~~

(2) Have a combined area of at least one acre but not more than 20 acres.

~~e~~f. Multifamily Residential Development

A building or buildings that are designed and used for residential purposes and that contain more than one apartment or dwelling unit for sale or for rent but that are not adaptive reuse. Multifamily residential development allows for the partial or complete demolition or renovation of an existing commercial, office, or mixed use building.

g. Nonconforming

Structures that have received occupancy permits under the regulations in place at the time of construction.

~~f~~h. Rooftop Appurtenances

Rooftop structures that primarily house air conditioning equipment, solar panels, utilities, elevators, other energy production facilities and other non-habitable structures. This includes open space features, swimming pools, space for use by residents and landscaping, but does not include open areas, spires, bell towers, domes, cupolas, pediments, obelisks or monuments.

3. Multifamily Residential Development or Adaptive Reuse under this UDC Section 3.12.3 does not apply to the following:

a. Land in the area that is designated a National Register Historic District, Historic Preservation Zone, or Historic Landmark;

b. Land in the territory in the vicinity of a military airport or ancillary military facility as defined by A.R.S. § 28-8461;

c. Land in the territory in the vicinity of a Federal Aviation Administration commercially licensed airport or a general aviation or public airport as defined by A.R.S. § 28-8486; and,

d. Land that has an average sound level of 65 decibels or higher at the qualified parcel.

3.12.3.C. Obsolete Commercial ~~Building~~Parcel Redevelopment

1. An applicant seeking multifamily residential development or adaptive reuse of a qualified obsolete commercial ~~building~~parcel or parcels shall submit an application that includes the following:

a. Evidence satisfactory to the City ~~of Tucson~~ Attorney's Office that the ~~existing building~~qualified parcel or parcels that ~~is~~are the subject of the application ~~is~~are economically or functionally obsolete.

b. Documentation satisfactory to the ~~City of Tucson~~ Planning and Development Services Department and the City Attorney's Office that the redevelopment will include a set aside of at least 10% of the total dwelling units for either moderate-income or low-income housing or any combination of the two for at least 20 years after the initial occupation of the proposed development.

c. A site plan in conformance with UDC Section 3.3.3.G and all other applicable UDC requirements for site plans.

d. Evidence of site plan review and approval by any utility provider impacted by the proposed development.

e. Evidence of adequate existing public sewer and water service for the entire proposed development.

f. Compliance with all applicable Building Codes and fire codes.

3.12.3.D. Mixed Use And Multi-Family Development Or Adaptive Reuse

1. Setbacks

Setback requirements for the redevelopment shall be the lesser of the existing setbacks for multifamily residential buildings (including mixed use buildings with the majority of floor area dedicated to residential uses), or the setback requirements that applied to the existing commercial, office, or mixed use building, in accordance with UDC Article 6.3. ~~Setback may also be referred to as a perimeter yard.~~

2. Height And Density

~~Multifamily residential height and density shall not exceed:~~The height and density are restricted to the maximum allowable height and density of the nearest district to the parcel that allows residential

development, or any such district within one mile. In all cases, the maximum allowable height is limited to no more than 55 feet.

~~a. The maximum allowable multi-family height and density for a multi-family zoning district in the City of Tucson, located within one mile of the building to be developed; or~~

~~b. If there is no multifamily zoning district in the City of Tucson within one mile of the building to be redeveloped, the height and density of the multifamily zoning district located in the City of Tucson located closest to the building to be redeveloped;~~

~~c. Building height is limited to no more than five stories (55 feet).~~

3. Height Exemption For Existing Non-Conforming Buildings

If the maximum allowable height applicable to the existing commercial, office, or mixed use building exceeds the maximum allowable height in the existing zone for the proposed use, the existing height may remain and shall be considered nonconforming for height purposes and the existing building may be expanded to the maximum allowable density for the ~~proposed~~multifamily use. Any rooftop appurtenances shall be included within the height exemption.

3.12.3.E. Multifamily Residential Development Or Adaptive Reuse ~~Cap, Tracking, And Area Exclusion~~

~~1. Cap~~

~~Not more than 1,030 of the existing commercial, office, or mixed use buildings may be redeveloped for multifamily residential development or adaptive reuse under this Article.~~

~~2~~1. Tracking

~~The City of Tucson Planning and Development Services Department shall keep track of the number of buildings redeveloped under this Article, and shall stop accepting applications when the total number of the following equals the cap established in subsection 1. above:~~

The City of Tucson Planning and Development Services Department shall track the number of parcels redeveloped under this section and shall allow multifamily residential development or adaptive reuse on at least ten percent of the existing commercial, office, or mixed use parcels, based on the total number of the following:

a. The number of ~~buildings~~parcels redeveloped for multifamily residential development or adaptive reuse under this ~~Article~~section; plus

b. The number of ~~buildings~~parcels with approved building permits for redevelopment under this ~~Article~~section but not yet completed; plus

c. The number of ~~buildings~~parcels with pending applications for redevelopment under this ~~article~~section but not yet permitted.

3.12.4. POSTED NOTICE OF DEMOLITION

3.12.4.A. Applicability

All complete building demolitions or partial demolitions that remove exterior walls or alter the structural integrity of a building require Notice of Demolition to be posted on the impacted property no less than 15 days prior to the proposed demolition date, in accordance with UDC Section 3.2.4.F and PDSD policy.

3.12.4.B. Content

All posted notices of demolition shall include the address, permit number, scope of activities, estimated start of demolition, and the name and license number of the demolition contractor.

3.12.4.C. Issuance Of Permit

Upon application, review, approval, and posting of the Notice of Demolition, a pre-construction inspection is required. Following the inspection and expiration of the 15-day notice period, the demolition permit may be issued and demolition work may begin.

4.3.3. ACCESSORY LAND USES

B. The permitted accessory land uses with use-specific standards are identified in Tables 4.8-1 through 4.8-7. Any land use which is permitted as a principal land use or specifically referenced in the tables as an accessory land use may be permitted as an accessory land use. Accessory land uses other than those provided in the tables may be permitted in accordance with Section 6.6, Accessory Uses, Buildings, and Structures.

4.8.1. GENERAL

The following use tables, Tables 4.8-1 through 4.8-7, establish the permitted principal, special exception, and accessory uses for each zone in the City of Tucson. Any land use which is permitted as a principal land use or specifically referenced in the tables as an accessory land use may be permitted as an accessory land use. The use-specific standards that apply to uses in certain zones are included in the far right column of each table.

4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

TABLE 4.8-1: PERMITTED USES - RURAL AND SUBURBAN RESIDENTIAL ZONES

LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						
~~Duplex~~Middle Housing Development			P			SH: 4.9.7.B.10–.13
Manufactured Housing	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.~~6~~5, .~~8~~7, & .~~9~~8 SR, RX-2: 4.9.7.B.~~6~~5
Single-Family Dwelling, Detached	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.~~6~~5, .~~8~~7, & .~~9~~8
Accessory Dwelling Unit	P	P	P	P	P	All: 4.9.7.B.~~6~~5, ~~8~~7, & ~~9~~8 and 6.6.3
Utilities Land Use Group With Land Use Class/Type:						
Distribution System:						
General (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~~, .12~~
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.I

4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES

TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES						
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, .8 & .9~~ ~~R-3: 4.9.7.B.6~~ ~~All: 4.9.7.B.12~~
Manufactured Housing	P	P	P	P	P	R-1: For 1 unit, 4.9.7.B.~~5–4–.8~~7; for 2 units (min. 10,000 sf lot size required), 4.9.7.B R-2: 4.9.7.B.~~6~~5, .~~8~~7, & .~~9~~8 R-3: 4.9.7.B.~~6~~5 All: 4.9.7.B.~~12~~11
Multifamily Development		P	P	P		R-2: 4.9.7.B.~~6~~5, .~~8~~7, & .~~9~~8 R-3: 4.9.7.B.~~6~~ ~~For 3–4 Units: 4.9.7.B.12 & .14~~5
Accessory Dwelling Unit	P	P	P	P	P	All: 4.9.7.B.~~6~~5, .~~8~~7, & .~~12~~11 and 6.6.3
~~Single-family, Attached~~		~~P~~	~~P~~	~~P~~	~~P~~	~~R-2: 4.9.7.B.6, .8, & .9~~ ~~R-3: 4.9.7.B.6~~ ~~All: 4.9.7.B.12~~
~~Single-family, Detached~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~R-1: For 1 unit, 4.9.7.B.5–.9; for 2 units (min. 10,000 sf lot size required), 4.9.7.B.1–.9, & .10~~ ~~R-2: 4.9.7.B.6, .8, & .9~~ ~~R-3: 4.9.7.B.6~~ ~~All: 4.9.7.B.12~~
Single-Family Development	P	P	P	P	P	R-1: 4.9.7.B.1–.9 R-2: 4.9.7.B.5, .7, & .8 R-3: 4.9.7.B.5 All: 4.9.7.B.11
Middle Housing Development	P	P	P	P	P	R-1: 4.9.7.B.~~4–3–.6~~5, .~~8~~7, & .~~9~~8 R-2: 4.9.7.B.~~6~~5, .~~8~~7, & .~~9~~8 R-3: 4.9.7.B.~~6~~5 All: 4.9.7.B.~~11–10–.14~~13
Utilities Land Use Group With Land Use Class/Type:						
Distribution System (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~~, .12~~

4.8.5. PERMITTED USES: OFFICE ZONES

TABLE 4.8-3: PERMITTED USES - OFFICE ZONES				
LAND USE	**O-1**	**O-2**	**O-3**	**USE SPECIFIC STANDARDS**
Civic Land Use Group With Land Use Class/Type:				
Cultural Use:				
Government owned and operated	P	P	P	
Privately owned and operated	~~S [1]~~P	~~S [1]~~P	~~S [1]~~P	O-1, O-2: 4.9.3.C.2–.8 and 4.9.13.J O-3: 4.9.3.C.2–.8 and 4.9.13.K
Residential Land Use Group With Land Use Class/Type:				
Family Dwelling:				
~~Duplex~~	~~P~~	~~P~~	~~P~~	~~All: 4.9.7.B.12~~
Manufactured Housing	P	P	P	All: 4.9.7.B.~~12~~11
Multifamily Development	P	P	P	~~For 3–4 Units: 4.9.7.B.12 & .14~~
~~Single-family,~~Single-Family ~~Attached or Detached~~Development	P	P	P	All: 4.9.7.B.~~12~~11
Middle Housing Development	P	P	P	All: 4.9.7.B.~~11–~~10–.~~14~~13
Accessory Dwelling Unit	P	P	P	All: 4.9.7.B.~~12~~11 and 6.6.3
Retail Trade Land Use Group With Land Use Class/Type:				
Food Service uses as an accessory use to any permitted use in Retail Trade Land Use Group	P	P	P	All: 4.9.13.O.1
Retail Trade Uses as an accessory use to any permitted use in Retail Trade Land Use Group, not to exceed 25% of Gross Floor Area	P	P	P	O-1 and O-2: §4.9.13.J; O-3: §4.9.13.K
Utilities Land Use Group With Land Use Class/Type:				
Distribution System (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

4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES						
LAND USE	**C-1**	**C-2**	**C-3**	**OCR-1**	**OCR-2**	**USE SPECIFIC STANDARDS**
Commercial Services Land Use Group With Land Use Class/Type:						
Automotive Service and Repair:						
Minor Service and Repair (including washing)	S [2]	P	P			C-1: 4.9.4.F.2, .3, .4, & .5 and 4.9.13.O C-2: 4.9.13.E

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES						
LAND USE	**C-1**	**C-2**	**C-3**	**OCR-1**	**OCR-2**	**USE SPECIFIC STANDARDS**
Additional Permitted Accessory Uses						
The following uses are permitted accessory uses to any permitted Commercial Services Uses: • General Manufacturing; • Heavy Equipment Manufacturing; • Perishable Goods Manufacturing ~~(limited to baked goods and confectionary products)~~; • Precision Manufacturing; or • Primary Manufacturing		P	P	P	P	C-2, C-3: 4.9.5.C.9 OCR-1: 4.9.5.C.9 and 4.9.5.E.1 & .2
The following are permitted accessory uses to any permitted Commercial Uses: • General Manufacturing; • Heavy Equipment Manufacturing; or, • Perishable Goods Manufacturing ~~(limited to baked goods and confectionary products manufacturing only)~~					P	OCR-2: 4.9.5.C.9 and 4.9.5.E.1 & .2
Food Service uses as an accessory use to any permitted use in Retail Trade Land Use Group, not to exceed 25% Gross Floor Area	P	P	P	P	P	All: 4.9.13.O.1
Industrial Land Use Group With Land Use Class/Type:						
Perishable Goods Manufacturing	P	P	P	P	P	C-1: 4.9.5.E.1, .2 & .10 C-2, C-3, OCR-1, OCR-2: 4.9.5.E.1, .2, & .11
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						
~~Duplex~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~All: 4.9.7.B.12~~
Manufactured Housing	P	P	P	P	P	All: 4.9.7.B.~~12~~11
Multifamily Development	P	P	P	P	P	~~For 3–4 Units: 4.9.7.B.12 & .14~~
~~Single-family,~~Single-Family ~~Attached or Detached~~Development	P	P	P	P	P	All: 4.9.7.B.~~12~~11
Middle Housing Development	P	P	P	P	P	All: 4.9.7.B.~~11–~~10~~–~~.~~14~~13
Accessory Dwelling Unit	P	P	P	P	P	All: 4.9.7.B.~~12~~11 and 6.6.3
Retail Trade Land Use Group With Land Use Class/Type:						
Additional Permitted Accessory Uses						

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES						
LAND USE	**C-1**	**C-2**	**C-3**	**OCR-1**	**OCR-2**	**USE SPECIFIC STANDARDS**
The following are permitted as accessory uses to any permitted Retail Trade Uses: • General Manufacturing; • Heavy Equipment Manufacturing; • Perishable Good Manufacturing ~~(limited to baked goods and confectionary products)~~; • Precision Manufacturing; • Primary Manufacturing			P	P	P	C-2, C-3, OCR-1: 4.9.5.C.9 and 4.9.5.E.1 & .2
The following are permitted accessory uses to any permitted Retail Trade Uses: • General Manufacturing; • Heavy Equipment Manufacturing; or, • Perishable Goods Manufacturing ~~(limited to baked goods and confectionary products manufacturing only)~~					P	OCR-2: 4.9.5.C.9 and 4.9.5.E.1 & .2
Perishable Goods Manufacturing as an accessory to any permitted Retail Trade Uses	P					C-1: 4.9.5.E.~~4~~1, .~~5~~2, .4, & .8
Utilities Land Use Group With Land Use Class/Type:						
Distribution System (General)	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

4.8.7. PERMITTED USES: INDUSTRIAL ZONES

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES *				
LAND USE	**P-I**	**I-1**	**I-2**	**USE SPECIFIC STANDARDS**
*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.				
Commercial Services Land Use Group With Land Use Class/Type:				
Automotive Minor or Major Service and Repair (including washing, but excluding bodywork or paint-booths)	P	P	P	P-I: 4.9.13.E I-1, I-2: 4.9.13.Q
Personal Service	P	P	P	P-I, I-1, I-2: 4.9.13.Q

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					
LAND USE	**OS**	**IR**	**P**	**RV**	**USE SPECIFIC STANDARDS**
Residential Land Use Group With Land Use Class/Type:					
Family Dwelling:					
Manufactured Housing		P			
Single-Family Dwelling, Detached		P			IR: 4.9.7.B.~~12~~11
Middle Housing Development		P			IR: 4.9.7.B.~~11–~~10–.~~14~~13
Utilities Land Use Group With Land Use Class/Type:					
Water Well Pumping and Service		P			4.9.11.A.12

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				
LAND USE	**NC**	**RVC**	**MU**	**USE SPECIFIC STANDARDS**
Residential Land Use Group With Land Use Class/Type:				
Family Dwelling:				
~~Duplex~~	~~P~~		~~P~~	~~All: 4.9.7.B.12~~
Manufactured Housing	P		P	All: 4.9.7.B.~~12~~11
Multifamily Development	P		P	~~For 3–4 Units: 4.9.7.B.12 & .14~~
~~Single-family,~~Single-Family ~~Attached or Detached~~Development	P		P	All: 4.9.7.B.~~12~~11
Middle Housing Development	P		P	NC, MU: 4.9.7.B.~~11–~~10–.~~14~~13
Accessory Dwelling Unit	P		P	NC, MU: 4.9.7.B.~~12~~11 & 6.6.3

4.9.2.B. Community Garden

1. Permitted Activities and Uses.

The following activities and uses are permitted on a Community Garden use:

a. Growing and harvesting of agricultural products;

b. The keeping of food producing animals is permitted as an accessory use to the growing and harvesting of agricultural products in accordance with Section 6.6.5.E, Keeping of Food Producing Animals. Permission from the property owner is required and a sign must be posted identifying the person responsible for caring for the animals and his or her contact information;

c. Mechanical greenhouses are permitted as a principal or accessory structure in accordance with mechanical heating or cooling as defined in Section 11.4.8, Definitions - G. Heating or cooling

systems associated with greenhouses shall be located a minimum distance of 200 feet from every property line, or as a second option, the applicant may provide a mitigation plan that may include screening or other treatment to comply with Section 16-31, Excessive Noise, of the Tucson Code. Compliance with the second option may require the heating or cooling systems and/or greenhouse to have a greater ~~perimeter yard~~setback than that required of a principal building by the zone. Applicants using the second option must demonstrate compliance with this standard prior to issuance of a building permit. Passive greenhouses, including those that are cooled solely by an evaporative cooler, are not required to provide a wider ~~perimeter yard~~setback than that required by the zone;

d. On-site sale of agricultural products grown on-site is permitted as an accessory use in accordance with Section 6.6.5.F.;

e. During an on-site sales event, a temporary booth or canopy may be located within the front yard setback of the property provided site visibility is maintained and is exempt from Section 6.6.1.C. In residential zones, a temporary booth or canopy is also exempt from Section 6.6.3.B; and,

f. Outdoor activity, including the outdoor display of products grown on-site, is permitted.

g. Any area used for keeping tools and equipment shall be screened from the street.

4.9.3.F. Religious Use

A minimum ~~perimeter yard~~setback of 80 feet is required.

4.9.4.B. Adult Day Care

1. The use is for a maximum of ten persons, or if operated in conjunction with an Adult Care Service, the number of clients together with the number of residents shall not exceed the total permitted for the Adult Care Service.

4.9.4.D. Animal Service

5. The minimum ~~perimeter yard~~setback for buildings, shelters, animal runs, and fenced areas from a property line adjacent to a residential zone is 100 feet.

9. The minimum ~~perimeter yard~~setback for buildings, shelters, animal runs, and fenced areas from a property line adjacent to a residential zone is 30 feet.

4.9.4.I. Communications

g. Submittal Requirements. The following information is to be submitted with each application for the installation of a tower or antenna.

(1) An updated provider's Communication Plan, including any proposed changes in the service areas, antennas, towers, or policy direction;

(2) The proposed antennas/tower location, the type of antennas/tower, and the proposed service area;

(3) A statement of compliance with FCC requirements ~~and specifically the areas listed in Section 3.5.4.20.C.6.~~;

(4) If the proposed installation involves a new tower, then the following information is required.

(a) The searched area for the proposed location;

(b) All existing structures, buildings, towers, etc., of greater than 20 feet in height located within the searched area; and,

(c) A report on why collocation within the search area is not a viable alternative.

(5) Any technological or engineering requirements which effect or limit the location, height, or construction of the proposed tower/antennas should be included in reports.

4.9.4.P. Medical Service In Residential And Office Zones Standards

2. Minimum Setbacks.

a. A minimum ~~perimeter yard~~setback of 20 feet from any interior lot line adjacent to a residential zone is required.

b. A minimum ~~perimeter yard~~setback of 100 feet from any property line is required.

4.9.4.Q. Major Medical Service And Outpatient Medical Service, Accessory Uses

1. Food Service; General Merchandise Sales; Personal Service, acupuncture and other holistic health practitioner services, or other permitted accessory use to a Medical Service, Major use, except as noted in 4.9.4.Q.2

a. The use shall be located within a principal building.

b. Access to the use shall be from within the principal building or from the interior of the development.

c. Outside display or storage of merchandise or supplies is prohibited.

d. A sign(s) associated with the accessory use shall not be visible from any public street.

e. Sale of items shall be restricted to those associated with medical services.

4.9.5.C. Manufacturing And Industrial (Includes General, Heavy Equipment, Precision, And Primary Manufacturing Land Uses)

8. Outdoor storage, when permitted, shall not be located in a street ~~perimeter yard~~setback. Outdoor storage areas shall be screened in accordance with Section 7.6, Landscaping and Screening. No materials or products shall be stacked or stored to exceed the height of the screen within 50 feet of an adjoining residential zone or street. Outdoor display of finished products is permitted within a street ~~perimeter yard~~setback in an area limited to 10% of the site area or 10,000 square feet, whichever is less. Such display area shall not encroach into required landscape buffer areas. Outdoor storage in the P-I zone is limited to 25% of the site area.

4.9.5.E. Perishable Goods Manufacturing

10. The area devoted to perishable goods manufacturing shall not exceed 5,000 square feet.

11. The area devoted to perishable goods manufacturing shall not exceed 10,000 square feet.

4.9.7.B. Family Dwelling

~~3. One dwelling must be at least 25% smaller than the other dwelling.~~

~~4~~3. The dwellings may be attached or detached.

~~5~~4. 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.

~~6~~5. 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:

a. 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;

b. 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;

c. 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~~6. For any new ~~single-family~~Family ~~dwelling~~Dwelling use in the R-1 zone, each dwelling unit with five bedrooms~~,~~ shall provide three on-site parking spaces, ~~are~~plus ~~required.~~an ~~For~~additional space 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~~All parking spaces required by this subsection must be located on-site, either in a side or rear ~~perimeter yard~~setback. Parking spaces may not be located in a vehicular use area in any front street ~~perimeter yard~~setback. 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~~7. Subject to the requirements of this Section 4.9.7.B.~~9~~8, 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~~8 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~~8 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~~8 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~~8. Occupancy of a dwelling by five or more unrelated persons is a group dwelling and is not permitted.

~~10~~9. The following standards apply to family dwellings in the Rio Nuevo District:

a. The maximum density is 17 units per acre;

b. A minimum lot size of 2,500 square feet is required;

c. The maximum permitted lot coverage is 90%;

d. A minimum ~~perimeter yard~~setback 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,

e. A ~~perimeter yard~~setback is not required from a property line adjacent to a nonresidential zone.

~~11~~10. Privacy mitigation is required when multistory 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. Balconies, windows (except for clerestory and translucent windows), or any other features that overlook the

rear and side yards of adjacent residences are discouraged. Privacy mitigation measures, such as the incorporation of vegetation, screening elements, walls, building placement and orientation, balcony and window placement and orientation, or other design strategies shall be incorporated.

~~12~~11. 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 a quarter-mile walking distance of an "All Ages and Abilities Bikeway" as defined by the Department of Transportation and Mobility or a public transit route. Parking provided~~Single-Family and Middle Housing Development 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 area.

~~13~~12. Single-Family and Middle ~~housing~~Housing ~~development~~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.

~~14~~13. Street ~~perimeter yard s~~setbacks may be reduced to match the ~~perimeter yard~~setback of an adjacent property on the same street. The ~~perimeter yard~~setback may be reduced to no less than 10 feet. Additional reductions may be potentially requested through a variance or design development option.

4.9.7.D. Home Occupations Are Permitted As Accessory Land Uses To Mobile Home Dwelling Or Family Dwelling As Follows

2. The following uses within the specified zones are required to comply as follows:

a. Home Occupation: Day Care is permitted in SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, NC, C-1, C-2, and ~~C-1~~C-3 subject to: 4.9.7.E.1, .2, .3, .5, .6, .7, .9, .10, .11, & .13 and F.

b. Home Occupation: Group Dwelling is permitted in IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, and MH-2 subject to: 4.9.7.G.

c. Home Occupation: Travelers' Accommodation, Lodging is permitted in SR, SH, RX-1, RX-2, R-1, MH-1, O-1, O-2, and NC subject to: 4.9.7.H.1 & .5–.11.

d. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-2 and MH-2 subject to: 4.9.7.H.2 & .5–.11.

e. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-3 and O-3 subject to: 4.9.7.H.4–.11.

f. Home Occupation: Where Animal Production, Crop Production, General Farming, and/or Stockyard Operation is permitted as a principal use, the same standards and procedure required to establish the applicable principal use is required when establishing the home occupation.

g. Home Occupation: Urban Farm is permitted in O-1, O-2, O-3, NC, C-1, C-2, C-3, MU, OCR-1, OCR-2 subject to: 4.9.2.E and 4.9.7.E.5.

4.9.7.F. Home Occupation, Day Care: Permitted In Office, Residential, NC, C-1, C-2 And ~~C-1~~C-3 Zones

4.9.10.A. Commercial Storage

2. Outdoor storage, when permitted, shall not be located in the street ~~perimeter yard~~setback.

4.9.11.A. Distribution System

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.

12. The following requires approval in accordance with Section 3.3.~~4~~3, ~~100'~~PDSD ~~Notice~~Director Approval Procedure. The PDSD Director may forward the request to the Design Review Board (DRB) for design review and recommendation.

a. Water pumping and storage facility upgrades or expansions, provided:

(1) Existing setbacks are not altered.

(2) Use Specific Standards 4.9.11.A.5, .9, .11, are met.

b. Electric Substation upgrades or expansions, provided:

(1) Existing setbacks are not altered.

(2) The height of the substation is not increased by more than 10 percent of the existing height.

(3) Noise generated at the property line does not exceed existing standards as regulated by the City.

4.11.2. BOND REQUIRED

~~A cash or~~An assurance bond in the amount of $1,000 for a residential use and $5,000 for a nonresidential use is required, unless stipulated otherwise in the qualification standards in Section 4.11.1, Qualification for Permit, to guarantee termination of the temporary use. The ~~cash or~~ assurance bond shall be provided to the City before any permit for the use is issued.

ARTICLE 5: OVERLAY ZONES

5.1. PURPOSE OF OVERLAY ZONES

This article provides for overlays that impose standards and procedures that are in addition to those required under base zoning standards. Where there is a conflict between the standards of a base district and an overlay district, the standards of the overlay district shall apply, except for the Urban Overlay District (UOD) ~~and~~, Downtown Area Infill Incentive District (IID), and Community Corridors Tool (CCT), which ~~that~~ provide flexible development options to landowners rather than mandatory requirements.

