

Information Packet Addendum



Overview

This document is an addendum to the original Community Ordinances and Development Enhancements (CODE)Tucson '26 Information Packet. The items detailed within this packet were identified based on feedback received from two community outreach meetings, a community survey, and feedback provided by stakeholders. These have been added to the CODE Tucson '26 package, in addition to the proposed amendments identified in the initial Info Packet.

Theme Overview –Additional Items Identified

Theme	Number of Items	Focus	Pages
1. Clarify Parking Standards	3	Simplify parking requirements to better align with how sites are used today.	1
2. Code Clarity and Usability	4	Clean-up items that improve wording, organization, consistency, and ease of use.	2
3. Emerging Land Uses and Adaptive Reuse	3	Respond to newer land uses, changing business models, and reuse of existing buildings.	4
4. Modernize Design Standards	3	Update design-related standards to reflect current practices, technologies, and development needs.	5
5. Remove Barriers to Housing	2	Support housing flexibility and reduce avoidable regulatory barriers.	6
6. Sidewalk Repair	0	Clarify sidewalk and landscaping requirements on public streets, as regulated in the City Code.	7
7. Sign Code Reauthorization	8	Update sign standards to improve organization, interpretation, and use. Remove sunset date.	8
8. Simplify Review Processes	5	Administrative or procedural changes intended to make reviews more clear, predictable, efficient and reflective of current practices.	9

How to read each item

Issue	What issue was identified in the existing code or process
Change	The type of revision, clarification, or process adjustment being considered
Impact	How the change may help code users

Types of City Codes

- Tucson City Code (TCC): the City’s overarching code for the whole City
- Unified Development Code (UDC): the City’s zoning and development code, a section of the TCC
- Technical Standards Manual (TSM): a supplement to the UDC that includes technical requirements and diagrams

Theme 1: Clarify Parking Standards



This theme focuses on simplifying parking requirements to better align with how sites are used today. This section includes 3 new items.

UDC — Section 4.11.1

Topic	Allow temporary parking to be used during special events
Issue	The Code does not currently permit temporary off-street parking for special events such as the Gem Show.
Change	Add language that special event parking may be provided if accessed on a major street or route, limited to a 30 day duration.
Impact	Increase available parking for special events that contribute to Tucson's vitality.

UDC — Section 7.4.4.B

Topic	Parking for outdoor seating areas included as part of calculations
Issue	Restaurants and bars must include outdoor seating areas in their parking calculations, even though the areas may be temporary or seasonal.
Change	Remove the requirement for outdoor seating areas to be considered in calculating required parking.
Impact	Parking requirements will more accurately reflect the consistently seated areas in restaurants and bars, allowing for business flexibility.

UDC — Section 11.3.9.C

Topic	Parking for shopping centers, remove limit for 50% restaurants and bars
Issue	The standards for shopping center parking is overly restrictive related to restaurants and bars, restricting business relocations.
Change	Remove the requirement that only 50% of shopping centers be used for restaurants and bars.
Impact	There will be more options for businesses in shopping centers, where there is generally an abundance of parking.

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UDC — Sections 7.4.5, 7.4.6.B.1, 3.3.3, and 3.3.5

Topic	Simplify and Clarify Individual Parking Plan Requirements
Issue	Existing standards limit where Individual Parking Plans (IPP) can be utilized and there are specific areas where clarification is needed. This constrains the flexibility of this tool to right size parking for specific developments
Change	Make Individual Parking Plans available for any use on any site. Expand submittal requirements to include on street parking utilization within 600 feet of a site, add EV and bicycle/multimodal standards as well as a post-approval complaint response plan. Clarify that the compatibility analysis would apply to all projects rather than only those near restrictive residential or historic zones. Move all IPP's to administrative review, eliminating the 400' Notice Procedure track, with the PDSD Director able to impose conditions. Clarify that legally established off-site parking would be exempt from current design criteria, subject to safety and accessibility conditions.
Impact	Increase flexibility under the IPP and clarify applicability.

Theme 2: Code Clarity and Usability



This theme focuses on cleaning-up items that improve wording, organization, consistency, and ease of use. This section includes 4 new items.

UDC — Section 5.11.2

Topic	Add missing Community Corridors Tool (CCT) graphic
Issue	Graphic for the Community Corridors Tool inadvertently omitted from the original code package.
Change	Add the graphic that was previously adopted but is missing from the code.
Impact	Ensure all necessary graphics are included in the code.

UDC — Section 6.6.5.E

Topic	Remove expired exemption for animal shelters
Issue	Existing animal shelters standards previously had an exemption for food producing animals, which has now expired.
Change	Remove the exemption for existing animal shelters.
Impact	Creates clarity for urban agriculture users.

UDC – Section 11.3.4 and 11.3.9

Topic	Remove obsolete definitions
Issue	Existing definitions for “developing area” and “established area” are no longer used in the UDC and should be removed to avoid confusion.
Change	Remove definitions that are no longer used in the code.
Impact	Aligns different sections of the code for consistency.

UDC – Section 11.3.4 and 11.3.9

Topic	Correct location of definition for smoke shops
Issue	The definition for a smoke shop was located in the incorrect section of the code.
Change	Move the definition of smoke shop from the commercial services use group to the retail use group.
Impact	Improve code clarity and usability by ensuring that the definition is located in the correct section of the code.