5.2.5.A. ~~Single-Family Residential~~Single-Family And Middle Housing Development

5.2.5.B. ~~Multifamily Residential~~Multifamily Development

5.2.5.C. Flexible Lot Development (FLD)

2. The FLD application may be used for ~~either single-family or multifamily development~~Single-Family Development, Middle Housing Development, or Multifamily Development. In order to apply the FLD, the ACS of the area to be developed shall be less than 15%. This may require excluding steeper slopes as natural areas in order to reduce the ACS of the remaining portion. Such natural areas shall be excluded from the ACS calculation but shall be included for density and lot size calculations. Density shall be regulated by the underlying zone, based on the entire area; and,

5.3.14. VARIANCES

Variances from the SCZ standards are processed in accordance with Section 3.10.1 and 3.10.3, Board of Adjustment Variance Procedure. The Design Review Board ~~review~~shall review all requests for variances from SCZ standards and forward a recommendation to the Board of Adjustment as provided in Section 2.2.6.C.2.

5.4.2. APPLICABILITY

D. When one or more of the standards of the MS&R, the Gateway ~~Route~~Corridor Zone (GCZ) (Section 5.5), or the Scenic Corridor Zone (SCZ) (Section ~~5.5~~5.3) apply to the same street, the most restrictive standards apply.

5.4.6. MS&R STREET ~~PERIMETER YARD~~SETBACK AND PARKING ADJUSTMENT

5.4.6.A. Setback

The required minimum street ~~perimeter yard~~setback from a street that is designated a major street or route on the MS&R Map shall be the same as the ~~perimeter yard~~setback for the base zoning district in accordance with Section 6.3.4, Dimensional Standard and Exceptions Tables, and other related sections if the street is not a designated Scenic Route on the MS&R Map. Along a street that is designated a Scenic Route, the required ~~perimeter yard~~setback is regulated in accordance with Section 5.3.4.A, Scenic Route Buffer Area.

5.5.4.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~~Section 5.5.6, 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~~Section 5.5.6, 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. ~~Additions to single-family dwellings are exempt from this provision.~~

5.6.5.A. CUZ-1

1. ~~Single-family and multifamily dwellings and mobile homes~~Family Dwelling and Mobile Home Dwelling uses are permitted only if the property is zoned IR, RH, SR, RX-1 (UR), RX-2, R-1, R-2, MH-1 (MH), MH-2 (MHP), or R-3 and such zone was in place prior to May 16, 1990. Other uses allowed by the underlying zoning are permitted, except as modified by Section 5.6.5.D, Prohibited Uses.

a. Flexible Lot Developments, Section 8.7.3, are not permitted; and,

b. Residential development shall comply with the underlying zoning, with no more than 25 dwelling units per building.

3. ~~Structures or uses with 50 or more employees shall develop an emergency evacuation plan and training program shall be developed and implemented. Fire Department approval of this plan and program is required.~~For structures or uses with 50 or more employees, the property owner or operator shall develop and implement an emergency evacuation plan and training program approved by the Fire Department.

5.6.5.B. CUZ-2

1. ~~Single-family and multifamily dwellings and mobile homes~~Family Dwelling and Mobile Home Dwelling uses are permitted, only if the property is zoned IR, RH, SR, RX-1 (UR), RX-2, R-1, R-2, MH-1 (MH), MH-2 (MHP), or R-3 and such zone was in place prior to May 16, 1990. Other uses allowed by the underlying zoning are permitted, except as prohibited by Section 5.6.5.D, Prohibited Uses.

a. Flexible Lot Development (Section 8.7.3) are not permitted; and,

b. Residential development shall comply with underlying zoning, with no more than 25 dwelling units per building.

2. ~~Structures or uses with 50 or more employees shall develop an emergency evacuation plan and training program shall be developed and implemented. Fire Department approval of this plan and program is required.~~For structures or uses with 50 or more employees, the property owner or operator shall develop and implement an emergency evacuation plan and training program approved by the Fire Department.

5.6.5.C. CUZ-3

1. In CUZ-3, ~~single-family and multifamily dwellings and mobile homes~~Family Dwelling and Mobile Home Dwelling uses are permitted, only if the property is zoned IR, RH, SR, RX-1 (UR), RX-2, R-1, R-2, MH-1 (MH), MH-2 (MHP), or R-3 and such zone was in place prior to May 16, 1990. Other uses allowed by the underlying zoning are permitted, except as prohibited by Section 5.6.5.D, Prohibited Uses.

a. Flexible Lot Development, Section 8.7.3, are not permitted; and,

b. Minimum lot area per dwelling unit is 144,000 square feet.

5.6.6.B. Noise Control District 70

2. ~~Single-family and multifamily dwellings~~Family Dwelling and Mobile Home Dwelling uses are permitted, provided the property is residentially zoned as of May 16, 1990, and provided the interior noise level is reduced to an Ldn of 45 or less as specified in Section 5.6.6.B.1.

5.6.8.B.3. Exceptions

d. Single-family and duplex dwelling development:

(1) Flexible Lot Development, Section 8.7.3, are not ~~be~~ permitted; and,

(2) A maximum density of 7.5 residences per acre is permitted for detached units, and a maximum density of 15 residences per acre for attached units.

5.8.8.B. Full HPZ Review Procedure

2. Preliminary Staff Review

The applicant must submit a site plan and elevation drawings to the PDSD for preliminary staff review. The PDSD staff reviews the proposed plans for compliance with applicable UDC requirements ~~and any LUC requirements~~ that need to be addressed either through the historic design criteria or a special application for relief. The applicant will be informed in writing of any requirements the proposed plan does not meet.

8. Documentation Required Upon Approval

Applicants must submit ~~three copies~~an electronic copy of the site plan and elevation drawings to the PDSD for formal approval prior to application for building permits.

5.8.8.C. Minor HPZ Review

1. Applicability

In general, the Minor HPZ Review Procedure is for projects that do not require building permits. Specifically, the following project types are reviewed for compliance with the applicable standards in accordance with the Minor HPZ Review Procedure:

a. Minor or necessary repairs to a structure provided that:

~~(1) The total cost of such improvement is under $1,500, except for the replacement cost of appliances and mechanical equipment; and,~~

~~(2)~~(1) The repairs involve replacement with materials of identical or historically accurate design, size, and color to those being replaced.

b. Emergency repairs provided that the repairs involve replacement with materials of identical or historically accurate design, size, and color to those being replaced;

c. The change in copy of a sign;

d. Any alteration that does not require a permit involving the modification, addition, or moving of any part of an existing structure that would affect the exterior appearance. Alterations include, but are not limited to, fences and walls, except those alterations that the PDSD Director determines shall be approved under the full review process due to the cumulative effect of phased work that would normally be subject to the applicability of the HPZ review; and,

e. Installation of solar panels or cisterns or installation of or repairs to a roof.

2. Application Required

An application, including site plan and elevation drawings, is required.

~~3. On-Site Review Required~~

~~Upon submittal of the application, a date and time will be scheduled for the applicant, representatives from the applicable HPZ Advisory Board, Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee, and City staff to meet at the project site to discuss the proposal.~~

~~4~~3. Recommendation

The representatives from the applicable HPZ Advisory Board and the TPCHC Plans Review Subcommittee review the proposal and make a recommendation on the application to the PDSD Director. Reviews may be conducted electronically, virtually, or through a site visit.

~~5~~4. PDSD Director Decision

The PDSD Director reviews the application and decides whether to approve, approve with conditions, deny, or refer the application back for additional review/recommendation based on revisions to the original proposal. The PDSD Director shall consider the recommendations of the HPZ Advisory Board and the TPCHC Plans Review Subcommittee when considering a decision.

~~6~~5. Documentation Required

If approved, the applicant must submit ~~three copies~~an electronic copy of the plans for formal approval by PDSD staff prior to application for building permits, if required.

5.8.9.C. Setbacks (See Figure 5.8-B.)

1. Historic Landmark

Alterations or additions to a Historic Landmark shall maintain the original front setback of the existing structure or the prevailing setback existing within its development zone, provided that such a setback is compatible with the historic character of the existing structure. Interior ~~perimeter yard~~ setbacks shall be consistent with those existing within the development zone.

2. Contributing Property

Alterations or additions to a Contributing Property shall maintain the prevailing street and interior ~~perimeter yard~~ setbacks existing within its development zone.

3. New Construction or Noncontributing Property

New construction or alterations or additions to a Noncontributing Property shall maintain the prevailing street and interior ~~perimeter yard~~ setbacks existing within its development zone.

5.11.4.A. Permitted Uses

2. Residential Land Use Group.

~~a. Duplex.~~

~~(1) R-1: 4.9.7.B.6, .9, & .10.~~

~~b~~a. Home Occupation: Travelers' Accommodation, Lodging as an accessory use to any permitted Family Dwelling use.

(1) R-1: 4.9.7.E.10, .11, & .13 and 4.9.7.H.2 & .5, .7 & .8.

(2) R-2: 4.9.7.E.10, .11, & .13 and 4.9.7.H.3 & .5, .7 & .8.

~~c. Single-Family, Attached.~~

~~(1) R-1: 4.9.7.B.6, .9, & .10.~~

~~d. Single-Family, Detached.~~

~~(1) R-1: 4.9.7.B.5 - 9.~~

5.11.5.A. Applicability

5. ~~Perimeter yard setbacks~~Setbacks shall be regulated along adjacent private property lines along the CCT site boundary and not within the CCT site.

5.11.5.B. Dimensional Standards For House-Scaled Buildings

House-scaled buildings contribute to smaller-scale environments. Buildings range in height from one to two stories. Buildings are generally detached or attached and may have deep or shallow setbacks from the property line, street, and sidewalk. They are similar in form to a single-family house, but also include ~~multi-family~~middle housing and multifamily buildings such as duplexes, bungalow courts, courtyard buildings, townhouses, and mixed-use main street buildings.

TABLE 5.11.5.-1 DIMENSIONAL STANDARDS FOR CCT R-1, R-2, & O-1			
	R-1*	R-2*	O-1
~~PERIMETER YARD~~ SETBACKS			

5.11.5.C. Dimensional Standards For Large House-Scaled And Small Block-Scaled Buildings

TABLE 5.11.5.-2 DIMENSIONAL STANDARDS FOR CCT R-3, O-2, & C-1		
	R-3	O-2 & C-1
~~PERIMETER YARD~~ SETBACKS		

5.11.5.D. Dimensional Standards For Mid-Rise Block-Scaled Buildings

TABLE 5.11.5.-3 DIMENSIONAL STANDARDS FOR CCT C-2, O-3, & C-3		
	C-2 & O-3	C-3
~~PERIMETER YARD~~ SETBACKS		

5.11.5.E. Dimensional Standards For High-Rise Block-Scaled Buildings

TABLE 5.11.5.-4 DIMENSIONAL STANDARDS FOR CCT OCR-1 & OCR-2		
	OCR-1	OCR-2
~~PERIMETER YARD~~ SETBACKS		

5.11.6.C. Building Placement and Scale

2. Building Orientation

a. Maximum Street Setback. ~~Non-residential and multi-family buildings~~Nonresidential buildings and Multifamily Development which do not meet the minimum street setback shall provide any of the following in the area between the minimum and maximum setback area:

(1) Required streetscape features per Section 5.11.6.E.2.;

(2) Required public places per Section 5.11.6.E.3.;

(3) Enhanced landscaping (beyond the standard requirements) which includes 75% coverage with vegetative ground cover, or

(4) Landscaping in conjunction with other amenities which contribute to the purpose of the CCT as determined by the Zoning Administrator.

b. Street Corners. When two or more public or private streets intersect as part of a site, the buildings shall be located at the street corners and meet the minimum setback standards as required for the two streets.

c. Buildings with Amenities. On sites with multiple street types, medium traffic volume streets are generally best suited for a range of uses such as retail, commercial, multifamily residential, and community spaces. Ground floor spaces are particularly suitable for pedestrian-focused amenities. Buildings fronting on public spaces or designated trails shall provide pedestrian amenities, active ground floor uses, or outdoor dining options.

d. Street Relationship. Any development project with Corridor street frontage shall maintain a relationship with the Corridor street by either orienting the primary entrances to the Corridor, providing public places along the Corridor, or designing for mixed use development along the Corridor.

5.11.6.G. Passenger Vehicles

3. Vehicle Placement. Parking areas and driveways should be located to minimize the impact on walkable streets, the pedestrian experience, and pedestrian safety.

a. Parking Lots.

(1) New parking lots or garages shall be situated to the rear of a building. If placement to the rear is not feasible, the parking lot or garage shall be located with the lesser dimensional width facing the street and shall include enhanced landscaping on the street-facing side that includes 75% coverage with vegetative ground cover.

(2) Existing parking lots that are in the front of an existing building may remain without improvements when:

(a) The parking lot includes ten or less vehicular parking spaces;

(b) A Type 1 project is proposed; and

(c) No other vehicular parking is available on the site.

(3) Existing parking lots that are in the front of an existing building may remain with improvements when:

(a) The parking lot includes 11 or more vehicular parking spaces;

(b) A Type 2, 3, or 4 project is proposed;

(c) A designated pedestrian amenity or public open space area of a minimum of 1,000 square feet is provided to break up the parking lot;

(d) The parking lot improvements include all reasonable attempts to comply with the connectivity, landscaping, and rainwater harvesting development standards; and

(e) The parking lot setback standards in Table 5.11.6.-1. shall not apply.

(4) Existing or proposed parking lots intended for transit ridership (park and ride) are permitted along a street frontage but not at a street corner upon confirmation with SunTran regarding the usage of the parking lot.

(5) Parking lots which have any frontage along a street shall be screened by a minimum 29-inch masonry wall.

(6) Parking lots shall provide canopy trees as follows:

(a) Parking lots in Type 1 and 2 projects with ten or less vehicular parking spaces shall provide at least one canopy shade tree.

(b) Trees shall be planted in an unpaved depressed planting area, which must be a minimum of 150 square feet in area and eight feet in width.

(c) Parking lots which provide green space for large trees may reduce tree planting requirements if the following criteria are met. The green space may be counted towards required rainwater harvesting and public space per 5.11.6.E.3. if all other standards are met. The required tree planting shall be one tree per eight parking spaces for the parking spaces which meet the distance requirement. The green space must:

i. Be publicly usable or densely vegetated with 50% coverage of vegetative ground cover;

ii. Allow for large-scale mature growth of shade trees;

iii. Provide trees which are located within ten feet of the parking spaces of which only those spaces are eligible for the reduction; and

iv. Be a minimum of 1,000 square feet in area.

(d) Parking spaces which are covered by shade from parking canopies, plantings in the right-of-way, or a building as measured at 2:00 pm on June 21 when the sun is 82 degrees above the horizon may be excluded from providing the required tree plantings.

b. Access.

(1) Driveways may be shared between adjacent parcels or for a single site but shall not exceed maximum allowed width. If a driveway is shared between adjacent parcels or for a single site, a recorded shared access agreement or easement shall be required.

(2) ~~In multi-family or single-family, attached developments, one or two space garages and carports shall be accessed by alleys or on-site drive aisles only.~~Garages and carports for Family Dwelling uses must be accessed from an alley or on-site drive aisle. Single-Family Dwellings, Detached are exempt from this requirement.

(3) Driveways should follow the recommendations of the City of Tucson Street Design Guide (2021) and the City of Tucson's Transportation Access Management Guidelines. Should conflicts in standards exist, priority should be given to designs which optimize pedestrian safety and maintain safety for other travel modes.

c. Garages and Structured Parking.

(1) Semi-subterranean garages may project above the adjacent finished grade by up to three and one-half feet.

(2) Structured parking shall not be a street-facing façade.

(3) Where structured parking is integrated with a building, a "wrap" with a minimum depth of 20 feet of habitable ground floor space shall be provided between the parking structure and the street.

TABLE 5.11.6.-2: PASSENGER VEHICLE PARKING LOCATION & ACCESS STANDARDS			
	RESIDENTIAL USE	NON-RESIDENTIAL USE OR MIXED USE	SUBTERRANEAN PARKING
SETBACKS			
~~Perimeter Yard~~Setback Adjacent to Residential Zone	6 feet	6 feet	0 feet
~~Perimeter Yard~~Setback Adjacent to Non-Residential Zone	0 feet	0 feet	0 feet
~~Perimeter Yard~~Setback Adjacent to Alley	0 feet	0 feet	0 feet

5.12.2. ESTABLISHMENT

C. Depending on the development choice of the owner, plans submitted for development of land in the IID must comply with the applicable IID regulations and standards as follows:

2. Development under the IID zoning option:

a. The regulations and standards of the applicable IID Sub-District, Area or Sub-Area in which the development parcel is located, apply.

b. Regardless of the Sub-District, Area or Sub-Area, all development in the IID must submit a plan and comply with the following:

(1) Section 5.12.5, IID Plan Submittal Requirements; and,

(2) Section 5.12.6, IID Plan Review and Approval Procedures Under the IID Zoning Option.

c. Development in the GIIS and DCS must comply with the design standards and requirements of Section 5.12.8, General IID Zoning Option Design Standards.

d. Applications for IID zoning option are reviewed either under the major or minor design review process for compliance with the applicable standards and requirements pursuant to ~~Section 5.12.6.I~~Sections 5.12.6.B and C.

5.12.5.A. Application Requirements

1. IID Plan

Applicants shall submit an IID Plan, as outlined in Section 5.12.6, demonstrating compliance with applicable IID development design standards and requirements. The Plan must clearly state the applicant's intention to use the IID zoning option in lieu of the existing underlying zoning. Additionally, for projects using IID Optional Zoning, applicants are required to provide contextual elevations demonstrating compliance with the following design standards:

a. Section 5.12.8, Subsection ~~A~~B (Streetscape Design) and Subsection ~~B~~C (Development Transition Standards) and Subsection ~~C~~D (Alternative Compliance).

b. The applicable Sub-District, Area, or Sub-Area.

5.12.6.B. Major Design Review

The Major Design Review process is required if a proposal meets any two or more criteria listed in B.1 and/or B.2:

1. The development proposal contains structures that are higher than:

a. four stories or 49 feet, or

b. two stories or 25 feet if adjacent to ~~detached single-family residential or duplex dwellings~~a Single-Family Dwelling, Detached.

c. In the DCS, the height criteria apply only if the development site is within 400 feet or less of ~~a detached single-family residential or duplex dwellinga~~ Single-Family Dwelling, Detached.

2. The development proposal is at any one or more of the following locations:

a. At an intersection of one or more arterial streets.

b. Adjacent to or across from:

(1) ~~a detached single-family residential or duplex dwellinga~~ Single-Family Dwelling, Detached; or,

(2) a Historic or Contributing structure.

c. On a vacant Historic Preservation Zone (HPZ) or Neighborhood Preservation Zone (NPZ) parcel.

d. On a multi-zone parcel subject to Section ~~5.12.8.F~~5.12.8.G.

e. Within, or adjacent to an HPZ, or NPZ, or a National Historic Register District, or any combination of the three. The definition of the term "adjacent," as it applies in the IID, is defined in Section 11.4.2.

3. Notices

For Major Design Review, the notice process must follow Section 3.2.2, Neighborhood Meetings, except as expressly modified herein.

4. Review and Approval Procedures

a. A neighborhood meeting;

b. Review by City's Design Professional;

c. Review by IID Design Review Committee (IID DRC) and recommendation to the PDSD Director;

d. Decision by the PDSD Director pursuant to Section 5.12.6.M.

5. Minor Development Exemption

A redevelopment proposal that is 2,500 square feet or less in area ~~and/or~~and not visible from a street is exempt from the Major Design Review process and shall proceed through the minor design review. If a historic preservation review is required, it is still required for this type of proposal.

5.12.6.N. Final Approval

1. Within ten days after receiving final recommendations from the IID DRC and the Design Professional, the PDSD Director must make a final decision pursuant to Section ~~5.12.6.L~~5.12.6.M, except as provided below.

5.12.6.Q. Timeline For Approval

Timelines for approval are contained in Section ~~3.02~~3-02 or ~~3.03~~3-03 of the Administrative Manual depending upon the procedure chosen by the developer of the IID project.

5.12.7.C. Building Design Standards

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to Section ~~5.12.8.B~~5.12.8.C, Development Transition Standards. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long range plans should be consulted for guidance as to appropriate heights;

5.12.8.A. IID Land Uses

TABLE 5.12-IID-1 LAND USE
LAND USE TYPE
RESIDENTIAL GROUP
~~Attached Family Dwelling~~Single-Family Dwelling, Attached
Middle Housing Development
~~Multifamily Dwelling~~Multifamily Development
Group Dwellings, pursuant to Section 5.12.6.~~K~~L

5.12.8.C. Development Transition Standards

1. Applicability. Developing sites that abut an affected ~~single family or duplex dwelling~~Single-Family Dwelling, Detached shall comply with this section. For purposes of the IID, the following terms and examples describe elements of applicable transitional areas:

a. “Affected residential property” refers to an existing ~~detached single-family or duplex dwelling~~Single-Family Dwelling, Detached that is adjacent to a developing site;

~~b. “High density residential” refers to residential development that is neither existing single-family detached nor attached dwellings;~~

~~c~~b. Examples of applicable transitional areas include a nonresidential developing site adjacent to existing ~~single-family detached or attached dwellings~~Single-Family Dwelling, Detached uses within a subdivision, or a ~~developing high density residential site~~Multifamily Development adjacent to existing ~~single-family detached or attached dwellings~~Single-Family Dwelling, Detached uses within a subdivision; and,

~~d~~c. For projects within the DCS, the Development Transition Standards apply only to those projects adjacent to affected residential properties outside the DCS boundaries.

2. Mitigation of Taller Structures

Compliance with the following standards is required where the developing site has taller buildings than adjacent affected residential properties:

a. Within the GIIS and DCS, the maximum building height is 25 feet within 30 feet of the property line adjacent to an affected residential property. Proposed buildings may be developed to the maximum height permitted by the underlying zone or as permitted by the IID Subdistrict, whichever

is applicable, when the building is 30 feet or more from the property line adjacent to an affected residential property;

b. Building Bulk Reduction

If a building façade faces a property line adjacent to a ~~single-family detached or duplex residential property~~Single-Family Dwelling, Detached, the PDSD Director may require bulk reduction. The Design Professional shall make a finding and recommendation, after consulting with the DRC and/or Historic Commission if applicable, that the proposed design provides an effective way of breaking up the mass so the building mass of the façade is less imposing.

c. Windows at or above the second story of a structure shall be located or treated to reduce views into adjacent affected residential property's buildings and yard areas;

d. Balconies shall be oriented away from affected residential property or use a screening device to reduce views in to the rear or side yards of the affected residential property.

e. The developing site's buildings shall be oriented so as to reduce views onto an affected residential property; and

f. Buffers and/or screening consistent with the purpose of this section shall be provided between a developing site and affected residential properties and shall include features such as, but not limited to, landscaping, walls, and architecturally decorative features.

5.12.8.D. Alternative Compliance

1. The PDSD Director may approve an urban design best practice option for compliance with Section 5.12.8.~~A~~B, Streetscape Design, and Section 5.12.8.~~B~~C, Development Transition Standards.

5.12.8.F. Parking

4. Parking Design

~~a. Parking may be located on a surface parking lot if it is recommended by the Design Professional and determined by the PDSD Director to be impracticable to be located elsewhere and other options are not available. The Design Professional and the PDSD Director will look more favorably on surface parking in the Greater IID, where densities are lower.~~

~~b. Parking may be located on a surface parking lot if it is recommended by the Design Professional and determined to meet the purpose of the IID per Section 5.12.1, by the PDSD Director to be impracticable to be located elsewhere and other options are not available. If located on site, parking areas must be located at the rear or side of the building.~~

a. Parking may be located in a surface parking lot if recommended by the Design Professional and the PDSD Director determines that the parking cannot practicably be located in a parking structure, other options are not available, and the surface parking is consistent with Section 5.12.1, Purpose. If located on site, the parking area must be located at the rear or side of the building. Surface parking may be considered more favorably in the GIIS, where densities are lower.

~~c~~b. Changes of use and expansion of existing structures may use the site's current parking configuration.

~~d~~c. Parking structures shall be designed so that parked vehicles are screened from view through incorporation of design elements including, but not limited to, landscaping, pedestrian arcades, occupied space, or display space.

~~e~~d. It is recognized that projects may be proposed in phases. In the event that Phase 1 of a project is unable to provide structured parking, temporary surface parking may be acceptable, if it is recommended by the Design Professional and determined to meet the purpose of the IID, per Section 5.12.1, by the PDSD Director. The applicant must demonstrate that there is a good faith effort to provide the structured parking in future phases. If, after five years, the temporary parking is still in place, the PDSD Director has the right to review the surface parking approval and grant an extension if warranted.

5.12.8.G. Multi-Zone Parcels

Where a development parcel contains more than one zoning district, uses and building massing may be distributed across the zoning districts on the parcel, provided that the development complies with the design standards in Section ~~5.12.8.B~~5.12.8.C to mitigate the impact of the new development on existing, less intensely developed adjacent parcels.

5.12.8.H. Affordable Housing

2. Density Relief and Maximum Building Heights

a. A project featuring Affordable Housing Units that meets the criteria in Section ~~5.12.8.G.1~~5.12.8.H.1:

(1) Are exempt from maximum allowable residential density restrictions pursuant to applicable IID development standards.

(2) Building height may be increased up to:

(a) 60 feet or the maximum height of what is allowed by the underlying zoning in the Greater Infill Incentive Subdistrict (GIIS).

(b) 75 feet or the maximum height of what is allowed by the underlying zoning in the Downtown Core Subdistrict (DCS).

b. Except as otherwise noted, projects featuring Affordable Housing Units shall comply with all other requirements of Section 5.12.

3. Terms of Affordability

a. The term of affordability for multi-family residential units for rent or lease is fifty (50) years from C of O.

b. The term of affordability for for-sale condominium units is thirty (30) years from C of O.

5.12.9.C. Exceptions

1. Article 6, Dimensional Standards and Measurements

a. Building Height

(1) For all development other than residential uses in the underlying I-1 and I-2 zones, building height may be increased up to 60 feet unless the current zoning allows a greater height or where the IID Plan's Development Transition Standards as provided in Section ~~5.12.8.B~~5.12.8.C require less.

(2) Building height of residential uses in the underlying I-1 and I-2 zones, shall follow building height requirements of the R-3 zone district, and may be modified in accordance with Section 5.12.9.B.

(3) Exception: affordable housing projects are governed by the standards of UDC Section 5.12.8.H.

b. ~~Street Perimeter Yard~~Street Setback

~~Perimeter yard~~Setback requirements may be reduced or waived if the PDSD Director determines that the request is consistent with the Major Streets and Route Plan. The Director of the Department of Transportation and Mobility, may modify the Major Streets and Routes setback if there is adequate sight visibility, no traffic safety issue is created, the reduction complies with the standards of Section 5.12.8.B, and the setback does not create a future roadway expansion problem. This provision may apply to Major Streets and Routes setbacks in the DCS and DLS.

c. Residential Density

(1) For all development other than residential in the underlying I-1 and I-2 zones, no residential density standards apply.

(2) Residential density calculations for residential uses in the underlying I-1 and I-2 zones, shall follow density requirements of the R-3 zone district.

(3) Exception: affordable housing projects are governed by the standards of UDC Section 5.12.8.H.

2. Section 7.4, Motor Vehicle and Bicycle Parking

a. Parking

Parking as required by Section 7.4, Motor Vehicle and Bicycle Parking, may be reduced up to 25 percent. Parking may be decreased by more than 25 percent per a written agreement with the Park Tucson, or in accordance with Section ~~5.12.6.M~~5.12.8.F.2, IID Parking Plan, if the analysis and findings show the proposed parking is adequate.

b. Accessible Parking and Bicycle Facilities

(1) The number and location of accessible parking spaces required by the City's adopted Building Code shall not be reduced or eliminated and shall be based on the number of motor vehicle parking spaces required prior to any modification.

(2) Bicycle facilities may not be reduced or eliminated and must be based on the number of bicycle spaces required by Section 7.4.8 for the use.

c. Location

Parking may be provided by any one of the following options or by a combination of the following options:

(1) On-site;

(2) Off-site within ~~one-fourth of a mile~~1,320 feet (one-fourth mile) of the project site through a shared parking agreement with the City;

(3) With the approval of the Department of Transportation, proposals for non-residential uses may provide up to five on-street spaces on a collector or arterial street where parking is permitted.

5. Section 7.6, Landscaping and Screening

a. Section 7.7, Native Plant Preservation may not be modified.

b. Except as required by Section ~~5.12.8.B~~5.12.8.C, Development Transition Standards, a complete or partial exception to Section 7.6, Landscaping and Screening Standards, may be granted if shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section ~~5.12.6.A.2~~5.12.8.B.2. The landscaping requirement may also be waived by the PDSD Director based on a written finding that the waiver is necessary to preserve the prevailing setback.

c. Any one or more of the following types of landscaping and improvements may be used to comply with this section:

(1) Existing landscaping;

(2) Shade trees in the right-of-way;

(3) Green walls or green roofs; and/or

(4) Shade structures, such as awnings.

5.12.10.B.4. Bicycle Parking

Bicycle parking shall be provided when motor vehicle parking is provided. The required number of bicycle parking spaces may be reduced pursuant to an IID Parking Plan, Section ~~5.12.6.M~~5.12.8.F.2 when bicycle parking is required per this section;

5.12.10.C. Exemptions

Except as provided in this section, development within the DCS is exempt from the following standards unless the PDSD Director makes a finding that public safety and health would be jeopardized:

1. Section 5.4, Major Streets and Routes Setback Zone;

2. Minimum ~~perimeter yard~~setback standard as provided in Section 6.3, except when required by Section ~~5.12.8.B~~5.12.8.C, Development Transition Standards;

3. Maximum lot coverage standard as provided in Section 6.3;

4. Minimum lot size standard as provided in Section 6.3,

5. Section 7.4, Motor Vehicle and Bicycle Parking, except as provided in Section ~~5.12.8.E~~5.12.8.F;

6. Section 7.5, Off-Street Loading;

7. Section 7.6, Landscaping and Screening Standards, except as required by Section ~~5.12.8.B~~5.12.8.C, Development Transition Standards; and,

8. Section 7.7, Native Plant Preservation, except when the property includes a drainage corridor where native plants are present or when the property is adjacent to a drainage corridor and remnant native plants are present on the project site.

5.12.11.B. Required Use And Development Standards And Notations

1. ~~Required use and development standards in the DLS Sub-Areas are set forth in the Tables and Diagrams for each DLS Area. Uses that are similar in nature and intensity as those listed may be permitted by Special Exception through the procedures for Special Exceptions in Section 4.3.2, provided the PDSD Director finds the proposed use to be in accordance with Section 5.12.1, Purpose.~~Unlisted Uses. See Section 5.12.11.C.2.

2. The numbers in the Tables following a use or a standard correspond to the specific requirements of that use or standard (see Tables in each Sub-Area).

3. The letters in the Tables correspond to the letters in the Diagrams in each Sub-Area.

4. Illustrations and Figures used in the DLS are not regulatory unless referred to by a standards table.

5. To encourage innovative design solutions, Section ~~5.12.8.C~~5.12.8.D may be used for an urban design best practice option.

5.12.11.D. Use Specific Standards For Table 5.12-DLS-1

28. For Family Dwelling uses, only ~~Multifamily Dwelling and Single-Family Attached Developments~~Multifamily Development and Middle Housing Development are allowed, and only if they do not include Single-Family Dwellings, Detached.

29. Group Dwellings that meet the IID definition for that term in Section ~~11.4.8.G~~11.4.8 require Mayor and Council approval pursuant to Section 3.4.4, Mayor and Council Special Exception Procedure.

5.12.11.G. Loading, Solid Waste, Landscaping And Screening For All Areas And Sub-Areas In The DLS

Loading and solid waste collection and landscaping and screening requirements in all DLS Areas and Sub-Areas are provided in Table 5.12-DLS-2.

TABLE 5.12-DLS-2
LOADING AND SOLID WASTE
Loading requirements must comply with Section ~~7.4~~7.5 et seq. for the land use group or class. (1)
LANDSCAPING AND SCREENING
A complete or partial exception to the landscaping and screening requirements in Section 7.6 may be granted by the PDSD Director, if shade along sidewalks, pedestrian circulation paths or outdoor patios is provided for pedestrians and customers in accordance Section ~~5.12.6.A.2~~5.12.8.B.2. Alternative pedestrian access that creates connectivity between public entrances to the project and abutting sidewalk is allowed if no safety hazard is created. All pedestrian access must conform to the accessibility standards of the City's Building Code.

5.12.11.I. Parking

Parking standards for all DLS Areas and Sub-Areas are shown in Figure 5.12-E and Table 5.12-DLS-5. Additionally the General IID parking standards in Section ~~5.12.6.M~~5.12.8.F apply.

TABLE 5.12-DLS-5
PARKING
SPECIFIC REQUIREMENTS
1. Commercial parking not required. Residential uses are required to provide 1 space per unit. Further reduction in required on-site residential parking can be achieved through an IID Parking Plan prepared pursuant to Section ~~5.12.E~~5.12.8.F.2; leased spaces from an off-site location; or an on-site ~~care-share~~car-share program.

5.12.12. TOOLE AVENUE AREA (TAA)

Toole Avenue Sub-Area (TAS)

The intent of this zone is to allow for and encourage development of northern Toole Avenue as per the Historic Warehouse Arts District Master plan. Incentives offered under the Downtown Core Sub-district of the infill incentive zone such as exemptions from MS&R setback, ~~perimeter yards~~setbacks, lot coverage, parking and landscape screening requirements are included under this zone. Additionally, ~~multifamily residential development~~Multifamily Development (not currently allowed in the underlying I-1 zone) shall be permitted.

UA Annex Sub-Area (UAS)

The intent of this zone is to allow for ~~multifamily residential uses~~Multifamily Development in areas that are within the underlying I-1 zoning, as well as to allow for parking incentives.

5.12.13. WAREHOUSE TRIANGLE AREA (WTA)

The intent of this zone is to allow for and encourage high density infill of the warehouse triangle with transit oriented and mixed use development. The DL-AZ will go further than the infill incentive district in granting development flexibility and incentives in many areas. ~~Multifamily residential uses~~Multifamily Development will be allowed in current I-1 zone, allowable building heights and densities are increased and developments will be exempt from non-residential parking requirements.

ARTICLE 6: DIMENSIONAL STANDARDS AND MEASUREMENTS

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

6.3.3.A. ~~Residential Use~~Mobile Home Dwelling

~~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. Manufactured Housing;~~

~~3. Middle Housing;~~

~~4. Mobile Home Dwelling;~~

~~5. Residential Care Service uses located or locating in an existing residential use as defined by this section;~~

~~6. Single-Family Dwelling, Attached;~~

~~7. Single-Family Dwelling, Detached; and,~~

~~8. Single-Family Dwellings that meet the nonconforming group dwelling criteria in accordance with Section 4.9.7.B.9.~~

For the purposes of determining the applicable dimensional standards, a Mobile Home Dwelling is considered a residential use. See Section 11.3.7.C, Mobile Home Dwelling, for the definition.

6.3.3.C. Multifamily Development

For the purposes of determining the applicable dimensional standards, ~~multifamily development~~Multifamily Development is considered a nonresidential use. ~~See Section 11.3.7.A.3 for the definition of multifamily development.~~See Section 11.3.7.A, Multifamily Development, for the definition.

6.3.3.E. Nonresidential Zone

For the purposes of determining the applicable ~~perimeter yard~~setback standard, the following are considered nonresidential zones: O-1, O-2, O-3, P, RV, NC, RVC, C-1, C-2, C-3, OCR-1, OCR-2, P-I, I-1, and I-2.

6.3.3.F. ~~Perimeter Yard~~Setback

The ~~perimeter yard~~setback standard is based on whether the proposed use is nonresidential or residential (Sections 6.3.3.D or .H, respectively) and the use's adjacency to a nonresidential or residential zone (Sections 6.3.3.E or .I, respectively).

6.3.3.H. 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~~1. Manufactured Housing;

2. Middle Housing Development;

3. Mobile Home Dwelling;

4. Residential Care Service uses located or locating in an existing residential use as defined by this section;

5. Single-Family Dwelling, Attached;

6. Single-Family Dwelling, Detached; and,

7. Single-Family Dwellings that meet the nonconforming group dwelling criteria in accordance with Section 4.9.7.B.~~9~~8.

6.3.3.I. Residential Zone

For the purposes of determining the applicable ~~perimeter yard~~setback standard, the following are considered residential zones: OS, IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, MU, PAD, and PCD.

~~6.3.3.J. Single-Family (SF) Use~~

~~The same uses as provided in Section 6.3.3.H, Residential Use.~~

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

DIMENSIONAL STANDARD	RH	SR	SH	RX-1	RX-2
~~Perimeter Yard~~Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
KEY:					
~~SF = Single-family Use (Section 6.3.3.J)~~					

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

DIMENSIONAL STANDARD	R-1	R-2	R-3	MH-1	MH-2
Residential Density (maximum)	~~SF: 1/6,000 sf~~ ~~SF (2 units): 2/10,000 sf~~ ~~Middle Housing: 4/6,000 sf~~ Res: 1/1,500 sf	~~SF: 1/4,000 sf~~ ~~MF: 15/acre~~ ~~Middle Housing: 4/4,000 sf~~ Res: 1/1,000 sf	~~SF: 1/4,000 sf~~ ~~MF: 36/acre~~ ~~Middle Housing: 4/4,000 sf~~ Res: 1/1,000 sf	~~SF/MH: 1/6,000 sf~~ ~~MF/MH Park: 8/acre~~ ~~Middle Housing: 4/6,000 sf~~ Res: 1/1,500 sf	~~SF/MH: 1/4,000 sf~~ ~~MF & MH Park: 15/acre~~ ~~Middle Housing: 4/4,000 sf~~ Res: 1/1,000 sf
Lot Size /Site Area (minimum)	~~SF (1 unit): 6,000 sf~~ ~~SF (2 units): 10,000 sf~~ Res: 1,500 sf Nonres: see Exceptions ~~Middle Housing: 6,000 sf~~	~~4,000~~1,000 sf	~~SF~~Res: ~~4,000~~1,000 sf MF/Nonres: 0 ~~Middle Housing: 4,000 sf~~	~~6,000~~1,500 sf	~~4,000~~1,000 sf
Lot Coverage (maximum)	70%	~~SF~~Res: 70% MF: 75% Nonres: see Exceptions	~~SF~~Res: 70% MF: 75%	70%	~~SF~~Res, MH, Res. Care Services: 70% MF & MH Park: 75% Nonres: see Exceptions
Height (maximum)	25'	25'	~~SF~~Res, Civic Uses, & Admin/Prof Offices: 25' MF/Nonres: 40'	25'	25'
~~Perimeter Yard~~Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					

KEY:
~~SF = Single-family Use (Section 6.3.3.J)~~

TABLE 6.3-2.B: EXCEPTIONS TO THE R-1, R-2, R-3, MH-1, & MH-2 DIMENSIONAL STANDARDS		
ZONE	**USE**	**EXCEPTIONS TO THE ZONE'S DIMENSIONAL STANDARD**
R-2	Day Care, Child – max. 30 children (P)	Lot Size (min.) = 14,000 sf ~~Perimeter Yard~~Setback (min.) = see Sec. 4.9.4.H.4
R-2	Day Care, Child – unlimited # of children (S)	Lot Size (min.) = see Sec. 4.9.4.H.7 ~~Perimeter Yard~~Setback (min.) = see Sec. 4.9.4.H.4
R-2	Day Care, Child with extended hours (S)	Lot Size (min.) & ~~Perimeter Yard~~Setback (min.) = see Sec. 4.9.4.H.9 Lot Coverage (max.) = N/A
R-2	Distribution System (S)	~~Perimeter Yard~~Setback (min.) (facility, walls and equipment) = 20' from any adjacent residential zone
R-2	Residential Care Services, Adult Care Service or Physical and Behavioral Health Services – unlimited number of residents	Lot Size (min.) = 3 acres Lot Coverage (max.) = 50% ~~Perimeter Yard~~Setback (min.) = 25' from all interior lot lines abutting residential zones
R-2	Residential Care Services: Rehabilitation Service or Shelter Care – unlimited number of residents (S)	Lot Size (min.) = 1.5 acres Lot Coverage (max.) = 60% ~~Perimeter Yard~~Setback (min.) = 20' from all interior lot lines abutting residential zones
R-3	Day Care: Child – max. 100 children (P)	Lot Size (min.) = 10,000 sf ~~Perimeter Yard~~Setback (min.) = See Sec. 4.9.4.H.4
R-3	Day Care: Child – unlimited number of children (S)	Lot Size (min.) = 200 sf per child multiplied by the maximum enrollment for which the center is licensed, plus 4,000 sf ~~Perimeter Yard~~Setback (min.) = See Sec. 4.9.4.H.4
R-3	Day Care: Child – extended hours for any number of children (S)	Lot Size (min.) and ~~Perimeter Yard~~Setback (min.) = See Sec. 4.9.4.H.9

R-3	Distribution System (S)	Lot Size (min.) = N/A ~~Perimeter Yard~~Setback (min.) = setback of the facility, including walls or equipment, is 20' from any adjacent residential zone

TABLE 6.3-3.A: DIMENSIONAL STANDARDS FOR THE O-1, O-2, & O-3 ZONES			
DIMENSIONAL STANDARD	**O-1**	**O-2**	**O-3**
Residential Density (maximum)	~~8/acre~~ Middle Housing and Multifamily Development: ~~4/6,000~~1/1,500 sf	~~8/acre~~ Middle Housing and Multifamily Development: ~~4/4,000~~1/1,000 sf	~~22/acre~~ Middle Housing and Multifamily Development: ~~4/4,000~~1/1,000 sf
Lot Size /Site Area (minimum)	Res: 6,000 sf ~~Middle Housing: 6,000 sf~~ Nonres: 10,000 sf	Res: 4,000 sf ~~Middle Housing: 4,000 sf~~ Nonres: 0 sf	Res: 4,000 sf ~~Middle Housing: 4,000 sf~~ Nonres: 0 sf
Height (maximum)	25'	~~26~~25'	Res: 25' Nonres: 40'
~~Perimeter Yard~~Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]			
KEY:			
~~SF = Single-family Use (Section 6.3.3.J)~~			

TABLE 6.3-4.A: DIMENSIONAL STANDARDS FOR THE C-1, C-2, C-3, OCR-1, & OCR-2 ZONES					
DIMENSIONAL STANDARD	**C-1**	**C-2**	**C-3**	**OCR-1**	**OCR-2**
~~Perimeter Yard~~Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
KEY:					
~~SF = Single-family Use (Section 6.3.3.J)~~					

TABLE 6.3-5.A: DIMENSIONAL STANDARDS FOR THE P-I, I-1, & I-2 ZONES			
DIMENSIONAL STANDARD	**P-I**	**I-1**	**I-2**
~~Perimeter Yard~~Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]			
KEY:			
~~SF = Single-family Use (Section 6.3.3.J)~~			

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

DIMENSIONAL STANDARD	OS	IR	P	RV
Lot Coverage (maximum)	10%	~~SF~~Res, MH: N/A Nonres: 10%	N/A	70%
~~Perimeter Yard~~Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]				
KEY:				
~~SF = Single-family Use (Section 6.3.3.J)~~				

TABLE 6.3-7.A: DIMENSIONAL STANDARDS FOR THE NC, RVC, & MU ZONES			
DIMENSIONAL STANDARD	**NC**	**RVC**	**MU**
Residential Density (maximum)	8/acre	N/A	~~SF~~Res: 1/7,000 sf MF: 15/acre
Lot Size /Site Area (minimum)	Res: 7,000 sf Nonres: 10,000 sf	N/A	~~SF~~Res: 7,000 sf MF: 5,000 sf Nonres: N/A
Lot Coverage (maximum)	Res: 70% Nonres: N/A	N/A	~~SF~~Res: 70% MF: 75% Nonres: N/A
~~Perimeter Yard~~Setback [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]			
KEY:			
~~SF = Single-family Use (Section 6.3.3.J)~~			

6.4.4.C. Height Exceptions

9. Change of Zoning

If the Mayor and Council authorize a rezoning of a property and a building(s) exists on the property that exceeds the maximum required height for the proposed land use, the existing buildings shall be considered conforming. This exception applies only to buildings existing at the time of authorization, except as provided by Section ~~6.4.5.B.10~~6.4.4.C.10, Historic Preservation Zone (HPZ).

6.4.5. ~~Perimeter Yards~~Setbacks

6.4.5.A. Application

A ~~perimeter yard~~setback is required in accordance with the applicable zone as provided in Tables 6.3-1 through 6.3-7. The minimum required width of the ~~perimeter yard~~setback for each development is based on the zoning classification of the adjacent parcel(s) along each individual lot line.

6.4.5.B. Measurement

1. The width of the ~~perimeter yard~~setback is the distance measured horizontally from a specified point to the face of each exterior building wall at the wall's highest point. The specified point is the property line when it is an interior property line. Along a street property line, the specified point is described in Section 6.4.5.C, Street ~~Perimeter Yard~~Setback. (See Figure 6.4.5-B & -C.)

2. A vertical structural member(s) (i.e., post, column, dormer wall) supporting a roof extension from the principal structure is considered a wall for applying ~~perimeter yard~~setback requirements.

3. The ~~perimeter yard~~setback may have different widths at various points along the same property line, because the ~~perimeter yard~~setback width is measured to the face of each vertical exterior surface of the building.

4. On cul-de-sac and eyebrow front lots, the minimum street ~~yard~~setback depth may be measured from a straight line drawn between the front lot corners, rather than measured directly from the curved front property line, except as provided in Section ~~6.4.5.C.2.b~~6.4.5.C.1.c, Carports and Garages in ~~Single-Family and Duplex Development~~Single-Family and Middle Housing Development. In no case, however, shall the minimum street ~~yard~~setback be reduced in excess of 50% by this alternative measurement. (See Figure 6.4.5-A.)

5. Where an unbroken section of a wall or a building is not parallel with the lot line, the required ~~perimeter yard~~setback may be applied to the average width; however, such ~~perimeter yard~~setback shall not be narrower at any point than half the required width, nor narrower at any point than three feet. (See Figure 6.4.5-A.)

Figure 6.4.5-A: ~~Perimeter Yard~~Setback Measurement

Figure 6.4.5-B: Example of ~~Perimeter Yard~~Setback (Wall Height = 20')

Figure 6.4.5-C: Example of ~~Perimeter Yard~~Setback (Wall Height = 32')

6.4.5.C. Street ~~Perimeter Yard~~Setback

The street ~~perimeter yard~~setback 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~~Single-Family and Middle Housing Development, the minimum required front street ~~perimeter yard~~setback is 20 feet measured from the street property line.

b. Where a lot abuts more than one street, the owner chooses which street lot line is the front lot line. From other than the front lot line, the street ~~perimeter yard~~setback is ten feet, as measured from the street property line. For carports and garages which face the street, the minimum required street ~~perimeter yard~~setback is 20 feet regardless of the street.

c. For carports and garages in ~~single-family and duplex development~~Single-Family and Middle Housing Development, the structural setback may be modified in accordance with Section 3.11.1, Design Development Option as follows:

(1) For garages, a minimum of 18 feet (the length of a standard parking space) must be provided in front of the garage door so that a full 18-foot parking space is available for parking on site.

(2) For carports, if the distance between the back of the street curb and the carport is eight feet or less, a minimum of one-foot must be provided.

d. For residential development occurring as part of a unified subdivision, reduced setbacks are permitted as designated on the approved tentative plat. The minimum required front street ~~perimeter yard~~setback is five feet. Carports and garages are permitted as follows:

(1) If accessed from the side ~~perimeter yard~~setback or perpendicular to the street, the minimum distance from street property line is five feet, or

(2) If accessed from the front or parallel to the street, the minimum distance from street property line is 18 feet, or

(3) If accessed from the front or parallel to a street with an ADT of 140 or less, the distance from the back of the curb to the garage or carport may be eight feet or less. The garage or carport must be setback a minimum of one foot from the property line.

2. Nonresidential Development

a. For nonresidential and ~~m~~Multifamily ~~d~~Development abutting an Arterial or Collector Street, the minimum required street ~~perimeter yard~~setback is ten feet, as measured from the existing or future property line as determined by the adopted Major Streets and Routes Plan, whichever is greater.

b. For nonresidential and ~~m~~Multifamily ~~d~~Development abutting a Local Street, the minimum required street ~~perimeter yard~~setback is 20 feet, as measured from the street property line.

6.4.5.D. Exceptions

Encroachment into the required ~~perimeter yard~~setback is allowed as follows.

1. Interior Property Lines

Along interior property lines, the following may extend two feet into the ~~perimeter yard~~setback, provided the side or rear ~~yard~~setback is not reduced to less than three feet:

a. Chimney;

b. Roof overhang; or,

c. Bay window.

3. Structures Within Front Yards

a. Shade structures or carports may project up to ten feet into required ~~perimeter yards~~setbacks. Such architectural features include, but are not limited to, overhangs, moveable insulating walls and roofs, detached solar collectors, reflectors, and piping.

b. A wall or fence not over six feet high may be erected within the limits of a ~~perimeter yard~~setback.

4. Adjacency to Certain Nonresidential Uses in Residential Zones

For projects in a nonresidential zone adjacent to a residential zone, the ~~perimeter yard~~setback may be modified to equal the nonresidential use adjacent to nonresidential zone ~~perimeter yard~~setback standard for the project's zone based upon a finding by the Zoning Administrator that one of the following applies:

a. The adjacent residential zone is a:

(1) Governmental use;

(2) Right-of-way; or,

(3) Easement dedicated for floodplain, drainage, or utility easement.

b. For annexed properties only, the adjacent residential zone is used for commercial, industrial, storage, utility, or warehousing purposes at the time of annexation.

6.4.6.C. Measurement

1. General

a. FARs are used in conjunction with lot coverage, ~~perimeter yard~~setback requirements, and height limitations to determine and define the building bulk that may occur on a given site.

b. The FAR provides the maximum amount of floor area that can be developed on a site. However, the maximum permitted FAR is based on the most favorable situation and may not be achievable due to other development and dimensional standards.

c. The floor area may be divided into any number of dwelling units, principal buildings, and accessory buildings provided the combined square footage does not exceed the permitted floor area of the site.

6.6.2. ACCESSORY BUILDINGS AND STRUCTURES

6.6.2.A.

The standards of this Section 6.6.2 apply in all zones to buildings used for accessory uses, except as noted in the following:

1. A structure if ~~five~~seven feet or less in height and ten square feet or less in area, such as a doghouse, a refuse container enclosure, or play equipment.

2. A shelter for food producing animals if ~~six~~seven feet or less in height and 16 square feet or less in area.

6.6.2.D.

An accessory structure, except for an accessory dwelling unit, that exceeds the allowable height of a wall within a ~~perimeter yard~~setback and is detached from a principal structure shall comply with the ~~perimeter yard~~setback width standards of the principal structure, except that the accessory structure may be built to a parcel line with the consent of the adjoining or, when separated by an alley, adjacent property owner(s) or as permitted by Section 6.6.5, Urban Agriculture Uses and Activities;

6.6.2.I.

The maximum height of a wall or fence within a ~~perimeter yard~~setback shall be ~~six~~seven feet; however, the wall or fence may be higher than ~~six~~seven feet, but no higher than ten feet, if: (See Figure 6.6.1-A, Height of Wall or Fence within a Side or Rear ~~Perimeter Yard~~Setback.)

1. At least 75% of the area above ~~six~~seven feet in height is left unobstructed and open through the use of architectural elements, such as arches, columns, or wrought iron;

2. Part of, or located on top of, a retaining wall no higher than ten feet measured from design grade and no higher than ~~six~~seven feet measured from the top of the retaining portion of the wall;

3. A greater height is required through the rezoning process or the special exception land use process; or,

4. A greater height is required by a specific UDC standard.

6.6.2.J.

In nonresidential zones, walls or fences, as permitted in Section 6.6.2.I above, may exceed the height standards, provided the wall or fence complies with the ~~perimeter yard~~setback standards applicable to buildings on the site;

6.6.2.L

A cistern that is part of and integrated in the design of the principal building will be considered part of the principal building. Cisterns detached from the principal building may be placed on the property per the following conditions:

1. A cistern five (5) feet or less in height and ten (10) square feet or less in area may be placed anywhere within a property boundary.

2. A cistern six (6) feet or less in height may be placed anywhere in the defined side or rear yard with zero (0) setbacks from property lines.

3. A cistern over six (6) feet in height is allowed in the defined side or rear yard but must comply with the setback width requirements applicable to the zone.