Theme 3: Emerging Land Uses and Adaptive Reuse



This section includes updates that respond to newer land uses, changing business models, and reuse of existing buildings. This section includes 3 new items.

UDC — Section 3.3.3.H.1

Topic	Correct adaptive reuse section limiting use in overlay zones
Issue	Existing code limits adaptive reuse in overlay zones, thereby reducing its applicability within portions of the City.
Change	Remove limitations on adaptive reuse in overlay zones.
Impact	Increase the application of adaptive reuse as a viable development option.

UDC Section 4.8.5 and Table 4.8-3

Topic	Allow accessory uses to cultural uses in office zones to be approved through a PDSD Director Special Exception Procedure
Issue	Initial CODE Tucson proposal was to allow accessory uses as a Mayor and Council special exception procedure.
Change	Revised to allow accessory uses to cultural uses as a PDSD Director Special Exception Procedure.
Impact	Decreases administrative burden to allow accessory uses to cultural uses while still ensuring review.

UDC Section 4.8.5 and Table 4.8-3

Topic	Clarify accessory food service uses permitted with principal commercial uses.
Issue	Existing standards may be burdensome and do not reflect current household goods donation processes.
Change	Remove security and security management plan requirements.
Impact	Simplify the donation of household goods for the benefit of the community.

Theme 4: Modernize Design Standards



This section includes updates to design-related standards to reflect current practices, technologies, and development needs. This section includes 4 new items.

UDC — Sections 4.9.5.G.8 and 4.9.5.G.9

Topic	Reduce restrictions on household goods donation centers
Issue	Existing standards are cumbersome, and do not reflect current household goods donations processes
Change	Remove onerous security management plan requirement
Impact	Simplify the donation of household goods for the benefit of the community.

UDC — Section 6.4.5.C and 6.4.5.D

Topic	Clarify setback requirements for garages, carports, and shade structures in front yards
Issue	The existing code is unclear on how setback requirements apply in certain instances.
Change	Clarify setback requirements for garages, and when reductions are allowed, as well as when carports and shade structures can have reductions.
Impact	Provide clarification of what standards apply and when.

UDC — Section 6.6.4.C

Topic	Clarify height for nonresidential accessory structures in residential zones
Issue	Accessory structures for nonresidential uses are currently constrained if located in a residential zone (such as a solar carport at a church).
Change	Clarify that regulations are based on the same height limits as the principal structure.
Impact	Aligns standards with existing construction techniques.

Theme 5: Remove Barriers to Housing



This section focuses on supporting housing flexibility and reducing avoidable regulatory barriers. This section includes 2 new items.

UDC — Section 3.3.3.G

Topic	Align multifamily development and site plan requirements with 5 unit threshold
Issue	The general site plan threshold for residential development is not consistent with the five unit multifamily boundary being proposed under §11.3.7.A.
Change	Increase the general site plan threshold from three to five units.
Impact	Ensures consistency within the Unified Development Code.

UDC — Section 4.9.7.B.12

Topic	Clarify parking exceptions and reductions related to residential uses of 1-4 units
Issue	The new middle housing standards require clarification in regards to parking reductions.
Change	Clarify parking standards for all residential uses of 1-4 units.
Impact	Will make the review process easier for applicants trying to build housing.

Theme 6: Sidewalk Repair



This section includes clarifying sidewalk and landscaping requirements on public streets, as regulated in the City Code. This section includes no new items.

Theme 7: Sign Code Reauthorization



This section focuses on updates to sign standards to improve organization, interpretation, and use, as well as removing the sunset date. Clarifications and edits were made based on stakeholder feedback from a sign stakeholder group.

Theme 8: Simplify Review Processes



This section focuses on administrative or procedural changes intended to make reviews more clear, predictable, efficient and reflective of current practices. This section includes 5 items.

UDC — Section 3.5.3.I

Topic	Adjust Zoning Examiner Appeal Timing
Issue	The timing for appeals with the Zoning Examiner is inconsistent when timeframes are added up.
Change	Timing for reopening a public hearing changed from 40 to 60 days.
Impact	Allows for mandated timings to be met and makes the process clearer.

UDC — Section 3.5.3.J

Topic	Clarify prior approved rezonings are processed in accordance with their original approval
Issue	Clarification sentence needed to state what section will no longer apply.
Change	Add additional language to clarify what section of the code will no longer apply.
Impact	Improves code clarity and usability.

UDC — Section 3.11.1.D.1.f

Topic	Remove Design Development Option (DDO) finding regarding physical circumstances or conditions of the property
Issue	Many properties have challenges seeking an administrative setback reduction due to the current findings.
Change	Remove the requirement for a property to have physical conditions in order to be eligible for a DDO.
Impact	Provide greater flexibility for circumstances which warrant setback leniency.

UDC — Section 4.9.4.V.9

Topic	Remove liquor mitigation plan requirement
Issue	Streamline process for restaurants / bars to operate with a liquor license. Would remove the significant time and process that currently exists but provides few tangible benefits.
Change	Remove the liquor mitigation plan requirement from the UDC thereby simplifying review processes.
Impact	Removal of the liquor mitigation plan would significantly streamline processes.

UDC — Section 5.12.7.F

Topic	Add Rio Nuevo minor review option
Issue	There is not a minor review process for simple projects in the Rio Nuevo Area.
Change	Add a minor review option, similar to the IID and Historic overlays.
Impact	Review processes will be more efficient for small projects, such as signs or replacing a door.