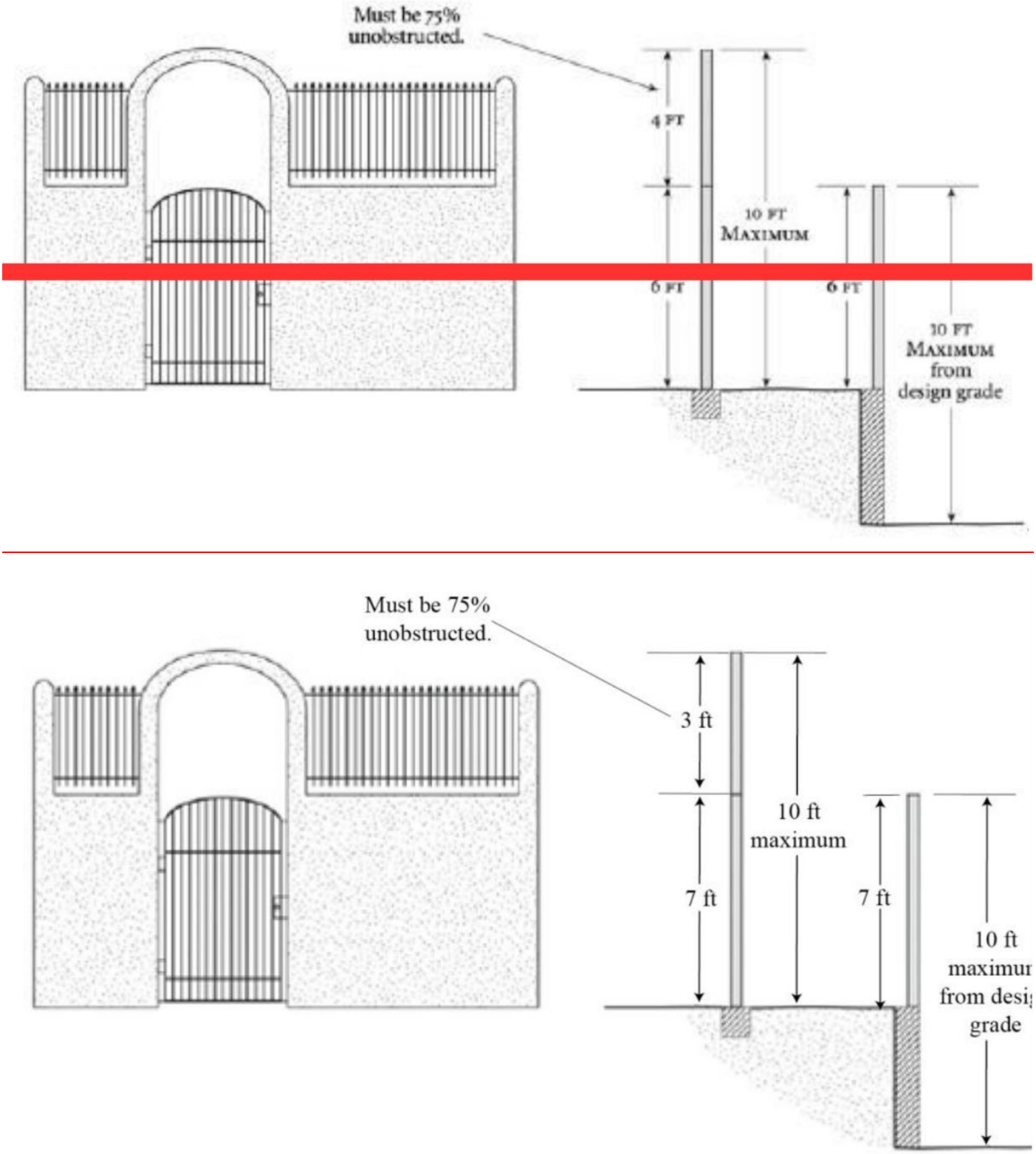


Figure 6.6.1-A: Height of Wall or Fence Within a Side or Rear ~~Perimeter Yard~~Setback

6.6.3.B.

An accessory dwelling unit may be used as living quarters in accordance with Sections 6.6.1.A. and B. Two accessory dwelling units are permitted ~~per parcel developed with a Family Dwelling as defined in Section 11.3.7.A., with the exception of a Multifamily Developmen . A parcel developed with a duplex is permitted one accessory dwelling unit. The accessory dwelling unit may include a kitchen, bedrooms, bathrooms, and a sitting room, provided the building complies with Section 6.6.1.C. and is not the dominant use of the property.~~with a Single-Family Development as defined in Section 11.3.7.A., with the exception of sites with three or four units or parcels created through Section 8.4.6, Middle Housing Subdivision. A Middle Housing Development with two dwelling units is permitted one accessory dwelling unit. The following standards apply to these accessory dwelling units:

10. If an established and occupied ~~family dwelling~~Family Dwelling use proposes one or more accessory dwelling units in accordance with UDC 6.6.3.B., the lot or parcel shall not require a ~~commercial~~ site plan per UDC 3.3.3.G., be considered a ~~multifamily development~~Multifamily Development, require commercial development standards, or require improvements to public streets other than repairs due to construction activity.

11. Legally established accessory structures that do not conform to current setback requirements may be converted to habitable living space, subject to Section 3.11.1, Design Development Option (DDO). Additional approval for the reduced setbacks is not required, provided that no changes are made to the structure's existing building footprint or wall height.

~~11~~12. Accessory dwelling units must follow the landscaping standards in UDC ~~7.6.2.C~~7.6.8, ~~New Single Family, Middle Housing, and ADUs~~New Single-Family Development, Middle Housing Development, and Accessory Dwelling Units.

6.6.3.D.

Accessory structures, except for accessory dwelling units, shall not exceed ~~12~~15 feet in height, unless attached to a principal structure. If attached to the principal structure, maximum height permitted shall be the same as for the principal structure.

6.6.5.A. Accessory Community Garden

3. The growing and harvesting of agricultural products that are not in a structure are exempt from the ~~perimeter yard~~setback requirements of the underlying zone.

6.6.5.E. Keeping of Food Producing Animals

4. Location and Setback Requirements

a. Food producing animals and shelters are prohibited in the buildable area extending the full width of the lot between the principal building and the front street lot line. Food producing animals and their shelters are permitted in other ~~perimeter yards~~setbacks.

b. Animal shelters ~~six~~seven feet or less in height and sixteen square feet or less in area are not required to setback from side or rear property line, but are required to be behind the principal building and at least 20 feet from the dwelling unit on an abutting property.

c. Animal shelters more than ~~six~~seven feet in height and greater than 16 square feet in area must be set back in accordance with Section 6.6.2.D. Shelters shall also be at least 20 feet from the dwelling unit on an abutting property. Exceptions: A setback is not required from property lines abutting alleys or other types of rights-of-way or easements or when adjacent to a nonresidential use.

d. Requests to reduce the setback requirements for animal shelters are considered in accordance with Section 3.3.4, 100' Notice Procedure, or Section 3.11.1, Design Development Option~~, or Section 6.6.5.E.7, Existing Shelter Exemption~~.

~~7. Existing Shelter Exemption~~

~~a. A shelter for food producing animals that has existed prior to the effective date of the ordinance in a location that does not comply with the food producing animal shelter setback standards set in the ordinance may apply for an exemption from the affected perimeter yard setbacks and dimension standards of this section.~~

~~b. To qualify for the exemption the applicant must submit a PDSD accepted site or plot plan and the shelter must meet the following criteria:~~

~~(1) There is proof from an aerial or other source of the shelter's existence within the qualifying time.~~

~~(2) There are no applicable Code Enforcement violations involving the shelter for the past five years submitted by a property owner within 300 feet of the subject property.~~

~~(3) The shelter is accepted as meeting basic construction standards by PDSD.~~

~~c. PDSD shall establish a single fee to cover a single plan review and inspection.~~

~~d. This exemption terminates on January 9, 2018.~~

ARTICLE 7: DEVELOPMENT STANDARDS

7.2. APPLICABILITY

The standards in this article ~~applies~~ apply to all principal and accessory structures and uses established in the City of Tucson, unless exempted by the terms of this article or elsewhere in this code.

7.3.2. Shadows From Multistory Structures

Shadows cast from any proposed multistory structure must be taken into consideration as to their effect on adjacent properties. Where such shadows adversely affect solar energy systems between the hours of 9:00 a.m. and 3:00 p.m., a plot plan must show that the multistory structure has been reoriented on the site to mitigate this effect or that other measures have been taken to minimize the adverse effects of the shading. ~~The development potential of any property shall not be reduced by compliance with this section.~~Mitigation is required only to the extent that it does not reduce the development potential otherwise permitted on the property. (See Figure 7.3.2-A.)

7.4.2.B. Applicability

Changes of use in existing development, except as permitted by Section ~~3.3.3.G, Zoning Compliance for Site Improvements in Existence on May 1, 2005~~3.3.3.H, Zoning Compliance for Site Improvements to Facilitate Adaptive Reuse; and,

7.4.3.D. Changes Of Use

2. When the proposed use is different ~~that~~from the use it is replacing, the parking remains the same provided all of the following criteria are met:

a. The replacement use must be a permitted use in the current zone, except a replacement use may not include a restaurant or bar (Food Service or Alcoholic Beverage Service uses) or a similar use listed in the applicable Land Use Group;

b. The parking intensity for a proposed replacement use, except as permitted by Section 3.3.3.H, ~~Zoning Compliance for Site Improvements in Existence on May 1, 2005~~Zoning Compliance for Site Improvements to Facilitate Adaptive Reuse, must be the same or a lesser intensity as a prior use on the subject property as documented by the applicant. The property owner must provide documentation regarding the prior use as required by the Zoning Administrator;

c. Existing on-site parking, landscaping, and screening may remain in their current configuration; however, the Planning and Development Services Director may require new improvements including paving and striping when a public safety hazard exists or may be created; and,

d. The proposed use must comply with the City of Tucson's adopted Building Code pertaining to accessibility for individuals with physical disabilities.

4. ~~When the change of use is in a tenant space within a shopping center, mixed use, or multiple use development, the required number of bicycle parking spaces is based on the gross floor area, or whichever method for determining the minimum required number bicycle parking spaces in accordance with Section 7.4.8, of the tenant space in which the proposed change of use occurs.~~For a change of use in a tenant space within a shopping center or mixed- or multiple-use development, required bicycle parking is calculated using only the tenant space and the applicable method in Section 7.4.8.

7.4.4.A. Calculation Of Required Motor Vehicle Parking Spaces For Multiple Or Mixed Use Development

The total number of required spaces for a multiple or mixed use development is 90% of the sum of the amount required for each separate principal use in Section 7.4.4.B, Minimum Number of Motor Vehicle Spaces Required. ~~The square footage of Entertainment, Food Service (i.e., restaurants), and/or Alcoholic Beverage Service (i.e., bars) uses may not be included in the calculation for multiple or mixed use parking requirements. The parking requirements for these uses are calculated individually in accordance with Section 7.4.4.B, Minimum Number of Motor Vehicle Spaces Required.~~

7.4.4.B. Minimum Number Of Motor Vehicle Parking Spaces Required

TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED	
Land Use Group/Class	Motor Vehicle Parking Required
CIVIC USE GROUP	1 space per 300 sq. ft. GFA, except as follows:
Grades 9 - 12	1 space per 5 students *Passenger drop-off areas are required for Grades K-12 per Section ~~4.9.3.E.7~~4.9.3.D.7
COMMERCIAL SERVICES USE GROUP	1 space per 300 sq. ft. GFA, except as follows:
Commercial Recreation	1 space per 300 sq. ft. GFA and any outdoor area used for recreational purposes
RECREATION USE GROUP	1 space per 100 sq. ft. GFA, except as follows:
~~Batting Cage~~	~~1 space per batting cage~~
~~Billiard/Pool Halls~~	~~1 space per 200 sq. ft. GFA~~
~~Bowling Alley~~	~~3 spaces per lane~~
~~Health/Exercise Club/Gymnasium~~	~~1 space per 200 sq. ft. GFA~~
~~Miniature Golf Course~~	~~1 space per tee plus 1 space per 75 sq. ft. GFA~~
~~Rifle and Pistol Range~~	~~1 space per firing lane~~
~~Rodeo Arena~~	~~1 space per 2,500 sq. ft. of lot area minus the main arena area~~
~~Skating Rink~~	~~1 space per 200 sq. ft. GFA~~
~~Swimming Pool~~	~~0 required, if water surface area is less than 1,000 sq. ft.; 1 space per 200 sq. ft. of entire pool, if water surface area is 1,000 sq. ft. or more~~
RESIDENTIAL USE GROUP	
~~Single-Family and Mobile Home Dwellings~~	~~2 spaces per dwelling unit plus visitor parking required at a ratio of 0.25 space per unit. Exception. Residential development in the R-1 zone must comply with Section 4.9.7.B.7~~
~~Any Single-Family, Mobile Home, or Multifamily Development on a single site with 2-5 units~~	~~1 space per dwelling unit. Exception. Residential development in the R-1 zone must comply with Section 4.9.7.B.7~~
Any Family Dwelling or Mobile Home Dwelling Development on a Single Site with One to Five Dwelling Units	1 space per dwelling unit. Exception. Family Dwelling uses in the R-1 zone must comply with Section 4.9.7.B.6

~~Multifamily Dwellings - 0-70 units/acre~~	~~The number of spaces per dwelling unit is based on the number of bedrooms in each unit as follows:~~ ~~• Studio, less than 400 sq. ft. GFA - 1.00 space per dwelling unit~~ ~~• Studio, more than 400 sq. ft. GFA, and 1 Bedroom - 1.50 spaces per dwelling unit~~ ~~• Two Bedrooms - 2.00 spaces per dwelling unit~~ ~~• Three Bedrooms - 2.25 spaces per dwelling unit~~ ~~• Four or More Bedrooms - 2.50 spaces per dwelling unit~~
Multifamily ~~Dwellings~~Development or Mobile Home Dwelling Development on a Single Site with Six or More Dwelling Units~~ - Over 70 units/acre~~	The number of spaces per dwelling unit is based on the number of bedrooms in each unit as follows: • Studio or One Bedroom - 1.00 space per dwelling unit • Two or More Bedrooms - 1.25 spaces per dwelling unit
ALL USE GROUPS: Unattended uses such as water kiosk, ATM, wireless communications, or mail lockers	0 spaces

7.4.5.C. ~~Reduction Based On On-Street Parking For Certain Residential Uses~~Reductions for Small-Scale Residential Uses

~~On-street parking for single-family dwellings, mobile home dwellings, and Residential Care Services with ten or fewer residents may be counted on a space-for-space basis toward the total required amount of parking up to 50% if the on-street parking is located on the same side of the street as the use and does not extend beyond the street frontage of the subject property.~~The following reductions and exemptions apply to Family Dwelling or Mobile Home Dwelling development on a single site with one to five dwelling units, and to Residential Care Services with ten or fewer residents. Parking required by Section 4.9.7.B.6 for Family Dwelling uses in the R-1 zone may not be reduced or exempted under this subsection.

1. On-Street Parking

On-street parking may be counted on a space-for-space basis toward the number of motor vehicle parking spaces required by Section 7.4.4.B, provided the parking is located on the same side of the street as the use and does not extend beyond the street frontage of the subject property.

2. Proximity to Transit or Bikeway

Parking otherwise required by Section 7.4.4.B is waived if the site is within 1,320 feet (one-fourth mile), measured by walking distance, of either:

a. An "All Ages and Abilities Bikeway," as defined by the Department of Transportation and Mobility; or,

b. A public transit route.

7.4.5.E. Reduction Based On Additional Electric Vehicle Supply Equipment

TABLE 7.4.5-1: MOTOR VEHICLE PARKING SPACE REDUCTIONS BASED ON ADDITIONAL ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)

Land Use Group/Class	For Each Additional EV Installed Station, Total Provided Parking Reduced by	For Each Additional EV Ready Outlet, Total Provided Parking Reduced by
RESIDENTIAL USE GROUP		
~~Mobile home~~	~~n/a~~	~~n/a~~

~~Multifamily Dwellings~~Multifamily Development and Group Dwellings	1	1

7.4.5.F. Other Permitted Reductions

1. General Requirements

The number of required motor vehicle parking spaces may be reduced under the following conditions:

a. The project complies with one or more of the permitted reductions in Section ~~7.4.5.E.2-8~~7.4.5.F.2-7 below;

b. The cumulative reduction for this subsection does not exceed 20% of the required number of spaces prior to any reduction;

c. If more than one reduction is applied, the parking requirement is calculated based on the required number prior to any reduction; and,

d. The required number of spaces for individuals with physical disabilities is based on the total number of motor vehicle parking spaces required before any reduction has occurred.

7.4.6.B. Location

3. Tandem Parking

Tandem parking for motor vehicles is allowed only for:

a. Residential Care Services with four or fewer spaces provided;

b. ~~Single-family residential development~~Single-Family Development;

c. ~~Mobile home dwellings~~Mobile Home Dwelling;

~~d. Duplexes on individual lots;~~

~~e~~d. Valet parking;

~~f~~e. Non-residential uses within contributing properties to National Register historic districts;

~~g~~f. Home Occupations; or,

~~h~~g. Vehicle Storage or Display, when it is accessory to the principal use; or

~~i~~h. ~~Middle Housing~~Middle Housing Development.

7.4.6.K. Use Of Street Or Alley For Maneuvering Area

1. The following uses are permitted to use a street or alley for access and maneuvering:

a. Residential uses ~~(including, but not limited to, single-family dwellings, mobile home dwellings, duplexes on individual lots, multifamily development, and Residential Care Services)~~ that provide four or fewer off-street motor vehicle parking spaces may use a street or alley for maneuvering.

b. Home occupations; or,

c. Non-residential uses within contributing properties to a National Register Historic District.

7.4.7.A. Requirement

The ~~minimum~~maximum vehicle stacking capacity ~~required~~allowed is as follows.

TABLE 7.4.7-1: ~~MINIMUM~~MAXIMUM VEHICLE STACKING REQUIREMENTS	
Use	~~Minimum~~Maximum Vehicle Stacking Capacity (per drive-through lane)*
Automotive Washing (Self-Service)	1 vehicle space
Automotive Washing (Full-Service) and Food Service where there are separate points of service for ordering and pick-up	4 vehicle spaces

All other uses	3 vehicle spaces
* The space at the point of service counts as one vehicle space.	

7.4.7.B. Design Criteria

5. Stacking lanes must be separated from parking aisles and not block parking spaces.

7.4.8.B. Minimum Number Of Bicycle Parking Spaces Required

TABLE 7.4.8-1: MINIMUM REQUIRED BICYCLE PARKING SPACES		
Land Use Group/Class/Type	SHORT-TERM	LONG-TERM
~~Single-Family & Mobile Home Dwellings~~Single-Family Development, Middle Housing Development, and Mobile Home Dwelling	None.	None.
~~Multifamily Dwellings~~Multifamily Development and Group ~~Dwellings~~Dwelling	0.10 spaces per bedroom. Minimum requirement is 2 spaces.	0.5 spaces per bedroom. Minimum requirement is 2 spaces.

7.5.4.F. Striping Requirements

A loading area must be striped in accordance with Section 7.4.6.G, ~~Striping, Surfacing Requirements~~Striping Requirements, to distinguish it from motor vehicle parking spaces and other uses on the site.

7.6.3.A

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

7.6.4.B. Vehicular Use Areas

1. Canopy Trees in Vehicular Use Areas

a. General Standards

Within a vehicular use area, one canopy tree is required for each four motor vehicle parking spaces or fraction thereof.

(1) The canopy trees must be evenly distributed throughout the vehicular use area . Every parking space must be located within 40 feet of the trunk of a canopy tree (as measured from the center of the tree trunk).

(2) Fifty percent of the trees required for landscape borders located within ten feet of the paved portion(s) of a vehicular use area may be counted towards both the minimum parking lot canopy tree standard and the landscape border canopy tree standard.

(3) An unpaved planting area, which must be a minimum of 34 square feet in area and four feet in width, must be provided for each canopy tree.

(4) In development where it is necessary to bring the existing vehicular use areas into conformance with these regulations, gaps are allowed in the tree coverage requirement of even distribution, provided that at least the minimum required number of trees is placed within or adjacent to the vehicular use area with coverage which is as uniform as possible. Canopy trees adjacent to the vehicular use area may count toward meeting this requirement, provided the trees meet the criteria listed in Section 7.6.4.B.1.a(1).

b. Alternative Standard

In lieu of the number of canopy trees required by subsection a. Above, the applicant may provide the number of canopy trees needed to create a shade pattern caused by the trees at maturity and buildings that covers 50% of the paved area within the vehicular use area from 9:20 a.m. to 3:20 p.m. Mountain Standard Time on June 21st.

c. Exemptions

The following are exempt from Section 7.6.4.B.1.a, General Standards:

(1) ~~Duplexes on individual lots with four or fewer spaces provided~~Single Family and Middle Housing Developments;

(2) Home occupations ;

(3) Mobile home dwellings;

(4) Non-residential uses within contributing properties to a National Register Historic District are exempt from Section 7.6.4.B;

(5) Residential Care Services with four or fewer spaces provided;

~~(6) Single-family dwellings;~~

~~(7)~~(6) Vehicle storage ;

~~(8)~~(7) Structurally covered or underground garages ;

~~(9)~~(8) For expansion of an existing development that is located on a lot of record on February 17, 1991, that is 10,000 square feet or less in size, the existing vehicular use areas are exempt from the canopy tree standard, if the existing vehicular use area is in compliance with the zoning standards in effect at the time the existing vehicular use area was developed; or,

~~(10)~~(9) For expansion of an existing development , the existing vehicular use areas are exempt from the canopy tree standard if the existing vehicular use area is subject to site plans approved between February 15, 1991, and August 2, 2004.

7.6.8. New ~~Single Family, Middle Housing, And Accessory Dwelling Units~~Single-Family Development, Middle Housing Development, And Accessory Dwelling Units
7.6.8.A

The following landscaping is required for all new ~~single family residential, middle housing development~~Single-Family Development, Middle Housing Development, and accessory dwelling units. These requirements do not apply to new ~~single family residential dwellings~~Single-Family Development within subdivisions of 5 or more 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:

(115 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~~ 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 Section 5-02.5.0 of the Technical Standards Manual. Exceptions to these criteria or plants that are not listed in Section 5-02.5.0 of the Technical Standards Manual, may be approved by the PDSD Landscape Architect.

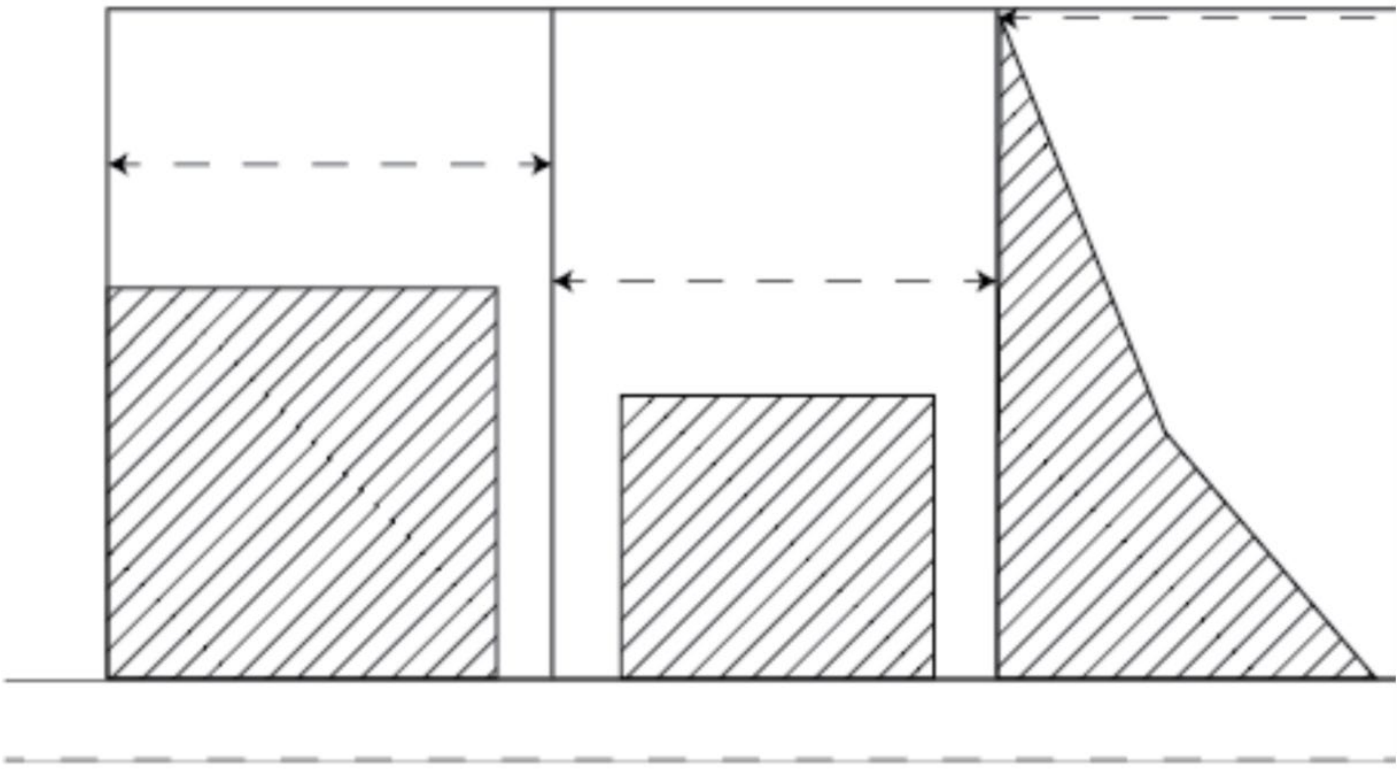


Figure 7.6.2-A Groundcover square footage is based on street frontage. Irregularly shaped lots, such as flag lots, U-lots, and triangular lots, will measure the street frontage at the widest point of the parcel that parallels the street. Here are three examples.

7.8.4.C. Width Of Access

If access is provided by an easement and the easement serves more than ~~two single-family homes~~four dwelling units the City may require the easement to be developed as a street or as a parking area access lane (PAAL). The determination as to whether a developed street or PAAL is required will be made at the time of review of the proposed land division or development of the property based on the need for public services, such as utilities, refuse collection, and fire suppression, and on the projected average daily traffic (ADT) of the access easement.

ARTICLE 7A: SIGN STANDARDS

7A.3.B. Residential Use

For the purposes of this Article, residential use shall mean ~~single family residential and multi-family residential~~Family Dwelling or Mobile Home Dwelling.

7A.4.1.A.

4. Compliance with technical codes. In addition to compliance with the sign standards, all signs shall comply with the appropriate detailed provisions of the adopted Building Code for the City of Tucson and all adopted technical codes relating to design, structural members, and connections, the applicable provisions of the Electrical and Fire Codes of the City of Tucson and the additional construction standards set forth in this jurisdiction. Signs that emit radio frequencies, including electronic message centers, must also provide proof of compliance with Federal Communications Commission regulations.

7A.6.9.C. Multiple Frontage Lots

On corner lots and other lots with more than one street frontage, the maximum allowable number and square footage of on-site signs are permitted for each street frontage. The maximum allowances are only transferable either in whole or in part from one street frontage to another if the Zoning Administrator determines the request will not negatively impact surrounding properties. The Zoning Administrator may send the request to ~~the Sign Design Review Committee~~a Design Professional for review and recommendation.

7A.6.9.E. Signs Per Street Frontage

General rule: For a premise having more than one street frontage, the maximum sign area and number of permitted on-site permanent signs are permitted for each street frontage and are only transferable from one street frontage to another if the Zoning Administrator determines the request will not negatively impact surrounding properties. The Zoning Administrator may send the request to ~~the Sign Design Review Committee~~a Design Professional for review and recommendation. In the case of a freestanding sign, the more restrictive standard of the zone category shall apply.

7A.7.1.D. Decision

~~The Sign Design Review Committee~~A design professional assigned by the City shall review design options and make a recommendation to the planning and development services director for a final decision. The director's decision may be to approve, approve with conditions, or deny the application. The director shall base the decision on compliance with the purpose statement, findings, and applicable design standards.

1. An applicant may appeal the director's decision first to the Board of Adjustment in accordance with Section 3.10.2 and may then appeal to the Mayor and Council in accordance with Section 3.9.2 (Mayor and Council Appeal Procedure).

2. An applicant may apply for an amendment to an approved Master Sign Program in accordance with the standards set forth in this Article 7A.7.

7A.8.1.A.

The provisions of the sign standards, including the requirements for permits, shall not apply to the following specified signs, nor shall the area of such signs be included in the area of signs permitted for any parcel or use. The following signs are permitted in all zones and special districts.

1. Non-commercial flags, emblems or insignias;

2. Permanent sign cut into the surface of a façade or building;

3. Non-commercial murals;

4. Commercial murals that are in pedestrian districts; ~~and,~~

5. Manned hot air balloons~~.~~; and

6. Clearance bars indicating maximum access height for vehicles.

7A.10.1.B. Interior Signs

1. An Interior Sign is an on-site sign, emblem, or decal that is ground or wall-mounted providing information to the public such as wayfinding, facilities, services or prohibitions relating to the premises and which is inside a building, in a courtyard or hallway, or is within a premise's boundaries but is either not facing or is not readable from the public right-of-way, does not require zoning review but may require building code review.

2. Signs attached to the interior wall of a shopping mall for identification, advertisement or promotion of the interest of any person, entity, product or service are required to obtain a ~~sign~~ permit to ensure compliance with applicable building, fire, electrical, and technical codes but are not otherwise subject to the sign standards. For purposes of the sign standards these signs are considered interior signs.

3. Interior Sign Exception: A wall-mounted permanent or portable sign, or ground-mounted permanent or portable sign, that is within a premise's boundaries, outside a building or enclosed area, viewable from the public right-of-way, and has a sign area greater than twelve square feet, is counted as part of the applicable sign type's maximum sign area. All signs intended to be readable from the public right-of-way are counted as part of the applicable sign type's maximum sign area.

7A.10.1.F. Menu Boards

1. A menu board is an on-site sign erected in conjunction with a use that incorporates an approved drive-through, drive-in, or walk-up to display service or product options and pricing for delivery to customers in a vehicle or on foot. Menu boards are oriented towards the ordering point.

2. Menu boards must obtain applicable permits to ensure compliance with building, fire, electrical, and technical codes but are not otherwise subject to the sign standards if they are fully outside of view from the right-of-way. Menu boards which are visible from the right-of-way require a sign permit.

3. Menu boards which meet the definition of a window sign as stated in 7A.10.1.E. are considered window signs and are instead subject to the standards thereof.

7A.10.2.A. Permanent Signs - Zone Category Standards

TABLE 1 - ZONES CATEGORIES AND PERMANENT SIGN TYPES
Sign types below may be permitted in the zone categories below with additional standards.
Individual zones within a zone category or another specified zone may prohibit a sign type or have more restrictive standards for that individual zone.

Permanent Signs	**Residential Category** **IR, RH, SR, SH, RX-1, RX-2, R-1, MH-1 zones**	**Multifamily Residential Category** **R-2, R-3, MH-2 zones**	**Non-residential Category** **O-1 zone**	**General Business Category** **O-2, O-3, P, RV, NC RVC, C-1, -2, -3, OCR-1, -2, MU, U zones**	**Industrial Category** **P-I, I-1, I-2 zones**
Projecting	P, 6	P, 6	P, 6	P, 6	P, 6

P = Generally Permitted - See Section 7A.10.2.C for Additional Standards.

1. Restricted to home occupation use in all zones except IR and MH-1
2. Not permitted for home occupation use
3. Restricted to nonresidential use
4. Restricted to C-2, C-3, I-1, I-2, zones
5. Prohibited locations: On property with the following zoning: Rural Residential zones, Urban Residential zones (all); Office zones (all); “RVC” Rural Village Center Zone, “NC” Neighborhood Commercial Zone, “C-1", Commercial Zone, “P” Parking Zone and “RV” Recreational Vehicle Zone, Commercial zones, Mixed Use Zones (all); “P-1" Park Industrial Zone of Division 7, Industrial Zones; Scenic Corridor Zone, Airport Environs Zone (unless prior approval in writing by Federal Aviation Administration) and Historic Preservation Zone Overlay zones.

6. Signs shall be permitted only within a Historic or Pedestrian District in compliance with ~~Section 7A.11.1.I and 2.D~~Sections 7A.11.1.H and 7A.11.2.D, respectively.
7. Limited to 20 sq. ft.

MAXIMUM PERMANENT SIGN AREA PER ZONE CATEGORY AND SPECIAL ZONE STANDARDS		
TABLE 2 ZONE CATEGORIES	**MAXIMUM SIGN AREA**	**SPECIAL ZONE STANDARDS**
GENERAL BUSINESS (O-2, O-3, P, RV, NC, RVC, C-1, C-2, C-3, OCR-1, OCR-2, MU AND U ZONES)		
ALL PERMANENT SIGNS	~~3 feet for every lineal foot of street frontage~~Utilize UDC 7A.6.2.C. to determine if the maximum sign area is based upon street frontage or building frontage.	1. If any portion of a parcel is within two hundred fifty (250) feet of a freeway: Four (4) square feet per foot of street frontage. If any portion of a parcel is within two hundred fifty (250) feet of a freeway: Four (4) square feet per foot of street frontage. 2. Design review: Within effectuated Urban Overlay Districts (UOD) mapped per the Unified Development Code (i.e. with "U" zoning), any single sign 50 square feet in area or larger, or any site where the total sign area exceeds 50 square feet, shall be reviewed under the design review procedure established by the specific UOD. 3. Heritage landmark signs (HLS), all types. The first HLS on a premise does not count toward the maximum total sign area. 4. Property where an approved site plan, development plan, or plat provides for a multi-family dwelling as the principal use, shall follow the standards of the Multi-family Zone Category. 5. 3 feet for every lineal foot of maximum sign area is permitted when calculated based upon street frontage.

7A.10.2.B. Permanent Signs - Maximum Sign Area And Special Zone Standards Per Zone Category

7A.10.2.C. Permanent Signs - Additional Sign Type Standards

1. Sign Types A through E

a. Access Point Sign

An on-site sign located at or near the access point or other wayfinding location. This sign type is permitted in the residential category for non-residential uses, in a multi-family residential or non-residential category for non-residential uses and multi-family uses and is not permitted in the historic district .

(1) Size and Height allowed

Up to 3 ft. tall and up to 6 sq. ft in area, unless section (3) below is met.

(2) Site Visibility Triangle (SVT)

An access point sign must be outside of the SVT. ~~The required minimum setback is 10 feet.~~

(3) Additional allowance

If the Access Point Sign is located on a premise that has a street frontage of 125 feet or greater, or that has an area of one acre or greater, the Access Point Sign may be up to 4 ft. tall and 12 sq. ft.

b. Awning Signs

(1) General Standard

A sign shall be constructed of cloth, plastic, or metal and permanently affixed to a structure intended to provide shade.

(2) Zone Category Standard

Residential Zone Category (RH, SR, SH, RX-1, RX-2, R-1) For home occupation uses only. All other zones and zone categories permitted. See Section 7A.10.2 Table 1 for additional standards.

c. Billboards

(1) Permitted Locations

On undeveloped property in the C-2, C-3, I-1, and I-2 zoned property and only within the general business zone category and the industrial zone category.

(2) Maximum Area Per Face, Including Embellishments

(i) Generally: Six feet by 12 feet.

(ii) Within 250 feet of a freeway : 378 square feet.

(3) Limitations

(i) No more than two faces per sign .

(ii) Vertical or horizontal stacking is not permitted.

(4) Maximum Height

(i) Generally: 16 feet.

(ii) Within 250 feet of freeway : 35 feet from freeway grade to top of sign .

(5) Minimum Clearance

4 feet from grade to bottom edge of sign .

(6) Minimum Separation

(i) Generally: The minimum distance between a billboard and an existing billboard shall be 660 feet, measured in all directions and regardless of jurisdiction.

(ii) Within 250 feet of a freeway : The minimum distance between a billboard located within 250 feet of a freeway and an existing billboard shall be 1,980 feet measured in all directions and regardless of jurisdiction.

(7) Minimum Setback

No billboard or part of a billboard shall be located within 200 feet of a residential zone boundary line.

(8) Orientation

Billboard faces shall be oriented perpendicular to the road on which they are located.

(9) Prohibited Locations: See Section 7A.10.2 Table

(i) Any developed property. Billboards on undeveloped property may remain when there is new development as long as the entire site fully conforms to the Section 4.9.4.G.

(ii) Within 400 feet of the future right-of-way of Gateway Routes as designated in the Major Streets and Routes Plan .

(10) Prohibited Sign Copy Display

Notwithstanding any other provision of the sign standards, billboards may not change sign copy by any type of electronic process or by use of vertical or horizontal rotating panels having two or more sides whereby sign copy is changed by the rotation of one or more panels.

d. Canopy Sign

(1) Canopy signs are not allowed to extend above the roofline.

(2) Canopy signs are counted as a part of the sign allotment.

e. Dwelling Unit Sign

(1) Zone Category Standards

(i) Residential, and Multi-family Residential Zone Categories - No more than one sign may be visible from the exterior of the property. The sign shall not exceed one square foot in size.

(ii) O-1 Non-residential Zone Categories - No more than one (1) sign may be visible from the exterior of the property. The sign shall not exceed one (1) square foot in size. Freestanding signs may be the monument and low profile types only.

3. Sign Types P through Z

a. Parking Lot Sign

(1) Sign types: A parking lot sign may be a wall or freestanding sign .

(2) Permitted locations: Parking lot signs are permitted wherever the sign type of which it is a part is permitted. The sign should follow the best practices for parking lot sign design.

b. Pole Sign - Freestanding

(1) Allowed only in the general business zone category and industrial zone category.

(2) Minimum setback: 30 feet from curb to leading edge of sign .

(3) Pole cover: The sign structure configuration must be equipped with pole covers or architectural embellishments that hide or conceal all structural components or braces (such as pipes, angles, iron, cables, internal back framing, bracing, etc.). Minimum requirement is 18 inches by six inches. The Pole cover or architectural embellishment shall require a plan check for construction specifications in accordance with applicable technical codes.

(4) When allowed: Allowed only when there is a minimum of 225 feet of street frontage , or 125 feet of street frontage and four or more business addresses.

(5) Maximum number: Only one freestanding pole sign allowed per street frontage per premises.

c. Projecting Sign

(1) Signs shall be permitted only within a Historic or Pedestrian District and in compliance with ~~Section 7A.11.1.I and 2.D~~Sections 7A.11.1.H and 7A.11.2.D, respectively.

(2) Signs protruding in the right of way shall be approved by the Department of Transportation.

d. Wall Sign

(1) Residential Zone Category

Non-residential only. Not allowed for residential uses except as allowed as home occupation and multi-family residential.

(2) General Business Zone Category

Maximum size:

(i) Generally: No more than 30% of the area of each wall may be utilized for wall signs .

(ii) A wall sign within 250 feet of a freeway shall be no more than 40% of the area of each wall .

(3) Industrial Zone Category

Maximum size: no more than 40% of the area of each wall .

(4) Wall Sign General Standards

(i) May not extend above the top of the facade , eaves, firewall or roofline of a building or structure .

(ii) 25% additional area of each wall over and above the allowable sign area may be utilized if no other sign types are used or if nonconforming signs are voluntarily removed.

(iii) Signs placed upon the face of a parapet or architectural feature are considered wall signs .

~~7A.13. SIGN DESIGN REVIEW COMMITTEE~~

~~A sign design review committee is hereby created to assist the planning commission by reviewing and recommending amendments to the sign standards and recommending design options in compliance with Section 7A.7 Sign Design Options to the planning and development services director. The committee's authority and organization shall be in accordance with Section 2.2.12 Sign Design Review Committee.~~

~~(Ord. 11508, 12/5/2017)~~

8.3.1.E. Review

Land splits are reviewed by the PDSD for compliance with the following requirements:

4. Results in all existing buildings complying with the ~~perimeter yard~~setback requirements of the property's zone; and,

8.4.5.A. Applicability

1. Proposed subdivisions, including minor subdivisions, block plats, and condominium plats, and Middle Housing Subdivisions, require the review and approval of a final plat.

8.4.5.B. Application Required

1. Submittal of an application to the PDSD is required in order to process the request. The application must be in accordance with Administrative Manual (AM) Section 2-07.0.0, Final Plat, Block Plat, Minor Subdivision, Middle Housing Subdivision, and Condominium Plat. Applications are reviewed for completeness in accordance with Section 3.2.3.

8.4.6. Middle Housing Subdivision

8.4.6.A. Purpose

The regulations in this section allow owners of land upon which residential development of 1-4 units is allowed to divide their land without being subject to the other subdivision regulations and procedures of the Unified Development Code. A Middle Housing Subdivision facilitates the sale and purchase of housing through fee simple acquisition.

8.4.6.B. Applicability

A middle housing subdivision is permitted on sites with existing or proposed residential development of 1-4 units, subject to the following criteria:

1. The subdivision may be proposed on legally created lots. Lots created without approval from the City of Tucson may require correction as part of the subdivision review and approval;

2. The number of proposed residential lots is 4 or less, with 1 additional lot permitted to serve as a designated common area;

3. All proposed lots have street frontage or perpetual access easements of a minimum width and maximum length complying with requirements established by Section 7.8, Access, of the UDC and Section 10-01.0.0, Technical Standards of the Technical Standards Manual. An alley may serve in lieu of the required street frontage with the approval of the City of Tucson Department of Transportation and Mobility;

4. All streets forming the boundary of the subdivision are fully improved, except for streets that may be improved as part of the project;

5. All sidewalks along the boundary of the subdivision are fully improved according to Section 10-01.0.0, Street Technical Standard, except for sidewalks that will be improved as part of the project;

6. If the property is located within a 100-year regulatory floodplain area or erosion hazard setback, all proposed lots must demonstrate building pad locations that are protected from flood and erosion hazards as defined in the Floodplain Ordinance (Tucson Code Chapter 26) and Standards Manual for Drainage Design and Floodplain Management in Tucson, Arizona;

7. The property has all-weather access in accordance with the City of Tucson Floodplain Ordinance and Design Manuals, or Section 10-02.4.4, Street Drainage, of the Technical Standards Manual;

8. The proposed subdivision does not have special development requirements, or special requirements have been reviewed and special development requirements have been determined. These special development requirements may include, but are not limited to, the Hillside Development Zone (HDZ); the Environmental Resource Zone (ERZ); the Scenic Corridor Zone (SCZ); and the Watercourse Amenities, Safety, and Habitat (WASH) ordinance; and,

9. The middle housing subdivision cannot be used for the creation of a Flexible Lot Development (FLD).

8.4.6.C. General Provisions

1. Development standards for a middle housing subdivision apply as follows:

a. Setbacks established per UDC Section 6.3, Dimensional Standards, apply to the proposed exterior subdivision property boundaries and not interior property boundaries. Interior property setbacks are determined per the adopted building code;

b. Lot coverage and minimum lot sizes established per UDC Section 6.3, Dimensional Standards, apply to the proposed subdivision in totality, not the individually created lots. The established minimum lot size determines the overall permitted density;

c. Landscape standards established per UDC Section 7.6.8, New Single-Family Development, Middle Housing Development, And Accessory Dwelling Units, apply to the proposed subdivision in totality, not the individually created lots;

d. A reference site plan and additional supplemental information may be required to determine applicability of development standards related to a middle housing subdivision;

e. Determinations of applicability of development standards may be requested per UDC Section 1.5.1, Zoning Determinations and Zoning Certifications by the Zoning Administrator.

2. Middle housing subdivisions are restricted as follows:

a. The total number of residential lots is limited to 4, with 1 additional lot permitted to serve as designated common area. Protective covenants or Covenants, Conditions, and Restrictions (CC&Rs) establishing responsibility for construction, maintenance, and ownership of any proposed common area, open space, private street, or similar joint use are required;

b. The subdivision is limited to a total of four dwelling units, including ADUs.

c. If the proposed subdivision includes an existing Accessory Dwelling Unit (ADU) which is platted on its own lot, the ADU will then be designated as a principal dwelling and not an ADU. Further division of lots beyond the maximum lots permitted per UDC Section 8.4.6.C.2.a is prohibited.

8.4.6.D. Pre-Application Conference Required

A pre-application conference in accordance with Section 3.2.1 is required.

8.4.6.E. Application, Review, Decision, And Recordation

1. Middle housing subdivisions are prepared, reviewed for compliance with all applicable requirements, and considered for approval in accordance with UDC Section 8.4.5, Final Plat, except that a pre-application conference is required in accordance with Section 8.4.6.D;

2. Any reviews that are normally conducted during the tentative plat process, such as those involving drainage statements or reports, shall instead be conducted as part of the final plat process; and,

3. After approval by the PDSD, the subdivision must be recorded with the Office of the Pima County Recorder.

8.7.3.B. Applicability

1. ~~Single-family detached residential development~~Single-Family Development in the SR, SH, RX-1, and RX-2 zones;

2. ~~Single-family residential development, attached or detached~~Single-Family and Middle Housing Development in the R-1, MH-1, and MH-2 zones; and,

3. ~~Single-family attached or detached, and multifamily residential development~~Single-Family, Middle Housing, and Multifamily Development in the R-2, R-3, O-1, O-2, O-3, C-1, C-2, and C-3 zones.

8.7.3.C. General Development Criteria

1. Conformance With The General Plan And Other Applicable Plans

An FLD proposed in conjunction with a rezoning shall be in conformance with the General Plan and any of its components, including any applicable adopted area and neighborhood plans.

8.7.3.K. ~~Perimeter Yards~~Setbacks Along FLD Project Site Boundaries

1. ~~Perimeter yards~~Setbacks along FLD project site boundaries are required in accordance with the site's underlying zone as provided in Section 6.3.4, Dimensional Standards and Exceptions Tables.

2. Street ~~perimeter yards~~setbacks along FLD project site boundaries are required in accordance with Section 6.4.5.C, Street ~~Perimeter Yards~~Setbacks, unless special zoning requirements dictate a greater distance or different point of measurement.

8.7.3.L. ~~Perimeter Yards~~Setbacks On Interior Lots

1. The ~~perimeter yard~~setback requirements of Section 6.3.4, Dimensional Standards and Exceptions Tables, may be reduced for setbacks along interior lot lines to the extent permitted by the City's adopted Building Codes.

2. Along interior street lot lines, street ~~perimeter yards~~setbacks are required in accordance with Section 6.4.5.C, Street ~~Perimeter Yards~~Setbacks. The street setback may be administratively reduced by the PDSD Director based on a finding that the reduced setback enhances the architectural design or the vehicular circulation in the FLD and a transportation statement is approved by the City's Traffic Engineering division. A street ~~perimeter yard~~setback reduction request is considered for approval concurrent with the processing of the plat or site plan, whichever is applicable.

8.7.3.M. Design Criteria

1. Architectural Variation

a. Purpose

To provide architectural diversity, visual interest, and to avoid monotony in architectural design by requiring variations in such architectural treatments as color, finished materials, massing and rooflines, orientation of units, garages and porches.

b. Applicability

(1) Projects with 20 or more ~~single-family detached residential units~~Single-Family Dwellings, Detached except when residential units are on lots larger than 10,000 square feet or where dwelling units are separated by 30 feet or more; or,

(2) Elevations of ~~single-family detached units~~Single-Family Dwellings, Detached abutting a public street designated as a collector or arterial street in the Major Streets and Routes Plan; or, a private or public street designed and/or designated as a residential collector street.

c. Requirements

(1) The same architectural elevation shall not be repeated more often than every fourth lot.

(2) Architectural variation may be accomplished by incorporating a minimum of two of the following design features into the affected elevations: different building footprint orientation, building elevation, garage placement, roof type, ornamentation, or architectural style. The applicant shall work with the City's Design Professional to ensure that adequate variation is achieved.

(3) Garage Placement. For FLD projects with ~~over~~ 20 or more ~~single-family detached residential units~~Single-Family Dwellings, Detached, no more than 50% of ~~detached residential units~~Single-Family Dwellings, Detached throughout the FLD shall be designed with garages that protrude from or are flush with the front wall of the living area or front porch of the house.

d. Architectural Variation Plan Required

(1) An Architectural Variation Plan (AVP) demonstrating compliance with the requirements of this section shall be prepared in accordance with the Section 2-06.5.3.E, Architectural Variation Plan, of the Administrative Manual.

(2) The AVP shall be included with the subdivision plat, site plan, or building permit submittal.

(3) An AVP is reviewed and considered for approval as part of the subdivision plat, site plan, or building permit review procedure, whichever is applicable, with the Design Professional included as the reviewer of the AVP. The Design Professional will review AVPs for compliance with this Section and forward his or her findings and recommendation in writing to the PDSD Director for consideration of approval.

(4) The PDSD Director's decision may be appealed in accordance with Section 3.9.1, Design Review Board Appeal Procedure.

(5) Conditions of the approved AVP shall be included as notes on the approved plat or site plan, whichever applies, and the building plan.

(6) An AVP shall be approved prior to issuance of a building permit.

2. Transition Edge Treatment And Mitigation For Adjacent Properties

a. Transition Edge Treatment

Where a ~~single-family attached or multi-family FLD project~~FLD Multifamily Development is adjacent to ~~existing single-family residential development~~an existing Single-Family Development, the FLD shall provide buffering in order to preserve the privacy of the ~~existing residential development~~existing Single-Family Development. Examples of buffering include, but are not limited to, landscaping, a fence, or a wall. The proposed buffering shall be included as conditions on the approved subdivision plat or site plan.

b. Privacy Mitigation

(1) Applicability

Privacy mitigation as required by this section is required when multistory residences are proposed adjacent to existing single story residences and the existing residences are zoned R-2 or more restrictive.

(2) Prohibited Improvements

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 are prohibited.

(3) Privacy Mitigation Plan

A Privacy Mitigation Plan (PMP) is required demonstrating compliance with this section.

(a) PMPs shall be prepared in accordance with Section 2-06.5.3.F, Privacy Mitigation Plan, of the Administrative Manual.

(b) PMPs shall demonstrate that adequate measures, such as screening, setbacks, building mass, solar access, air circulation, and light access are incorporated into the design of the project to preserve the existing residents' privacy.

(c) PMPs shall be included with submittal of the tentative plat or site plan, whichever is applicable.

(d) A PMP is reviewed and considered for approval as part of the subdivision plat, site plan, or building permit review procedure, whichever is applicable, with the Design Professional included as the reviewer of the AVP. The Design Professional will review the PMP for compliance with this section and forward his or her findings and recommendation in writing to the PDSD Director for consideration of approval.

(e) The PDSD Director's decision may be appealed in accordance with Section 3.9.1, Design Review Board Appeal Procedure.

(f) Conditions of the approved PMP, including a description of the required mitigation and for which units the mitigation applies, shall be included as notes on the plat or site plan, whichever applies, and the building plan.

(g) A PMP shall be approved prior to issuance of a building permit.

8.7.3.P. FLD Submittal, Review, And Decision

1. Tentative Plat

a. A tentative plat for an FLD shall be prepared in accordance with Section 2-06.0.0, Development Package, of the Administrative Manual, including Section 2-06.5.0, Flexible Lot Development - Additional Requirements, of the Administrative Manual.

b. A tentative plat for an FLD is processed and considered for approval in accordance with Section 8.4.4, Tentative Plat, with the following exceptions:

~~(1) An applicant shall hold a neighborhood meeting in accordance with Section 3.2.2.C.1.b prior to submitting an FLD application.~~

~~(2)~~(1) Notice of the submittal of an FLD application shall be sent ~~to the applicant,~~by the applicant to the property owners within 400 feet of the project site and neighborhood associations within one mile of the project site.

ARTICLE 9: NONCONFORMING USES, BUILDINGS, AND STRUCTURES

9.2.1. Discontinuance Of A Nonconforming Use

A nonconforming use may be resumed if ~~thenonconforming~~the nonconforming use activity has been discontinued for less than six months.

A. A discontinued nonconforming use may be substituted with another nonconforming use, as provided by Section 9.2.3, Substitution with a Use within the Same Land Use Class, and Section 9.2.4, Substitution with a Use from a Different Land Use Class, provided such nonconforming use is substituted within the six-month period.

B. The right to resume a nonconforming use is lost if the discontinuance is for six months or more or if a change to a conforming use occurs. Determination of discontinuance is based upon a consideration of relevant activities and records, including, but not limited to, business license records and/or utility records and the continued maintenance of the property which indicates the intent to continue or discontinue such use. Property left in disrepair or in an unkempt condition is considered in the discontinuance of the use.

9.2.4. Substitution With A Use From A Different Land Use Class

A nonconforming use may be substituted with a use from a Land Use Class that is different from the one to which the existing nonconforming use belongs, provided it is approved in accordance with ~~Section 3.4.3, Zoning Examiner Special Exception Procedure~~Section 3.3.3, PDSD Director Approval Procedure, and provided the use complies with the following standards before and after the substitute use is in operation:

A. The substitute use is a use permitted in the most restrictive zoning classification in which the existing nonconforming use is permitted as of right;

B. The substitute use does not generate additional traffic or noise, have longer hours of operation, have additional outside lighting, or cause other negative impacts on adjoining properties greater than those associated with the existing nonconforming use;

C. The substitute use provides parking as required by the UDC. A modification to the parking standards may be requested in accordance with Section 7.4.10, Parking Design Modification Request, or Sections 3.10.1 and ~~2.10.3~~3.10.3, Board of Adjustment Variance Procedure; and,

D. The substitute use does not propose an extension or enlargement of the structure or of the areas occupied by the nonconforming use, except as provided for expansion in Section 9.2.2, Expansion of a Nonconforming Use.

ARTICLE 10: ENFORCEMENT AND PENALTIES

10.2. ENFORCEMENT AUTHORITY

Enforcement of UDC provisions is the responsibility of the Zoning Administrator as provided by state law. The Zoning Administrator is assisted by the Planning and Development Services Department (PDSD)~~, the Housing and Community Development Department (HCDD),~~ and other City ~~departments~~staff persons in enforcement as provided by this article. Enforcement is ensured as follows:

10.3. VIOLATIONS

The Zoning Administrator is responsible for assuring that violations of the provisions of the UDC are mitigated, with assistance from ~~the~~ PDSD, the City Attorney's Office,~~ the HCDD,~~ and other City departments as provided by the City Manager and the Mayor and Council.

10.4.1. Actions By The Zoning Administrator

The Zoning Administrator with assistance from ~~the HCDD~~appropriate city staff persons may take any of the following actions to ensure enforcement of the UDC and any condition placed on development of a property due to an administrative or legislative decision or action by a City Review Authority described in Article 2 of the UDC~~.~~:

10.4.5.B. Additional Penalties

4. Immediate suspension by the PDSD Director of any permits issued by the City for development of the property. Any such suspension shall remain in effect until permits expire unless the violation is addressed in a manner which is satisfactory to the PDSD Director . The decision by the PDSD Director to suspend any permit, or to reject a proposal to provide the mitigation necessary for the reinstatement of the permits, shall be appealable pursuant to PDSD's established procedures.

11.3.4.R. Medical Service - Outpatient

Provides outpatient physical or mental health services. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical uses include medical and dental offices, health clinics, counseling services, acupuncture and other holistic health practitioner offices, and emergency care centers.

11.3.7.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.~~The occupancy of one or more dwelling units in a permanent structure or structures on a lot. Each dwelling unit is occupied by one or more individuals holding the dwelling unit under common property rights, living together as a single household, and using common cooking facilities. Family Dwelling Land Use Types may describe a development's site-level classification, the form of a dwelling unit, its method of construction, or its accessory relationship to a principal dwelling unit.

~~1. Duplex~~

~~A building containing two dwelling units on a single lot or parcel. May be attached or detached.~~

~~2~~1. Manufactured Housing

A multisectional mobile home dwelling manufactured after June 15, 1976, to standards established by the U.S. Department of Housing and Urban Development that has external dimensions of at least 24 feet by 40 feet and is installed on a permanent foundation. A manufactured housing unit is considered equivalent to a single-family dwelling. To be considered a manufactured housing unit under this UDC, a wall must be installed continuously, except for ventilation and access, along the entire perimeter of the unit between the unit and the ground to give it the appearance of a site-built house. The wall must be of masonry construction or similar material. The tongue, axles, transporting lights, and towing apparatus must be removed before occupancy.

2. Single-Family Development

A Family Dwelling development containing one principal dwelling unit on a site.

3. Middle Housing Development

~~A building or buildings with two to four dwelling units on a site, including townhomes, excluding Accessory Dwelling Units.~~A Family Dwelling development containing two to four principal dwelling units on a site. The dwelling units may be attached or detached and may be located in one or more buildings.

4. Multifamily Development

~~Any residential development consisting of three or more dwelling units on an integrated site or single lot.~~A Family Dwelling development containing five or more principal dwelling units on a site. The dwelling units may be attached or detached and may be located in one or more buildings.

5. 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.

6. 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~~.

7. Accessory Dwelling Unit (ADU)

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.~~accessory to the principal dwelling unit on the same site.

An Accessory Dwelling Unit may be attached to or detached from the principal dwelling unit. An Accessory Dwelling Unit is not counted when determining the site-level classification of a Family Dwelling development.

11.3.7.C. Mobile Home Dwelling

A nonmotorized dwelling, transportable in one or more sections, constructed on a permanent chassis with wheels, suitable for year-round residential occupancy and requiring the same method of water supply, waste disposal, and electrical service as a site-built dwelling. Mobile home does not mean a recreational vehicle. Manufactured housing units that do not meet the criteria provided in Section 11.3.7.A~~.5~~, Manufactured Housing, and house trailers are considered mobile home dwellings.

1. Mobile Home Park

A development comprised of three or more mobile homes or manufactured housing units, or both dwelling types, that are designed to function as a residential community. The entire development may be owned by a single entity and rented to individual users or have multiple ownership with each mobile home space sold to individual property owners. The park may or may not have commonly-owned facilities.

11.3.11.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, and outdoor battery storage facilities.

11.4.2. Definitions - A

~~Apartment Building~~
~~Same as Multifamily Development.~~

Approach Departure Corridor Two (ADC-2)
A specifically designated area located from ~~1,200~~12,001 to 30,000 feet from the southeastern end of runways at Davis-Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential.

11.4.3. Definitions - B

Bedroom
The term bedroom includes all of the following: 1) Any room that is designated as a bedroom; 2) Any enclosed room that has a minimum area of 60 square feet and has an accessible opening to the exterior of the building in compliance with the International Building Code (IBC), whether termed a studio, family room, study, den, bonus room, or any other name, except for a living room, dining room, kitchen, laundry room, and bathrooms; and 3) Any room designated as a bedroom for the purpose of any other code requirement. A room with a permanent opening of at least five feet which connects to a living room, dining room, kitchen, or bathroom or with an opening of at least 50 percent of the length of the wall is not considered a bedroom.

Building Setback
See ~~perimeter yard~~setback.

11.4.5. Definitions - D

Developing Area Setback
A term used to describe the required ~~perimeter yard~~setback from a street applicable where a developing area exists.

11.4.6. Definitions - E

Established Area
An area where 50% or more of the linear street frontage of all property, excluding alleys and drainageways, located on the same side of the street and within the same block as the proposed development is occupied by principal structures that conform to the minimum street ~~perimeter yard~~setback required by Section 6.4.5.C, Street ~~Perimeter Yard~~Setback, for the applicable zoning classification or street frontage.

11.4.7. Definitions - F

Freestanding Sign (7A)

An on-site sign or three-dimensional representation of a figure or object, not attached to any building, supported by uprights or braces or some other approved support that is capable of withstanding the stress from weight and wind load. Includes the following sign types:

A. Freestanding - Monument Type Sign (7A)
A sign that has been provided with a base of some type (a pole cover or architectural embellishment) or stands alone on its own foundation. The base must be at least the full width of the sign it supports for the sign to be considered a Freestanding - Monument Type Sign.

B. Freestanding - Low Profile Sign (7A)
A sign that has been provided with a prepared base or support. In order to encourage design flexibility, the maximum height of the sign may be lowered in order to decrease the required setback from the street.

C. Freestanding - Pole Sign (7A)
A sign that stands alone on its own foundation and must be provided with a pole cover or architectural embellishment. The sign may be higher than the other types of freestanding signs, must be setback further from the street, and is permitted only for larger premises or developments.

11.4.8. Definitions - G

Greenhouse, Mechanical
An enclosed structure (as by glass or plastic) used for the cultivation or protection of plants and uses mechanical systems to heat or cool the structure. For the purposes of determining ~~perimeter yard~~setback requirements, greenhouses cooled solely by an evaporative cooler are considered passive greenhouses.

Greenhouse, Passive
An enclosed structure (as by glass or plastic) used for the cultivation or protection of plants and does not use motorized heating or cooling systems. For the purposes of determining ~~perimeter yard~~setback requirements, greenhouses cooled solely by an evaporative cooler are considered passive greenhouses.

11.4.13. Definitions - L

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

11.4.14. Definitions - M

Middle Housing Subdivision
A subdivision that complies with the criteria established for Middle Housing Subdivisions in Section 8.4.6, Middle Housing Subdivision.

TABLE 3-02: REVIEW TIME FRAME REQUIREMENTS

PDSD DIRECTOR APPROVAL PROCESS	
APPLICATION TYPES	**TIME FRAME**
1. Changes of use; 2. Downtown Area Infill Incentive District – projects within the Downtown Core Sub-district requesting a modification of development regulations (Note: projects within the Greater Infill Incentive Sub-district are processed in accordance with the 400' Notice Procedure below); 3. Electrical connections (certain types); 4. Expansion of existing premises; 5. Home occupations; 6. Individual Parking Plans for projects greater than ~~300'~~400 feet from R-3 or more restrictive zoning districts; 7. New construction; 8. Nonconforming same Land Use Class substitution; 9. Nonconforming parking areas; 10. Parking Design Modification Requests (except requests to modify the number of bicycle or motor vehicle parking spaces); 11. Projects within certain overlay zones; 12. Restricted adult activities; 13. Temporary uses or structures; 14. Tenant improvements; 15. Wireless Communication uses (certain types); 16. Rio Nuevo District Zone Minor Modifications of Development Regulations (MDR); 17. Zoning Compliance for Site Improvements ~~in Existence on May 1, 2005~~Existing for at Least Ten Years; 18. Other applications, such as blood donor centers and circus, carnival and tent shows; or 19. Site plans (Site plans in Overlay Districts require different time frames for review).	**Administrative Compliance Review for Application Completeness** 20 working days **Substantive Review** 65 working days **Overall Time frame** 85 working days.

PDSD DIRECTOR APPROVAL PROCEDURE: 400' NOTICE PROCEDURE	
APPLICATION TYPES	**TIME FRAMES**
1. Mitigation plans for certain restaurants serving alcohol within 300 feet of R-3 or more restrictive zoning; 2. Projects within the Greater Infill Incentive Sub-district of the Downtown Area Infill Incentive District requesting a Modification of Development Regulations; and,	**Administrative Compliance Review for Application Completeness** 20 working days **Substantive Review** 45 working days **Overall Time frame** 65 working days

3. Individual Parking Plans for projects greater than ~~300'~~400 feet from R-3 or more restrictive zoning districts.	

TABLE 3-03: TYPICAL TIMEFRAMES FOR COMPLIANCE REVIEW/FLEXIBLE OPTION

PDSD DIRECTOR APPROVAL PROCEDURE	
APPLICATION TYPES	**TIMEFRAME**
1. Business licenses; 2. Changes of use; 3. Downtown Area Infill Incentive District - projects within the Downtown Core Sub-district requesting a modification of development regulations (Note: projects within the Greater Infill Incentive Sub district are processed in accordance with the 400' Notice Procedure below); 4. Electrical connections (certain types); 5. Expansion of existing premises; 6. Home occupations; 7. Individual Parking Plans for projects greater than ~~300'~~400 feet from R-3 or more restrictive zoning districts; 8. New construction; 9. Nonconforming same Land Use Class substitution; 10. Nonconforming parking areas; 11. Parking Design Modification Requests (except requests to modify the number of bicycle or motor vehicle parking spaces); 12. Projects within certain overlay zones; 13. Restricted adult activities; 14. Temporary uses or structures; 15. Tenant improvements; 16. Wireless Communication uses (certain types); 17. Rio Nuevo District Zone Minor Modifications of Development Regulations (MDR); 18. Zoning Compliance for Site Improvements ~~in Existence on May 1, 2005~~Existing for at Least Ten Years; 19. Other applications, such as blood donor centers and circus, carnival and tent shows; 20. Site plans (Site plans in Overlay Districts require different time frames for review); 21. Subdivision tentative plat; and, 22. Subdivision final plat.	**Administrative Compliance Review for Application Completeness** 10 working days **Substantive Review** For applications that do not require a site plan or a subdivision plat: 10 working days, or 5 working days after the date of submittal of a required recommendation by a special reviewer, board or committee. Thereafter, the same review period after each re-submittal. For applications that require a site plan or subdivision plat: 20 calendar days. Thereafter, 20 calendar days for each re-submittal. **Substantive Review** For applications that do not require a site plan or subdivision plat: 14 calendar days. For applications that require a site plan or subdivision plat: 20 to 60 calendar days or more, depending upon the number of re-submittals.

PDSD DIRECTOR APPROVAL PROCEDURE: 400' NOTICE PROCEDURE	
APPLICATION TYPES	**TIMEFRAME**
1. Mitigation plans for certain restaurants serving alcohol within 300 feet of R-3 or more restrictive zoning;	**Administrative Compliance Review for Application Completeness** 10 working days

2. Projects within the Greater Infill Incentive Subdistrict of the Downtown Area Infill Incentive District requesting a Modification of Development Regulations; and, 3. Individual Parking Plans for projects greater than ~~300'~~400 feet from R-3 or more restrictive zoning districts;	**Substantive Review** 45 calendar days **Overall Timeframe** 55 calendar days

Section	Doc Page(s)	Source Basis	Theme	PDSD / City of Tucson Edits
1.5.1.A. General	1	TfE		
1.7.4.A Pending Applications	1	Tucson	Code clarity and usability	Updates obsolete transitional references, replaces the ordinance-based transition with PDSD policy, and clarifies which regulations govern applications pending when a UDC amendment takes effect.
1.7.4.D. Choice Of Code	1	Tucson	Code clarity and usability	Updates the expired Choice of Code provisions to past tense and states that the transition period ended January 2, 2016.
2.2.3.A. Composition	2	TfE		
2.2.4. ZONING EXAMINER	2	Tucson	Simplify review processes	Simplifies the introductory description of the Zoning Examiner's role to match the revised hearing and decision procedures.
2.2.4.A. Position	2	Both	Simplify review processes	Revises the Zoning Examiner qualification language and the circumstances for appointing a temporary examiner, emphasizing conflicts of interest and personal reasons.
2.2.4.B. Administrative Functions	2	Tucson	Simplify review processes	Reorganizes administrative support for the Zoning Examiner and adds provisions for legal counsel, recordkeeping, and administrative guidance.
2.2.4.C. Powers And Duties	2	Tucson	Simplify review processes	Removes substitution of a nonconforming use from the Zoning Examiner's duties because those requests move to PDSD Director approval, and renumbers the remaining item.
2.2.4.D. Authority And Conduct Of The Zoning Examiner	3	Tucson	Simplify review processes	Clarifies permissible staff support, communications, public-record requirements, and site inspections for the Zoning Examiner.
2.2.4.E. Post Hearing Information Requests And Supplemental Record	3	Tucson	Simplify review processes	Adds a procedure for post-hearing information requests, party review, supplemental government documents, and limited reopening of the record.
2.2.9.A. Functions And Duties	3	Tucson	Code clarity and usability	Transfers General Plan, specific-plan, historic-preservation, cultural-resource, and related responsibilities from HCDD to PDSD and renumbers the remaining duties.
2.2.10. Housing and Community Development Department (HCDD) (deleted)	5	Tucson	Code clarity and usability	Deletes the Housing and Community Development Department section because its UDC responsibilities are reassigned to PDSD.

2.2.10.A. Functions And Duties (deleted)	5	Tucson	Code clarity and usability	Deletes the HCDD functions-and-duties subsection, including General Plan, specific-plan, capital-improvement, historic-preservation, enforcement, and other responsibilities.
2.2.10.B. Director Of The Housing And Community Development Department (deleted)	6	Tucson	Code clarity and usability	Deletes the subsection assigning UDC duties to the HCDD Director.
2.2.10. DESIGN PROFESSIONAL	7	Tucson	Code clarity and usability	Renumbers the Design Professional section from 2.2.11 to 2.2.10 after deleting the HCDD section.
2.2.10.A. Appointment And Qualifications	7	Tucson	Code clarity and usability	Renumbers the Design Professional appointment-and-qualifications subsection from 2.2.11.A to 2.2.10.A.
2.2.10.B. Powers And Duties	7	Tucson	Code clarity and usability	Renumbers the Design Professional powers-and-duties subsection and replaces “perimeter yard” with “setback” in the FLD review standards.
2.2.12. SIGN DESIGN REVIEW COMMITTEE (deleted)	7	Tucson	Sign code reuathorization	Deletes the inactive Sign Design Review Committee section.
2.2.12.A. Creation (deleted)	7	Tucson	Sign code reuathorization	Deletes the provision creating the Sign Design Review Committee.
2.2.12.B. Authority (deleted)	7	Tucson	Sign code reuathorization	Deletes the Sign Design Review Committee’s authority provisions.
2.2.12.C. Composition (deleted)	7	Tucson	Sign code reuathorization	Deletes the Sign Design Review Committee membership and composition provisions.
2.2.12.D. Appointment And Terms (deleted)	7	Tucson	Sign code reuathorization	Deletes the Sign Design Review Committee appointment and term provisions.
2.2.12.E. Vacancies (deleted)	8	Tucson	Sign code reuathorization	Deletes the Sign Design Review Committee vacancy provision.
2.2.12.F. Removal (deleted)	8	Tucson	Sign code reuathorization	Deletes the Sign Design Review Committee removal provision.

2.2.12.G. Sign Standards Text Amendment Meeting (deleted)	8	Tucson	Sign code reuathorization	Deletes the committee procedure for reviewing sign-standard text amendments.
2.2.12.H. Design Review Meeting (deleted)	8	Tucson	Sign code reuathorization	Deletes the committee's design-review meeting procedures.
2.2.12.I. Quorum (deleted)	8	Tucson	Sign code reuathorization	Deletes the committee quorum provision.
2.2.12.J. Administrative Procedures (deleted)	8	Tucson	Sign code reuathorization	Deletes the committee's administrative procedures.
3.2.2.C. Meeting Requirements	9	Tucson	Simplify review processes	Allows a required neighborhood meeting to occur up to 90 days before application submittal instead of 60 days.
3.2.4.C. Timing Of Notice	9	Tucson	Code clarity and usability	Increases the general public-hearing notice period from 15 to 20 days and directs users to Table 3.2-1 for procedure-specific requirements.
3.2.4.H. Public Comments To Public Notice	9	Tucson	Code clarity and usability	Increases the public-comment period for the 100-foot Notice Procedure and NPZ design review from 10 to 15 days.
3.3.3.A. Applicability	9	Tucson	Emerging land uses & adaptive reuse	Renames the adaptive-reuse application in the PDSD Director approval list to reflect the rolling eligibility standard.
3.3.3.G. Site Plans	9	TfE		
3.3.3.H. Zoning Compliance For Site Improvements To Facilitate Adaptive Reuse	10	Both	Emerging land uses & adaptive reuse	Replaces the fixed May 1, 2005 eligibility date with a rolling ten-year standard; permits food service; revises eligible site changes, documentation, setbacks, expiration language, and continued validity.
3.3.4.F. Public Comment Period	11	Tucson	Code clarity and usability	Increases the 100-foot Notice Procedure public-comment period from 10 to 15 days.
3.4.3.G. Zoning Examiner's Public Hearing	12	Tucson	Simplify review processes	Clarifies the Zoning Examiner hearing process, including testimony, presentation order, the record, continuances, failure to appear, and examiner authority.

3.4.4.B. Application Processing	12	Tucson	Simplify review processes	Clarifies that the Zoning Examiner holds the public hearing on Mayor and Council Special Exception applications.
3.4.6.A. Authority To Apply Conditions	13	TfE		
3.4.6.B. Change In Conditions Of Approval	13	Tucson	Simplify review processes	Adds a process for requesting and reviewing changes to conditions attached to a Mayor and Council Special Exception.
3.5.3.D. Application Requirements	13	TfE		
3.5.3.I. Public Hearing	14	Both	Simplify review processes	Conforms rezoning hearings to the revised Zoning Examiner hearing procedure and removes duplicative hearing provisions.
3.5.3.J. Mayor And Council Action	15	Both	Simplify review processes	Removes the separate Mayor and Council authorization step and provides for direct adoption of the rezoning ordinance.
3.5.6.F. Amendment Procedures	17	TfE		
3.6.10.C. Reconsideration By Mayor And Council	17	TfE		
3.7.3. Initiation	17	TfE		
3.7.4.D. Staff Review And Recommendation	17	TfE		
3.7.6.A. General	17	TfE		
3.7.6.B. Reconsideration	18	TfE		

3.7.7.B. Decision	18	TfE		
3.7.7.C. Reconsideration By Mayor And Council	18	TfE		
3.9.1.A. Applicability	18	TfE		
3.11.1.B. Applicability	18	Tucson	Modernize design standards	Reduces the maximum wall or fence height increase eligible for a Design Development Option from two feet to one foot.
3.11.1.D. Findings For Approval	18	Tucson	Modernize design standards	Conforms the DDO findings to the lower wall-height thresholds, reducing the ordinary increase from two feet to one foot and the entry-feature increase from four feet to three feet.
3.11.1.E. Appeals	19	TfE		
3.12.1.D. Application And Review Process	19	Tucson	Code clarity and usability	Removes the requirement for two physical copies of demolition documentation and removes the photographic-paper requirement.
3.12.1.G. Documentation Retention	19	Tucson	Code clarity and usability	Replaces physical retention and forwarding of demolition documentation with notice to the Tucson-Pima County Historical Commission.
3.12.3. MULTIFAMILY RESIDENTIAL DEVELOPMENT AND ADAPTIVE REUSE OF QUALIFIED OBSOLETE COMMERCIAL PARCELS	19	Tucson	Emerging land uses & adaptive reuse	Updates the section title from obsolete commercial buildings to qualified obsolete commercial parcels to conform to HB 2110.
3.12.3.A. Purpose	19	Tucson	Emerging land uses & adaptive reuse	Updates the purpose statement to apply the HB 2110 process to qualified obsolete commercial parcels rather than individual buildings.
3.12.3.B. Applicability	19	Both	Emerging land uses & adaptive reuse	Implements the HB 2110 applicability framework and related definitions for adaptive reuse, qualified obsolete commercial parcels, multifamily development, income-restricted housing, nonconforming structures, rooftop appurtenances, and excluded areas.
3.12.3.C. Obsolete Commercial Parcel Redevelopment	20	Both	Emerging land uses & adaptive reuse	Recasts the redevelopment application requirements from obsolete buildings to qualified obsolete commercial parcels.

3.12.3.D. Mixed Use And Multi-Family Development Or Adaptive Reuse	21	Both	Emerging land uses & adaptive reuse	Updates setback, height, density, demolition, and nonconforming-building standards for obsolete-commercial-parcel redevelopment.
3.12.3.E. Multifamily Residential Development Or Adaptive Reuse	22	Both	Emerging land uses & adaptive reuse	Replaces the 1,030-building cap with parcel-based tracking that permits redevelopment of at least ten percent of eligible commercial, office, or mixed-use parcels.
3.12.4. POSTED NOTICE OF DEMOLITION	22	Tucson	Simplify review processes	Adds a new posted-notice requirement for building demolition.
3.12.4.A. Applicability	22	Tucson	Simplify review processes	Requires notice at least 15 days before complete demolition or qualifying partial demolition.
3.12.4.B. Content	22	Tucson	Simplify review processes	Specifies the information required on a posted demolition notice.
3.12.4.C. Issuance Of Permit	22	Tucson	Simplify review processes	Requires a pre-construction inspection and a 15-day period before the demolition permit may be issued.
4.3.3. ACCESSORY LAND USES	23	Tucson	Code clarity and usability	Clarifies that a use permitted as a principal use may also be permitted as an accessory use.
4.8.1. GENERAL	23	Tucson	Code clarity and usability	Adds the same principal-use-to-accessory-use clarification to the general use-table provisions.
4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES	23	TfE		
4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES	23	TfE		
4.8.5. PERMITTED USES: OFFICE ZONES	24	Both	Emerging land uses & adaptive reuse	Allows cultural uses by right and accessory retail in office zones.
4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES	25	Both	Code clarity and usability	Allows accessory food service within retail uses and clarifies perishable-goods manufacturing and minor automotive washing.

4.8.7. PERMITTED USES: INDUSTRIAL ZONES	27	Tucson	Code clarity and usability	Clarifies that minor or major automotive service and repair in industrial zones includes vehicle washing and retains the applicable zone permissions.
4.8.8. PERMITTED USES: SPECIAL USE ZONES (1) - OS, IR, P & RV	28	Both	Emerging land uses & adaptive reuse	Adds the Water Well Pumping and Service utility entry.
4.8.9. PERMITTED USES: SPECIAL USE ZONES (2) - NC, RVC, & MU	28	TfE		
4.9.2.B. Community Garden	29	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the Community Garden standards.
4.9.3.F. Religious Use	29	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the Religious Use standards.
4.9.4.B. Adult Day Care	29	TfE		
4.9.4.D. Animal Service	29	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the Animal Service standards.
4.9.4.I. Communications	30	TfE		
4.9.4.P. Medical Service In Residential And Office Zones Standards	30	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the medical-service standards.
4.9.4.Q. Major Medical Service And Outpatient Medical Service, Accessory Uses	30	Tucson	Emerging land uses & adaptive reuse	Expands permitted minor medical services to include acupuncture and other holistic health practitioner services.
4.9.5.C. Manufacturing And Industrial (Includes General, Heavy Equipment, Precision, And Primary Manufacturing Land Uses)	30	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the manufacturing and industrial standards.
4.9.5.E. Perishable Goods Manufacturing	31	Tucson	Emerging land uses & adaptive reuse	Adds separate 5,000- and 10,000-square-foot limits for perishable-goods manufacturing; a comment in the source document flags the provisions as mutually exclusive and needing City clarification.

4.9.7.B. Family Dwelling	31	Both	Code clarity and usability	Replaces “perimeter yard” with “setback” in the R-1 bedroom-parking rule and makes the associated City numbering change.
4.9.7.D. Home Occupations Are Permitted As Accessory Land Uses To Mobile Home Dwelling Or Family Dwelling As Follows	32	Tucson	Emerging land uses & adaptive reuse	Adds C-2 and C-3 to the zones where Home Occupation Day Care may be permitted as an accessory use.
4.9.7.F. Home Occupation, Day Care: Permitted In Office, Residential, NC, C-1, C-2 And C-3 Zones	33	Tucson	Emerging land uses & adaptive reuse	Updates the Home Occupation Day Care heading and standards to include C-2 and C-3.
4.9.10.A. Commercial Storage	33	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the Commercial Storage standards.
4.9.11.A. Distribution System	33	Tucson	Simplify review processes	Allows specified electric-substation upgrades or expansions through PDSD Director approval, limits added height and noise, and removes “existing” from the residential setback reference.
4.11.2. BOND REQUIRED	33	Tucson	Code clarity and usability	Removes references to cash bonds and retains a general assurance-bond requirement.
5.1. PURPOSE OF OVERLAY ZONES	34	Tucson	Code clarity and usability	Adds the Community Corridors Tool to the purpose and applicability description for overlay zones.
5.2.5.A. Single-Family And Middle Housing Development	34	TfE		
5.2.5.B. Multifamily Development	34	TfE		
5.2.5.C. Flexible Lot Development (FLD)	34	TfE		
5.3.14. VARIANCES	34	TfE		
5.4.2. APPLICABILITY	34	TfE		

5.4.6. MS&R STREET SETBACK AND PARKING ADJUSTMENT	34	Tucson	Code clarity and usability	Renames the MS&R adjustment section by replacing “perimeter yard” with “setback.”
5.4.6.A. Setback	34	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” throughout the MS&R adjustment provisions.
5.5.4.B. Utilities	34	TfE		
5.6.5.A. CUZ-1	35	TfE		
5.6.5.B. CUZ-2	35	TfE		
5.6.5.C. CUZ-3	35	TfE		
5.6.6.B. Noise Control District 70	35	TfE		
5.6.8.B.3. Exceptions	35	TfE		
5.8.8.B. Full HPZ Review Procedure	36	Tucson	Code clarity and usability	Removes physical-copy requirements from the Full HPZ Review Procedure.
5.8.8.C. Minor HPZ Review	36	Tucson	Simplify review processes	Removes the minor-review cost threshold and mandatory on-site meeting, allows electronic, virtual, or site review, and removes physical-copy requirements.
5.8.9.C. Setbacks (See Figure 5.8-B.)	37	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the Historic Preservation Zone standards.
5.11.4.A. Permitted Uses	37	TfE		

5.11.5.A. Applicability	37	Tucson	Code clarity and usability	Replaces “perimeter yard setbacks” with “setbacks” while retaining the complete CCT site-boundary rule.
5.11.5.B. Dimensional Standards For House-Scaled Buildings	37	Both	Code clarity and usability	Replaces “perimeter yard” with “setback” in the dimensional table.
5.11.5.C. Dimensional Standards For Large House-Scaled And Small Block-Scaled Buildings	38	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the large house-scaled and small block-scaled dimensional table.
5.11.5.D. Dimensional Standards For Mid-Rise Block-Scaled Buildings	38	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the mid-rise block-scaled dimensional table.
5.11.5.E. Dimensional Standards For High-Rise Block-Scaled Buildings	38	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the high-rise block-scaled dimensional table.
5.11.6.C. Building Placement and Scale	38	TfE		
5.11.6.G. Passenger Vehicles	39	Both	Code clarity and usability	Replaces “perimeter yard” with “setback” in the passenger-vehicle table.
5.12.2. ESTABLISHMENT	40	TfE		
5.12.5.A. Application Requirements	41	TfE		
5.12.6.B. Major Design Review	41	TfE		
5.12.6.N. Final Approval	42	TfE		
5.12.6.Q. Timeline For Approval	42	TfE		

5.12.7.C. Building Design Standards	42	TfE		
5.12.8.A. IID Land Uses	42	TfE		
5.12.8.C. Development Transition Standards	42	TfE		
5.12.8.D. Alternative Compliance	43	TfE		
5.12.8.F. Parking	43	TfE		
5.12.8.G. Multi-Zone Parcels	44	TfE		
5.12.8.H. Affordable Housing	44	TfE		
5.12.9.C. Exceptions	44	Both	Code clarity and usability	Replaces “perimeter yard” with “setback.”
5.12.10.B.4. Bicycle Parking	46	TfE		
5.12.10.C. Exemptions	46	Both	Code clarity and usability	Replaces “perimeter yard” with “setback.”
5.12.11.B. Required Use And Development Standards And Notations	46	TfE		
5.12.11.D. Use Specific Standards For Table 5.12-DLS-1	47	TfE		

5.12.11.G. Loading, Solid Waste, Landscaping And Screening For All Areas And Sub-Areas In The DLS	47	TfE		
5.12.11.I. Parking	47	TfE		
5.12.12. TOOLE AVENUE AREA (TAA)	47	Both	Code clarity and usability	Replaces “perimeter yards” with “setbacks.”
5.12.13. WAREHOUSE TRIANGLE AREA (WTA)	48	TfE		
6.3.3. EXPLANATION AND APPLICABILITY OF TERMS USED IN THE DIMENSIONAL STANDARD TABLES	49	Both	Code clarity and usability	Replaces “perimeter yard” with “setback” and introduces the City’s intended Mobile Home category in the dimensional-table terminology.
6.3.3.A. Mobile Home Dwelling	49	Both	Code clarity and usability	Changes the duplicated “Residential Use” heading to “Mobile Home Dwelling.”
6.3.3.C. Multifamily Development	49	TfE		
6.3.3.E. Nonresidential Zone	49	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the Nonresidential Zone explanation.
6.3.3.F. Setback	49	Tucson	Code clarity and usability	Renames the dimensional-table term from “Perimeter Yard” to “Setback.”
6.3.3.H. Residential Use	49	TfE		
6.3.3.I. Residential Zone	50	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the Residential Zone explanation.
6.3.3.J. Single-Family (SF) Use (deleted)	50	TfE		

6.3.4. DIMENSIONAL STANDARD AND EXCEPTIONS TABLES	50	Both	Code clarity and usability	Replaces “perimeter yard” with “setback” throughout the dimensional tables and carries forward the intended Mobile Home table terminology.
6.4.4.C. Height Exceptions	53	TfE		
6.4.5. Setbacks	54	Tucson	Code clarity and usability	Renames Section 6.4.5 from “Perimeter Yards” to “Setbacks.”
6.4.5.A. Application	54	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the application provisions.
6.4.5.B. Measurement	54	Both	Code clarity and usability	Replaces “perimeter yard” with “setback.”
6.4.5.C. Street Setback	54	Both	Code clarity and usability	Replaces “perimeter yard” with “setback.”
6.4.5.D. Exceptions	55	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” throughout the setback exceptions.
6.4.6.C. Measurement	55	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the measurement provision.
6.6.2. ACCESSORY BUILDINGS AND STRUCTURES	56	Both	Modernize design standards	Provides the parent context for the City’s accessory-building height, setback, cistern, and figure changes.
6.6.2.A.	56	Tucson	Modernize design standards	Raises the small accessory-structure threshold from five feet to seven feet and conforms the related wall-height reference.
6.6.2.D.	58	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the accessory-building placement standards.
6.6.2.I.	56	Both	Code clarity and usability	Replaces “perimeter yard” with “setback,” including the Figure 6.6.1-A reference and caption.

6.6.2.J.	56	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the accessory-wall provision.
6.6.2.L	56	Both	Modernize design standards	Adds §6.6.2.L establishing four placement conditions for cisterns based on height, area, yard location, setbacks, and integration with the principal building.
FIGURE 6.6.1-A: HEIGHT OF WALL OR FENCE WITHIN A SIDE OR REAR SETBACK	86	Both	Code clarity and usability	Replaces the existing six-foot wall/fence graphic with the revised seven-foot graphic and changes “Perimeter Yard” to “Setback” in the caption.
6.6.3.B.	58	Both	Modernize design standards	Adds the middle-housing-subdivision limitation, the accessory-structure conversion provision, and the updated landscaping reference and numbering.
6.6.3.D.	58	Tucson	Modernize design standards	Raises the general accessory-structure height limit from 12 feet to 15 feet.
6.6.5.A. Accessory Community Garden	58	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the accessory community-garden standards.
6.6.5.E. Keeping of Food Producing Animals	58	Both	Code clarity and usability	Replaces “perimeter yard” with “setback” and raises the affected animal-shelter threshold from six feet to seven feet.
7.2. APPLICABILITY	60	TfE		
7.3.2. Shadows From Multistory Structures	60	TfE		
7.4.2.B. Applicability	60	Both	Emerging land uses & adaptive reuse	Updates the adaptive-reuse section number and replaces the fixed-date title with the rolling-ten-year concept.
7.4.3.D. Changes Of Use	60	Both	Emerging land uses & adaptive reuse	Conforms the adaptive-reuse reference to the revised section title.
7.4.4.A. Calculation Of Required Motor Vehicle Parking Spaces For Multiple Or Mixed Use Development	60	Tucson	Clarify parking standards	Allows restaurants, bars, and entertainment uses to participate in the standard mixed-use parking calculation instead of being calculated separately.

7.4.4.B. Minimum Number Of Motor Vehicle Parking Spaces Required	61	Both	Clarify parking standards	Consolidates recreational-use parking, corrects the K-12 drop-off reference, and adds a zero-parking category for unattended uses.
7.4.5.C. Reductions for Small-Scale Residential Uses	62	TfE		
7.4.5.E. Reduction Based On Additional Electric Vehicle Supply Equipment	62	TfE		
7.4.5.F. Other Permitted Reductions	63	TfE		
7.4.6.B. Location	63	TfE		
7.4.6.K. Use Of Street Or Alley For Maneuvering Area	63	TfE		
7.4.7.A. Requirement	63	Tucson	Modernize design standards	Clarifies Table 7.4.7-1 as a maximum, rather than minimum, vehicle-stacking standard.
7.4.7.B. Design Criteria	64	Tucson	Modernize design standards	Adds a requirement that stacking lanes be separated from parking aisles and may not block parking spaces.
7.4.8.B. Minimum Number Of Bicycle Parking Spaces Required	64	TfE		
7.5.4.F. Striping Requirements	64	TfE		
7.6.3.A	64	TfE		
7.6.4.B. Vehicular Use Areas	64	TfE		

7.6.8. New Single-Family Development, Middle Housing Development, And Accessory Dwelling Units	65	TfE		
7.6.8.A	65	TfE		
FIGURE 7.6.2-A: GROUNDCOVER STREET-FRONTAGE EXAMPLES	86	Both	Remove barriers to housing	Adds the groundcover graphic and caption explaining how irregularly shaped lots measure street frontage.
7.8.4.C. Width Of Access	66	Both	Remove barriers to housing	Changes the access-easement trigger from more than two to more than three single-family homes.
7A.3.B. Residential Use	67	Both	Remove barriers to housing	Replaces the older single-family/multifamily phrase with the broader City-proposed “residential family dwelling” formulation.
7A.4.1.A.	67	Tucson	Sign code reuathorization	Requires proof of FCC compliance for signs that emit radio frequencies, including electronic message centers.
7A.6.9.C. Multiple Frontage Lots	67	Tucson	Sign code reuathorization	Reassigns Multiple Frontage Lot review from the Sign Design Review Committee to a Design Professional.
7A.6.9.E. Signs Per Street Frontage	67	Tucson	Sign code reuathorization	Reassigns Signs Per Street Frontage review from the Sign Design Review Committee to a Design Professional.
7A.7.1.D. Decision	67	Tucson	Sign code reuathorization	Replaces the Sign Design Review Committee with a City-assigned design professional for Sign Design Option decisions.
7A.8.1.A.	67	Tucson	Sign code reuathorization	Adds drive-through clearance bars to the list of structures exempt from sign permits.
7A.10.1.B. Interior Signs	68	Tucson	Sign code reuathorization	Clarifies that interior mall signs do not require a sign permit, while other permit requirements may still apply.
7A.10.1.F. Menu Boards	68	Tucson	Sign code reuathorization	Adds a definition and permitting standard for menu boards used with drive-through, drive-in, or walk-up service.

7A.10.2.A. Permanent Signs - Zone Category Standards	68	TfE		
7A.10.2.B. Permanent Signs - Maximum Sign Area And Special Zone Standards Per Zone Category	69	Tucson	Sign code reuathorization	Clarifies whether maximum sign area is calculated from street or building frontage and adds the General Business frontage allowance.
7A.10.2.C. Permanent Signs - Additional Sign Type Standards	70	Both	Sign code reuathorization	Removes the ten-foot setback for an Access Point Sign.
7A.13. SIGN DESIGN REVIEW COMMITTEE (deleted)	73	Tucson	Sign code reuathorization	Deletes the Sign Design Review Committee provisions from the Sign Standards article.
8.3.1.E. Review	74	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the land-division review standards.
8.4.5.A. Applicability	74	Tucson	Remove barriers to housing	Adds Middle Housing Subdivisions to the final-plat applicability provision.
8.4.5.B. Application Required	74	Tucson	Remove barriers to housing	Adds Middle Housing Subdivision applications to the final-plat application requirement.
8.4.6. Middle Housing Subdivision	74	Tucson	Remove barriers to housing	Adds the new Middle Housing Subdivision procedure.
8.4.6.A. Purpose	74	Tucson	Remove barriers to housing	States the purpose of allowing land with one to four dwelling units to be divided without the ordinary subdivision procedures.
8.4.6.B. Applicability	74	Tucson	Remove barriers to housing	Establishes eligibility and site criteria for a Middle Housing Subdivision.
8.4.6.C. General Provisions	75	Tucson	Remove barriers to housing	Establishes how setbacks, lot size, coverage, landscaping, building separation, access, infrastructure, and unit limits apply to Middle Housing Subdivisions.
8.4.6.D. Pre-Application Conference Required	75	Tucson	Remove barriers to housing	Requires a pre-application conference for a Middle Housing Subdivision.

8.4.6.E. Application, Review, Decision, And Recordation	75	Tucson	Remove barriers to housing	Establishes preparation, review, approval, recordation, and required-note procedures for a Middle Housing Subdivision.
8.7.3.B. Applicability	75	TfE		
8.7.3.C. General Development Criteria	76	Tucson	Simplify review processes	Requires an FLD proposed with a rezoning to conform to the General Plan and applicable adopted plans.
8.7.3.K. Setbacks Along FLD Project Site Boundaries	76	Tucson	Code clarity and usability	Replaces “perimeter yards” with “setbacks” along FLD project boundaries.
8.7.3.L. Setbacks On Interior Lots	76	Tucson	Code clarity and usability	Replaces “perimeter yards” with “setbacks” on interior FLD lots.
8.7.3.M. Design Criteria	76	TfE		
8.7.3.P. FLD Submittal, Review, And Decision	78	Tucson	Simplify review processes	Removes the required neighborhood meeting for an FLD and instead requires mailed notice of application submittal.
9.2.1. Discontinuance Of A Nonconforming Use	79	TfE		
9.2.4. Substitution With A Use From A Different Land Use Class	79	Both	Emerging land uses & adaptive reuse	Moves substitution with a use from a different land-use class from the Zoning Examiner procedure to PDSD Director approval.
10.2. ENFORCEMENT AUTHORITY	80	Tucson	Code clarity and usability	Removes HCDD from enforcement responsibility and replaces the reference to City departments with City staff persons.
10.3. VIOLATIONS	80	Tucson	Code clarity and usability	Removes HCDD from the list of agencies assisting the Zoning Administrator with violations.
10.4.1. Actions By The Zoning Administrator	80	Tucson	Code clarity and usability	Replaces HCDD with appropriate City staff persons in the Zoning Administrator’s enforcement actions.

10.4.5.B. Additional Penalties	80	TfE		
11.3.4.R. Medical Service - Outpatient	81	Tucson	Emerging land uses & adaptive reuse	Expands Medical Service - Outpatient to include acupuncture and other holistic health practitioner offices.
11.3.7.A. Family Dwelling	81	TfE		
11.3.7.C. Mobile Home Dwelling	82	TfE		
11.3.11.A. Distribution System	82	Tucson	Emerging land uses & adaptive reuse	Adds outdoor battery storage facilities to the Distribution System definition.
11.4.2. Definitions - A	82	TfE		
11.4.3. Definitions - B	82	Tucson	Code clarity and usability	Clarifies the Bedroom definition and replaces “perimeter yard” with “setback” in Building Setback.
11.4.5. Definitions - D	82	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the Developing Area Setback definition.
11.4.6. Definitions - E	82	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the Established Area definition.
11.4.7. Definitions - F	83	Tucson	Sign code reuathorization	Clarifies that the base of a Freestanding - Monument Type Sign must be at least the full width of the sign.
11.4.8. Definitions - G	83	Tucson	Code clarity and usability	Replaces “perimeter yard” with “setback” in the mechanical and passive greenhouse definitions.
11.4.13. Definitions - L	83	Tucson	Remove barriers to housing	Adds “site plan” to the Landscaping definition.

11.4.14. Definitions - M	83	Tucson	Remove barriers to housing	Adds a definition for Middle Housing Subdivision that cross-references Section 8.4.6.
TABLE 3-02: REVIEW TIME FRAME REQUIREMENTS	84	TfE		
TABLE 3-03: TYPICAL TIMEFRAMES FOR COMPLIANCE REVIEW/FLEXIBLE OPTION	85	TfE		

TfE Edits	Integration Status	Remaining Action / QA Note
Corrects “an determination” to “a determination.”	TfE-only edit included	
	QA verified	
	City edit included / QA verified	
Corrects “interest in City City” to “interest in the City.”	TfE-only edit included	
	City edit included	
Repairs the appointment clause to read “appointed based on” and editorially reconciles the City’s temporary-examiner wording.	**Included with TfE modification / Tucson wording pending**	The spacing defect is fixed. Tucson should still replace or expressly approve the awkward phrase “unable to perform the duties of the office, such as for conflicts of interest and/or personal reasons.”
	City edit included	
	City edit included	
	Included with TfE correction / QA verified	
	City edit included	
	City edit included / Tucson wording pending	The last unclassified red space is fixed. Tucson should still direct the temporary-appointee wording shared with §2.2.4.A. Two pre-existing rejected-state whitespace-only paragraphs are production cleanup items, not code-text errors.
	City edit included	

	City edit included	
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	City edit included	
	City edit included	
Raises the general site-plan threshold for residential development from three to five dwelling units.	TfE-only edit included	
Repairs drafting and transition problems in the City proposal, including the heading and date language, and clarifies the approval-validity provisions.	Included with TfE modification	
	City edit included	
	City edit included	

	City edit included	
Corrects “as are be necessary” to “as are necessary.”	TfE-only edit included	
	City edit included	
Deletes a redundant paragraph requiring rezoning applications to conform to adopted plans; the complete requirement remains immediately below.	TfE-only edit included	
Corrects the reconsideration cross-reference and related numbering/editorial details.	Included with TfE modification	
Makes the related numbering, cross-reference, and procedural wording corrections needed to integrate the City change.	Included with TfE modification	
Clarifies the procedure for a minor PCD amendment and corrects the title of Section 3.5.3 to “Zoning Examiner Legislative Procedure.”	TfE-only edit included	
Corrects “consideration” to “reconsideration.”	TfE-only edit included	
Deletes a sentence that duplicates PDSD’s text-amendment responsibility in Section 3.7.4.A.	TfE-only edit included	
Deletes a sentence duplicating the rule that a UDC text amendment does not require an application.	TfE-only edit included	
Replaces “application” with “proposed amendment” in the Planning Commission recommendation procedure.	TfE-only edit included	
Replaces “UDC text amendment application” with “proposed UDC text amendment.”	TfE-only edit included	

Replaces “application” with “proposed amendment” in the Mayor and Council decision procedure.	TfE-only edit included	
Corrects “consideration” to “reconsideration.”	TfE-only edit included	
Corrects “by and party of record” to “by any party of record.”	TfE-only edit included	
	City edit included	
	City edit included	
Corrects the internal cross-reference from Section 3.11.1D to Section 3.11.1.D.	TfE-only edit included	
	City edit included	
	City edit included	
	City/legal review needed	Obtain line-by-line City Attorney review against A.R.S. §§ 9-462.10 and 9-1301, including the Building Code definition, eligible-parcel and ten-percent tracking provisions, height/density alternatives, and five-story/55-foot treatment.
	City edit included	
Corrects drafting errors and aligns terminology and internal references within the City’s proposed applicability and definitions.	**Included with TfE modification / City legal review pending**	City Attorney should confirm statutory conformity. The integrated Building Code definition appears to carry only the mobile-home clause of A.R.S. § 9-1301 rather than its complete general definition.
Corrects plural, ownership, documentation, and parcel terminology in the City proposal. TfE’s latest pass also changed the reviewing-office name in items 1.a and 1.b.	**TfE correction pending / Tucson naming confirmation**	Replace the redundant phrase “City of Tucson City Attorney’s Office” in items 1.a and 1.b with the City-approved institutional name, presumptively “City Attorney’s Office,” without altering the rejected state.

Reconciles internal inconsistencies and terminology and adds a lead-in directing height and density to alternative a or b while applying subsection c to either result.	**TfE resolution / City legal review pending**	City Attorney should confirm the legal effect of the a-or-b lead-in and the five-story/55-foot cap. Item a still ends “whichever is greater; or,” and should be punctuated consistently after City direction.
Refines the parcel/category terminology and tracking language used to implement the City’s ten-percent standard.	**Included with TfE modification / City legal review pending**	City Attorney should confirm that the parcel-based tracking language implements the statutory ten-percent requirement as intended.
	City edit included	
	City edit included	
Changes the City draft’s “name and license” requirement to “name and license number” for the demolition contractor.	**TfE resolution / Tucson review pending**	PDSD/Building Safety and the City Attorney should confirm that “license number” is the intended notice content.
Replaces the circular permit-posting sequence with posting of the Notice of Demolition, inspection, expiration of the 15-day notice period, and then permit issuance.	**TfE resolution / Tucson review pending**	PDSD/Building Safety and the City Attorney should validate the responsible actor, inspection timing, and start and end points of the 15-day period.
	City edit included	
	City edit included	
Conforms Table 4.8-1 to the Family Dwelling definitions by replacing Duplex with Middle Housing Development, updating use-specific standards, and standardizing affected utility entries.	TfE-only edit included	
Conforms Table 4.8-2 to the Family Dwelling definitions by deleting the Duplex row, combining attached and detached housing as Single-Family Development, removing the three-to-four-unit Multifamily note, and updating standards and references.	TfE-only edit included	
Conforms residential rows and use-specific standards to Single-Family, Middle Housing, and Multifamily Development.	Included with TfE modification	
Conforms commercial-zone residential rows and standards to the revised Family Dwelling classifications.	Included with TfE modification	

	City edit included	
Conforms the special-use-zone table to the revised Middle Housing and Family Dwelling terminology and standards.	Included with TfE modification	
Deletes the Duplex row and the three-to-four-unit Multifamily note, replaces attached-or-detached terminology with Single-Family Development, and updates Middle Housing and ADU standards.	TfE-only edit included	
	City edit included	
	City edit included	
Adds the missing negative so the combined number of Adult Day Care clients and residents may not exceed the permitted limit.	TfE-only edit included	
	City edit included	
Deletes an obsolete reference to a nonexistent FCC subsection; the general FCC-compliance statement remains.	TfE-only edit included	
	City edit included	
	City edit included	
	City edit included	
	City decision pending	The City must choose or reconcile the mutually exclusive 5,000- and 10,000-square-foot limits; TfE should not resolve this policy conflict unilaterally.

Removes the legacy smaller-dwelling standard; applies the R-1 bedroom-parking rule to each Family Dwelling unit; conforms terminology and numbering; exempts Single-Family and Middle Housing parking from landscaping; and expands the site-plan exemption.	Included with TfE modification	
	City edit included	
	City edit included	
	City edit included	
	City edit included	
	City edit included	
	City edit included	
Adds Middle Housing Development to the Hillside Development Zone's Single-Family development category.	TfE-only edit included	
Standardizes the Hillside Development Zone category name as Multifamily Development.	TfE-only edit included	
Clarifies that FLDs may contain Single-Family, Middle Housing, or Multifamily Development.	TfE-only edit included	
Adds the missing verb so the Design Review Board "shall review" Scenic Corridor variance requests.	TfE-only edit included	
Corrects the Scenic Corridor Zone cross-reference from Section 5.5 to Section 5.3.	TfE-only edit included	

	City edit included	
	City edit included	
Corrects Gateway Corridor utility-variance cross-references to Section 5.5.6 and deletes a duplicated single-family-addition exemption.	TfE-only edit included	
Replaces legacy single-family/multifamily/mobile-home terminology with Family Dwelling and Mobile Home Dwelling uses and assigns the emergency plan to the property owner or operator.	TfE-only edit included	
Makes the same Family Dwelling terminology and emergency-plan responsibility corrections in CUZ-2.	TfE-only edit included	
Replaces legacy single-family/multifamily/mobile-home terminology with Family Dwelling and Mobile Home Dwelling uses in CUZ-3.	TfE-only edit included	
Replaces “single-family and multifamily dwellings” with Family Dwelling and Mobile Home Dwelling uses in Noise Control District 70.	TfE-only edit included	
Corrects “are not be permitted” to “are not permitted.”	TfE-only edit included	
	City edit included	
	City edit included	
	City edit included	
Deletes redundant CCT permissions for Duplex, Single-Family Attached, and Single-Family Detached after the underlying R-1 use table is updated.	TfE-only edit included	

	City edit included	
Adds Middle Housing Development to the description of house-scaled buildings.	Included with TfE modification	
	City edit included	
	City edit included	
	City edit included	
Standardizes the building-placement standard to use Nonresidential buildings and Multifamily Development.	TfE-only edit included	
Applies alley or drive-aisle access to garages and carports for Family Dwelling uses and exempts detached single-family dwellings.	Included with TfE modification	
Corrects the IID establishment cross-reference for major and minor design review from Section 5.12.6.I to Sections 5.12.6.B and C.	TfE-only edit included	
Corrects the IID application cross-references so Streetscape, Development Transition, and Alternative Compliance point to Sections 5.12.8.B, C, and D.	TfE-only edit included	
Limits the residential adjacency trigger to Single-Family Dwelling, Detached; corrects the multi-zone parcel reference; and replaces ambiguous “and/or” with “and.”	TfE-only edit included	
Corrects the Final Approval reference from the former subsection L to the PDSD Director Decision in subsection M.	TfE-only edit included	
Corrects the Administrative Manual references to Sections 3-02 and 3-03.	TfE-only edit included	

Corrects the Development Transition Standards reference from Section 5.12.8.B to Section 5.12.8.C.	TfE-only edit included	
Standardizes IID land-use terms as Single-Family Dwelling, Attached; Middle Housing Development; and Multifamily Development, and corrects the Group Dwelling review reference.	TfE-only edit included	
Removes Duplex from IID transition terminology, consistently uses Single-Family Dwelling, Detached, deletes the separate high-density definition, and replaces developing high-density residential sites with Multifamily Development.	TfE-only edit included	
Corrects Alternative Compliance references from the former subsections A and B to Streetscape Design and Development Transition Standards in subsections B and C.	TfE-only edit included	
Merges duplicative surface-parking exceptions into one provision with Director findings and retains the remaining parking standards.	TfE-only edit included	
Corrects the Multi-Zone Parcels mitigation reference to the Development Transition Standards in Section 5.12.8.C.	TfE-only edit included	
Corrects the affordable-housing eligibility reference from Section 5.12.8.G.1 to Section 5.12.8.H.1.	TfE-only edit included	
Corrects IID cross-references for transition standards, parking plans, shade requirements, and the affected distance provision.	Included with TfE modification	
Corrects the Greater Infill Incentive Subdistrict bicycle-parking reference to the IID Parking Plan in Section 5.12.8.F.2.	TfE-only edit included	
Corrects Downtown Core Subdistrict transition and parking references.	Included with TfE modification	
Replaces a duplicative unlisted-use provision with a cross-reference and corrects the Alternative Compliance reference.	TfE-only edit included	
Allows only Multifamily and Middle Housing Development without detached single-family dwellings under the specified standard and corrects the Group Dwelling definition reference.	TfE-only edit included	

Corrects the off-street loading reference from Section 7.4 to Section 7.5 and the shade reference to Section 5.12.8.B.2.	TfE-only edit included	
Corrects IID parking-plan references, fixes a nonexistent Section 5.12.E reference, and changes “care-share” to “car-share.”	TfE-only edit included	
Standardizes the Toole Avenue Area residential terminology as Multifamily Development.	Included with TfE modification	
Standardizes the Warehouse Triangle Area’s residential terminology as Multifamily Development.	TfE-only edit included	
Reorganizes and reconciles the term list so the Mobile Home, Residential, and revised Family Dwelling classifications work consistently.	Included with TfE modification	
Replaces the duplicated Residential Use list with a specific Mobile Home Dwelling category and definition cross-reference.	Included with TfE modification	
Standardizes the Multifamily Development heading and replaces an incorrect numbered cross-reference with a title-based definition reference.	**TfE edit / Tucson hierarchy confirmation pending**	If Tucson approves TfE’s reorganized §11.3.7.A hierarchy, change the specific Multifamily Development reference from §11.3.7.A to §11.3.7.A.4.
	City edit included	
	City edit included	
Removes Duplex, adds Middle Housing Development, and renumbers the Residential Use list.	TfE-only edit included	
	City edit included	
Deletes the redundant Single-Family Use category, which only repeated the Residential Use list.	TfE-only edit included	

Eliminates the duplicate SF key, uses the inclusive Residential (Res) key, adds Middle Housing Development where needed, removes redundant two-unit R-1 entries, and makes the related row and label changes. TfE intentionally deletes the separate O-zone Middle Housing lot-size entries because the defined Res category already includes Middle Housing.	TfE resolution / Tucson confirmation recommended	The accepted-state whitespace and orphan-colon issues are fixed. Tucson should confirm TfE's intentional removal of the redundant O-zone Middle Housing lot-size entries and that the Res values govern those developments.
Corrects the Historic Preservation Zone height-exception reference from Section 6.4.5.B.10 to Section 6.4.4.C.10.	TfE-only edit included	
	City edit included	
	City edit included	
Removes Duplex from the small-scale housing terminology and corrects the carport and garage cross-reference.	Included with TfE modification	
Standardizes Single-Family and Middle Housing Development terminology and makes related grammatical and abbreviation corrections.	Included with TfE modification	
	City edit included	
	City edit included	
Adds related housing/terminology integration and modifies the wall-height and cistern provisions described in §§6.6.2.I and 6.6.2.L.	Included with TfE modification	
	City edit included	
	City edit included	
Raises the ordinary wall or fence height and the related open-area/retaining-wall thresholds from six feet to seven feet.	Included with TfE modification	

	City edit included	
Resolves the uncovered combinations by changing item 1 to apply to cisterns five feet or less in height and ten square feet or less in area, and revising item 2 to allow any cistern six feet or less in height in a side or rear yard with zero setbacks. Retains the over-six-foot and principal-building provisions.	**TfE policy resolution / City review pending**	TfE elected a two-tier structure: qualifying small cisterns may be placed anywhere; all cisterns six feet or less may be placed in side or rear yards with zero setbacks; and cisterns over six feet must meet the zone setbacks. City must confirm the intentional overlap between items 1 and 2 and approve this TfE-authored policy resolution before circulation.
Separates the current and proposed City graphics into two raster image objects to the extent supported by TfE's editing platform. The visible strike/underline remains baked into the rasters, and both image runs are classified as insertions.	**TfE platform correction complete / City vector source pending**	For final production, the City should use clean, uncropped vector artwork and implement separate resolvable current/proposed states. The revised raster's right-side label remains clipped; current formatting removes both images on rejection and retains both on acceptance.
Rewrites ADU eligibility around Single-Family and two-unit Middle Housing Development and changes "commercial site plan" to "site plan."	**Included with TfE modification / Tucson hierarchy review pending**	Tucson should confirm the revised ADU and Family Dwelling policy. If the §11.3.7.A hierarchy is approved, change the specific Single-Family Development reference to §11.3.7.A.2.
	City edit included	
	City edit included	
Deletes the expired Existing Shelter Exemption and its cross-reference.	Included with TfE modification	
Corrects subject-verb agreement by changing "applies" to "apply."	**TfE cleanup / Tucson confirmation pending**	Confirm the express cleanup amendment deleting the duplicated "applies" from the published phrase "applies apply."
Clarifies that solar-shadow mitigation is required only to the extent it does not reduce otherwise permitted development potential.	TfE-only edit included	
Repairs the City draft's malformed adaptive-reuse title so the reference reads "Zoning Compliance for Site Improvements to Facilitate Adaptive Reuse."	Included with TfE modification	
Corrects "different that" to "different from" and condenses the tenant-space bicycle-parking rule without changing its intended calculation.	Included with TfE modification	
	City edit included	

Creates the one-to-five-unit Family Dwelling parking category and replaces the larger multifamily bedroom-based ratios.	Included with TfE modification	
Creates standardized on-street parking and transit/bikeway reductions for small-scale Family Dwelling, Mobile Home Dwelling, and Residential Care uses while preserving the R-1 bedroom-parking requirement.	TfE-only edit included / QA verified	
Deletes the inapplicable Mobile-home EVSE reduction row and changes “Multifamily Dwellings” to “Multifamily Development.”	TfE-only edit included	
Corrects the internal reference for Other Permitted Reductions from Section 7.4.5.E.2-8 to Section 7.4.5.F.2-7.	TfE-only edit included	
Deletes the separate Duplex tandem-parking entry, standardizes residential terminology, and renumbers the remaining entries.	TfE-only edit included	
Removes the parenthetical list of residential use examples from the street-or-alley maneuvering provision.	TfE-only edit included	
	City edit included	
	City edit included	
Adds Land Use Type to the table heading and standardizes the bicycle-parking categories for Single-Family, Middle Housing, Mobile Home, Multifamily, and Group Dwelling uses.	TfE-only edit included	
Corrects the cited title of Section 7.4.6.G to “Striping Requirements.”	TfE-only edit included	
Replaces “single-family dwelling units or duplexes on separate lots” with Single-Family and Middle Housing Developments in the landscaping exceptions.	TfE-only edit included	
Replaces the Duplex parking-lot tree exemption with Single-Family and Middle Housing Developments and renumbers the remaining exceptions.	TfE-only edit included	

Standardizes the section title to Single-Family Development, Middle Housing Development, and Accessory Dwelling Units.	TfE-only edit included	
Standardizes the operative landscaping language to Single-Family and Middle Housing Development. Standardizes Single-Family and Middle Housing terminology and corrects the figure reference from “Figure 7.6.2.A” to “Figure 7.6.2-A.”	**Included with TfE modification / Tucson confirmation pending**	Confirm TfE’s correction of the City draft’s figure reference from “7.6.2.A” to “7.6.2-A.”
Reworks the City figure insertion to the extent supported by TfE’s editing platform, using the available raster artwork and applying the best available insertion-state treatment to the image and caption.	**TfE platform correction complete / City vector source pending**	For final production, the City should use its clean vector source and confirm the corrected “7.6.2-A” identifier. The raster’s visible underline is baked into the pixels while its Word image run remains unclassified as an insertion, so the image survives rejection.
Replaces the City’s three-home formulation with a trigger for easements serving more than four dwelling units, aligning it with the middle-housing/multifamily split.	Included with TfE modification	
Replaces that general City wording with the defined classes “Family Dwelling or Mobile Home Dwelling.”	Included with TfE modification	
	City edit included	
	City edit included	
	City edit included	
	City edit included	
	City edit included	
	City edit included	
	City edit included	

Corrects the Historic District and Pedestrian District sign references to Sections 7A.11.1.H and 7A.11.2.D.	TfE-only edit included	
	City edit included	
Corrects the Historic District and Pedestrian Business District references for projecting signs.	Included with TfE modification	
	City edit included	
	City edit included	
	City edit included	
	City edit included	
	City edit included	
Adds the missing article so the second sentence begins “A Middle Housing Subdivision.”	**Included with TfE editorial correction / Tucson confirmation pending**	Tucson should approve TfE’s insertion of the missing article in “A Middle Housing Subdivision.”
Corrects the Street Technical Standard citation punctuation and changes “all weather” to “all-weather.” TfE otherwise retains the City’s item 8 language, including the unresolved phrase “special requirements.”	**Included with TfE modification / Tucson clarification pending**	The phrase “special requirements” in item 8 is ambiguous. Tucson should clarify which requirements it means, what must be determined, who makes the determination, and whether the criterion requires identification, compliance, or conditions of approval.
Corrects missing commas, updates the §7.6.8 title, and removes the unnecessary comma before “are required.”	**Included with TfE editorial correction / Tucson confirmation pending**	Tucson should approve TfE’s punctuation, §7.6.8 title, and subject-verb-comma corrections as non-substantive drafting repairs.
	City edit included	

Clarifies that the required pre-application conference is the conference in §8.4.6.D, replacing the City draft's incomplete "pre-application is required" wording.	**Included with TfE editorial correction / Tucson confirmation pending**	Tucson should approve TfE's clarification that the required step is the pre-application conference in §8.4.6.D.
Standardizes FLD applicability using Single-Family, Middle Housing, and Multifamily Development and expressly retains FLD eligibility for Middle Housing.	TfE-only edit included	
	City edit included	
Exposes and repairs the published omission of "with" in the phrase "in accordance with," while retaining the City's setback amendment.	**Included with TfE cleanup / Tucson confirmation pending**	Confirm the insertion of "with" as an express cleanup amendment.
	City edit included	
Standardizes FLD design terminology using Single-Family Dwelling, Detached; Single-Family Development; and Multifamily Development.	**TfE cleanup / Tucson confirmation pending**	Confirm the explicit insertion of "an" before "existing Single-Family Development" and the related terminology cleanups.
	City edit included	
Corrects the merged phrase "thenonconforming" to "the nonconforming."	TfE-only edit included	
Corrects the Board of Adjustment variance cross-reference and integrates the related procedural wording.	Included with TfE modification	
	City edit included	
	City edit included	
	City edit included	

Completes the permit-reinstatement sentence by requiring the violation to be addressed in a manner satisfactory to the PDSD Director.	TfE-only edit included	
	City edit included	
Rewrites Family Dwelling definitions to establish mutually exclusive site-level categories for Single-Family, Middle Housing, and Multifamily Development and separate dwelling-form, manufactured-housing, and ADU definitions.	**TfE policy resolution / Tucson review pending**	The accepted spacing defect is fixed. Tucson should review and approve the site-level Family Dwelling classifications, ADU counting rule, and ownership-neutral attached/detached definitions using representative ownership and platting scenarios.
Removes the incorrect numbered cross-reference for Manufactured Housing from the Mobile Home Dwelling definition.	**TfE edit / Tucson hierarchy confirmation pending**	If Tucson approves the reorganized §11.3.7.A hierarchy, change the specific Manufactured Housing reference from §11.3.7.A to §11.3.7.A.1.
	City edit included	
Deletes the redundant Apartment Building definition and corrects the ADC-2 range from 1,2001 to 12,001 feet.	TfE-only edit included	
	City edit included	
	City edit included	
	City edit included	
	City edit included	
	City edit included	
	City edit included	

	City edit included	
Conforms Table 3-02 to the 400-foot IPP threshold, adds Historic Preservation Zones, and replaces the fixed May 1, 2005 adaptive-reuse reference with the rolling ten-year standard.	TfE-only edit included	
Conforms Table 3-03 to the 400-foot IPP threshold, adds Historic Preservation Zones, and replaces the fixed May 1, 2005 adaptive-reuse reference with the rolling ten-year standard.	TfE-only edit included	

From:	Google User
To:	PlanningCommission
Subject:	In support of reduced parking minimums to ensure onerous parking requirements don"t block new housing construction
Date:	Tuesday, August 25, 2026 1:05:11 PM

You don't often get email from mmpalmer520@gmail.com. Learn why this is important

Dear Members of the Tucson Planning Commission:

I am writing in support of reducing parking minimums in CODE Tucson ’26. Tucson needs to be careful that parking requirements do not make it harder or more expensive to build the housing the city needs.

Parking takes up land that could otherwise be used for housing and adds to construction costs. Those costs matter for every housing project, but they can be especially significant for small infill projects and middle housing, where a relatively small site may need to accommodate several homes along with required parking.

The proposed changes would be a reasonable step forward. Requiring one parking space per dwelling for residential developments of one to five units, reducing requirements for smaller multifamily units, and expanding parking waivers near transit and bikeways would give housing developers more flexibility without eliminating parking requirements.

The location of a development should matter when determining how much parking is necessary. A development within a quarter mile of transit or a bikeway should not be subject to the same parking expectations as housing in an area where residents have few transportation options. Allowing parking reductions in these locations makes sense and supports the City's goals for more walkable, bikeable neighborhoods and better use of existing infrastructure.

Tucson should also consider going further with parking reform in future code updates. Many other cities have already reduced or eliminated parking minimums for some types of residential and commercial development. Tucson should be willing to learn from those examples rather than continuing to require more parking than a particular development or location needs.

I urge the Planning Commission to support the proposed reductions in parking minimums and the expanded parking waivers. The City should not allow onerous parking requirements to prevent or increase the cost of new housing, particularly infill and middle housing.

I appreciate your consideration.

In Community.

Margaret Palmer

From: Putney, April M - (aputney)
To: PlanningCommission
Subject: Reduce or Eliminate Parking Minimums CODE Tucson "26
Date: Tuesday, August 25, 2026 9:53:18 AM

You don't often get email from aputney@arizona.edu. Learn why this is important

Hi,

I am writing **in support of reduced parking minimums** in CODE Tucson '26.

How much talk from the dais do we need to hear from elected and appointed officials about the housing crisis to act in accordance with the urgent demands of our time? Forcing developers to meet bogus parking minimums, without consideration of the desired urban density in any specific part of the city, is the antidote to housing infill goals. Parking takes up valuable space that could otherwise be enriched by urban housing infill. I feel compelled to add that a parcel with housing on it represents higher property values than a parcel with a parking lot.

I support imposing strict and constrained **parking *maximums***, instead. I propose that CODE Tucson put the city on a parking 'diet' for all the reasons you, as educated planners, are already aware of (or should be in your positions).

Please support a rational code with reduced parking minimums (or constrained parking maximums!) that allow for a lessened heat island, more housing, and more flexibility for developers who want to cater to a diverse clientele that may favor alternative modes. Tucson is filled with existing parking lots - let's not continue to add to the barren heat sinks, please.

Best Regards,

April Putney
MSUP Urban Planning
CAPLA

From: Elizabeth Casey
To: PlanningCommission
Subject: Reduce parking requirements
Date: Tuesday, August 25, 2026 9:55:51 AM

[You don't often get email from liz11359@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello

I wanted to send my comment that I am in favor of reducing parking requirements and ensuring that parking does not obstruct new housing developments.

New housing developments can help with current serious public health and housing crises that will improve safety for all of our communities. There's literally no urgent need to have parking requirements.

Thank you
Liz Casey

Sent from my iPhone

From: Savannah Blide
To: PlanningCommission
Subject: Support for reducing parking minimums
Date: Tuesday, August 25, 2026 5:17:10 PM

You don't often get email from sav.blide@gmail.com. Learn why this is important

Hello,

I am a student at the University of Arizona and resident of the West University neighborhood, and have lived in Tucson for three years.

I am writing to voice my support for reducing parking minimums for new developments in order to ease the way for increased density in our city, increase the supply of housing, and reduce car dependency in Tucson.

Please consider joining the ranks of other progressive cities in the US and reducing (or eliminating!!) parking minimums. Also please read the High Cost of Parking by Don Shoup.

Sincerely,
Savannah Blide

City of Tucson Planning Commission,

93 people have signed a petition on Action Network telling you to Reduce Parking Minimums in CODE Tucson '26.

Here is the petition they signed:

> Tucson for Everyone is writing in support of parking requirement reform and greater code corrections at the August 26th Public Hearing before the Planning Commission. We greatly appreciate the time PDSD staff has taken on this project, including public outreach and the incorporation of some of our proposed edits. We still believe that while the proposed code amendments resolve many issues with the current UDC, they leave many issues untouched. These include cross-reference errors and generally unclear language. The current changes proposed in CODE Tucson ‘26 also do not go far enough in removing the many barriers to housing that exist in the code.
>
> We urge that the current parking waiver for middle housing be clearly expanded to other uses, including all 1-5 unit residential developments. Many other comparable cities such as Minneapolis, Raleigh, Sacramento, Baltimore, and Portland, Oregon have removed parking minimums citywide. Nashville has removed parking minimums in its downtown and surrounding areas, while Dallas has removed parking minimums near transit and for all multifamily developments under 20 units and any bars or restaurants under 2,5000 sq. ft. As a result of changes like these, cities like Minneapolis have seen increases in development and decreases in both rent and carbon emissions. Despite many stated fears from those who oppose parking reform, research demonstrates that when parking is reduced, parking is still included in new housing and existing parking becomes used more efficiently. This code clean-up project should be taken as an opportunity to simplify and reduce the UDC’s parking requirements to align with a growing consensus on new best planning practices.
>
> In addition, Tucson for Everyone supports more of our proposed clarity and usability changes to be adopted to make the UDC more intelligible for those who use it. While these may be individually small in importance, the cumulative effect of small and substantial errors makes using the UDC unnecessarily complicated. Adopting changes for clarity and consistency will help make this crucial regulatory document more legible and usable.

You can view each petition signer and the comments they left you below.

Thank you,

Tucson for Everyone

---

1. Artemis-June Torre (*ZIP code: 85719)*

2. Bobby Fisher (*ZIP code: 85718)*

3. Elaine MacPherson (*ZIP code: 85705)*
Let's build more housing! We don't want excessive parking requirements to get in the way.

4. Kevin Woldhagen (*ZIP code: 85745)*
I am writing to support Tucson for Everyone's proposed parking requirement reform and greater code corrections at the August 26th Public Hearing before the Planning Commission. I greatly appreciate the time PDSD staff has taken on this project, including public outreach and the incorporation of some of TFE's proposed edits. But the current changes proposed in CODE Tucson ‘26 do not go far enough in removing the many barriers to housing that exist in the code.

I urge that the current parking waiver for middle housing be clearly expanded to other uses, including all 1-5 unit residential developments. I lived in Sacramento, a comparatively sized city with a similar downtown core with surrounding suburbs (and very hot summers □ □) from approximately 2010 to 2024. During this time, Sacramento made changes to its parking minimums, first in the downtown area and the expanded to the entire city once it saw the the development it spurred. Parking minimums had long prevented empty lots in downtown from becoming places for people to live and enjoy. In that time, the downtown core has become more vibrant, safer, and a place where people can connect and form strong community bonds. Further, the city has kept its character, and parking is still available, just used more efficiently.

I want Tucson to enact the same changes so it can see a similar growth trajectory. Our city is great and having more people be able to live here affordably. When people are spending less on housing, they're spending more in their community, and have more resources and leisure time to contribute to what makes this city great.

In addition, I support TFE's proposed clarity and usability changes to make the UDC more intelligible for those who use it. While these may be individually small in importance, the cumulative effect of small and substantial errors makes using the UDC unnecessarily complicated. Adopting changes for clarity and consistency will help make this crucial regulatory document more legible and usable.

5. Rishi Chandra (*ZIP code: 85705)*

6. Walter Rahmer (*ZIP code: 85719)*
Removing parking minimums is the first step to turning Tucson into a great place to live.

7. Rory Juneman (*ZIP code: 85712)*

8. Jonathan Siefers (*ZIP code: 85719)*

9. Evan LaForge (*ZIP code: 85719)*

10. Kyle Snowden (*ZIP code: 85716)*
When I built my ADU, the only easy part of permitting was the HVAC because I just needed to submit a recommendation from a professional who confirmed what size system my home would need. I don’t see why parking should be any different—I can’t imagine the city would ever be in a better position to know how much/what type of parking a building would need than the people actually using it.

11. Boris Georgiev (*ZIP code: 85716)*

12. An anonymous signer (*ZIP code: 85719)*

13. Nicole Sanderson (*ZIP code: 85745)*
One of the reforms that results in the MOST new housing is parking flexibility. Don't ban it, just stop requiring it. Those storing cars should pay for the land that mode requires. The costs for their car storage should not be distributed to everyone inside prices of goods and services.

14. Raven B (*ZIP code: 85718)*

15. Patrick Lee (*ZIP code: 85705)*

16. Thomas Jay Crosby (*ZIP code: 85705)*

17. matthew nosal (*ZIP code: 85716)*

18. Cheyene Garcia (*ZIP code: 85712)*
We don't need more parking, we can use that space for pedestrians or nature.
Why are we obsessed with the archaic thought of cars being the center of our being.

19. Hannah Caproon (*ZIP code: 85749)*

20. Jo Sebring (*ZIP code: 85750)*

21. Zacheriah Castillo (*ZIP code: 85712)*

22. Susan Castillo (*ZIP code: 85712)*

23. Zoe Castillo (*ZIP code: 85712)*

24. David Castillo (*ZIP code: 85712)*

25. Courtney Miranda (*ZIP code: 85712)*

26. Yolanda Contreras (*ZIP code: 85711)*

27. Jennifer Levstik (*ZIP code: 85711)*

28. Christina Baum (*ZIP code: 80224)*

29. William Shaw (*ZIP code: 85705)*

30. Joy Mockbee (*ZIP code: 85719)*

31. Kristin Dougherty (*ZIP code: 85710)*

32. Brian Davis (*ZIP code: 85712)*

33. Savannah Blide (*ZIP code: 85705)*

34. Victoria Brigham (*ZIP code: 85719)*

35. Ian Johnson (*ZIP code: 85701)*
The best parts of most cities were built before parking requirements, and it shows: they are more walkable & vibrant, and people go out of their way to visit them. Tucson has plenty of places for parking for people unwilling to walk; let's allow some places to become more livable by removing the parking minimums and increasing their appeal to people (instead of drivers).

36. Thomas Thivener (*ZIP code: 85715)*

37. Tatyana Bresler (*ZIP code: 85715)*

38. Elaina Richards (*ZIP code: 85719)*

39. Christine Maes (*ZIP code: 85716)*

40. Jerry Ross (*ZIP code: 85712)*

41. Nico Giraldo (*ZIP code: 85719)*

42. Chloe Valdez (*ZIP code: 85711)*

43. Sara Rusk (*ZIP code: 85705)*

44. Diana Englert (*ZIP code: 85719)*

45. Noel Valle (*ZIP code: 85746)*

46. Monique Laraway (*ZIP code: 85712)*
Tucson has such a beautiful natural environment and vibrant local community hubs. It's a shame that so much of our urban landscape is being converted into parking lots and asphalt, normalizing the destruction of old-growth desert and wildlife habitat while contributing to an increasingly warming climate.
Tucson has long been forward-thinking when it comes to water conservation, recycling, and creative approaches to sustainability. Yet sprawling parking lots undermine those efforts. We should invest more in public transportation, carpooling, and other forms of alternative transportation that benefit everyone while reducing our reliance on single-occupancy vehicles.

For the parking lots we do have, we should be more intentional about how they're designed—with thoughtful landscaping, abundant shade, native plants, and water-catchment systems that help restore rather than degrade our environment.

Traffic is becoming increasingly dense and dangerous, and we owe it to one another to reduce the harm while preserving the charm of what makes Tucson special. We can build a city that is more sustainable, walkable, connected, and resilient without sacrificing the natural beauty and character that make Tucson such a remarkable place.

47. Nathaniel Dykstra (*ZIP code: 85260)*
I wanted to move to Tucson in the past, and my bikie is my primary transportation. However I discovered my typical destinations in Tucson were to far apart and rent was more expensive than expected in large part due to massive parking requirements forcing them apart. Please make Tucson someplace I can live affordably without a car.

48. James Fowler (*ZIP code: 85712)*
Reducing the required parking per project is a clearly good move we should implement.

49. Julie St John (*ZIP code: 85711)*
I become incensed everytime I drive around El Con and see all the wasted space that could be used for something beneficial. Please modify this code to make Tucson Sane again. Plus.. all the concrete! Ugh.

50. Cristina Luis (*ZIP code: 85711)*

51. Scott Powell (*ZIP code: 85710-7927)*

52. Beatrice Fowler (*ZIP code: 85719-5109)*

53. Antonio Parker (*ZIP code: 85719)*

54. Constance Trecartin (*ZIP code: 85719-3221)*

55. Emily Hunting (*ZIP code: 85705)*

56. Dre Thompson (*ZIP code: 85701)*

57. Robin Steinberg (*ZIP code: 85711)*

58. Carolina Silva (*ZIP code: 85719)*

59. Robert Hoyt (*ZIP code: 85711)*

60. Rachel Wilson (*ZIP code: 85701-2604)*

61. CJ Jones (*ZIP code: 85705)*

62. Gilberto Vega (*ZIP code: 85711)*

63. Holly Bryant (*ZIP code: 85705)*
The parking requirement is unnecessary.

64. Judith Keagy (*ZIP code: 85704)*

65. Ashley Huffman (*ZIP code: 85710)*
Our city is increasingly getting hotter and more parking lots are only going to make this worse. As a city bus rider, I see homeless individuals every day that severely impacted by heat exhaustion. They need help. The city needs to do its part. It is our right as citizens to have life, liberty and the pursuit of happiness. Does this not apply to our poor?

66. Roy Hill (*ZIP code: 85718)*
Parking minimums are unnecessary requirements that should be removed, and create barriers to housing and increase sprawl. Get rid of them!

67. Paige Humphrey (*ZIP code: 85713)*

68. Rowan Douglas (*ZIP code: 85716)*

69. Melissa Docherty (*ZIP code: 85705)*

70. Hannah Tanquary (*ZIP code: 85716)*

71. M Palmer (*ZIP code: 85711)*

72. Alain d'Epremesnil (*ZIP code: 85716)*
There are so many nice tings we could have in place of all that parking!

73. Louis Woofenden (*ZIP code: 85711)*

74. Eleanor Navarro (*ZIP code: 85716)*

75. Mike Ingram (*ZIP code: 85745)*
We need to do something about these giant waste of spaces for parking lots, which are almost completely empty. Get rid of the minimums across the board. Build low income housing on the lots we have (EL CON !!).

76. Erika Lang (*ZIP code: 85719)*
Tucson's housing market is already strained. Median-income households spend around 43.7% of income on housing - archaic parking minimums would act as an invisible tax that stifles small business growth. Mandating blanket parking regardless of transit access artificially constrains supply, driving up rents and forcing lower-income workers to subsidize parking that adds up to 17% of a unit's rent. In addition, these rigid mandates likely harm local enterprises: excess parking requirements force low-density layouts that inflate startup costs, spread out the urban fabric, and hurt foot traffic for local cafes and creative agencies. Protecting our small businesses requires removing these burdensome mandates to reduce overhead and allow walkable, vibrant commercial corridors to thrive. Eliminating parking minimums near transit, adopting parking maximums, and unbundling parking lets the market self-regulate, redirecting capital into productive housing and storefronts that lower entry barriers for the local entrepreneurs driving Tucson's economy.

77. Loraine Zagula (*ZIP code: 85719)*

78. Coal Candelario (*ZIP code: 85730)*
Take steps to make Tucson more walkable and reclaim wasted space from parking lots!

79. Christina arnoldy (*ZIP code: 85716)*

80. Joey Iuliano (*ZIP code: 85719)*

81. Ryland Plassmann (*ZIP code: 85719)*

82. Dario Andrade Mendoza (*ZIP code: 85719)*

83. Lara Law (*ZIP code: 85716)*

84. Frank Harris (*ZIP code: 85711)*

85. Hava Buchanan (*ZIP code: 85710)*

86. Stacey Plassmann (*ZIP code: 85719)*

87. Wesley Creigh (*ZIP code: 85716)*

88. Amanda Gattenby (*ZIP code: 85718)*
Encumbering projects with too much parking eliminates opportunities to expand housing.

89. Amy Stalkfleet (*ZIP code: 85719)*
No parking minimums!

90. Tc Tolbert (*ZIP code: 85719)*

91. camille kershner (*ZIP code: 85749)*

92. Emma Laehn (*ZIP code: 85716)*

From: Artemis-June Torre
To: PlanningCommission
Subject: Request to Speak, August 26, 2026 meeting
Date: Wednesday, August 26, 2026 11:29:40 AM
Attachments: reduce-parking-minimums-in-code-tucson-26_signatures_202608260613.pdf

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Dear Planning Commission,

My name is Artemis-June Torre, I am submitting my request to speak at the August 26 meeting on CODE Tucson '26. Attached is a letter petition serving as written comment as well.

Many thanks,
Artemis-June Torre