



THE UNIVERSITY OF ARIZONA
Drachman Institute
for the Built Environment

WELCOME!

IT IS TIME FOR A CODE REFRESH!

IT IS NOW TIME TO FOCUS ON OUR UNHOUSED COMMUNITY MEMBERS. SINCE COVID-19, THERE HAS BEEN A SEA CHANGE IN CITIES ACROSS THE COUNTRY TO MAKE HOUSING FOR THE UNHOUSED A PRIORITY - AND COMMUNITIES USUALLY START WITH HOW THOSE DEVELOPMENTS ARE REGULATED.

MANY GROUPS HAVE WORKED HARD TO PROVIDE SPACES FOR THE UNHOUSED AND HAVE IMAGINED INNOVATIVE HOUSING DEVELOPMENTS, BUT THESE DEVELOPMENTS ARE NOT SPECIFICALLY DEFINED IN THE LAND USE CODE.

THE CITY OF TUCSON HAS BEEN ACTIVE WITH HOUSING, THOUGH! PLANNING AND DEVELOPMENT SERVICES HAS CREATED OVERLAY ZONES, TOOLKITS, AND NEW DEFINITIONS IN THE ZONING CODE TO INSPIRE MORE HOUSING DEVELOPMENTS! NOW, THEY ARE LOOKING AT HOUSING FOR THE HOUSELESS.

THIS EXHIBIT ASKS YOU:

WHAT IS YOUR AWARENESS ON EXISTING REGULATIONS? WHAT IS YOUR OPINION ON THESE REGULATIONS? WHAT TYPE OF MODIFICATIONS TO THOSE REGULATIONS WOULD YOU PREFER?

ENJOY!

ALL FEEDBACK WILL
BE USED BY CITY OF
TUCSON PLANNING AND
DEVELOPMENT SERVICES
IN AN UPCOMING ZONING
CODE AMENDMENT



THE UNIVERSITY OF ARIZONA
Drachman Institute
for the Built Environment

WELCOME!

THIS EXHIBIT WAS CREATED BY
THE FOLLOWING INDIVIDUALS AND
INSTITUTIONS:

DRACHMAN INSTITUTE

COLLEGE OF ARCHITECTURE
PLANNING AND LANDSCAPE
ARCHITECTURE
UNIVERSITY OF ARIZONA

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CITY OF TUCSON

AMANDA SMITH

LONG RANGE PLANNING

SARAH MEGGISON

PROJECT MANAGER

HOUSING AND COMMUNITY DEVELOPMENT

CITY OF TUCSON

TAMARA PRIME

SPECIAL PROJECTS MANAGER

ENJOY!



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CURRENT EFFORTS

THE CITY OF TUCSON HAS DONE THE
FOLLOWING TO ADDRESS THE CURRENT
HOUSING EMERGENCY

DECLARATION OF HOUSING EMERGENCY

SAFE OUTDOOR SLEEPING AREA POLICY

TEMPORARY USE PERMIT FOR EMERGENCY SHELTERS

**PDSD DIRECTOR SPECIAL EXCEPTION FOR EMERGENCY
SHELTERS**

COMMUNITY CORRIDOR TOOLKIT

MIDDLE HOUSING ZONING CODE AMENDMENT

ACCESSORY DWELLING UNIT CODE AMENDMENT

HOUSING FIRST PROGRAM

**TUCSON PIMA COLLABORATION TO END
HOMELESSNESS**

CITY OF TUCSON ENCAMPMENT PROTOCOL



WELCOME!

NAME

AFFILIATION

CONTACT

[illegible]

GIVE ME SHELTER!

A NOTE ON TERMS

“Shelter Care” is a location providing temporary lodging, meals, and counseling to people experiencing homelessness

“By Right” is when a development proposal conforms to the current zoning codes and requires no discretionary process.

“Zoning Examiner Special Exception” is when a development proposal does not conform to the current zoning codes and must go through a discretionary process that includes staff review, public comment, and the approval of the City of Tucson Zoning Examiner.

“Maximum Residents” is a cap on the number of people that can receive services at that location, regardless of the capacity of the site.

“Unlimited Residents” means the site does not have a specified maximum number of residents.

QUESTIONS TO ASK:

SHOULD THE CITY OF TUCSON KEEP THE CURRENT ZONING CODE REGULATIONS FOR EMERGENCY SHELTERS?

SHOULD THE CITY OF TUCSON ALLOW EMERGENCY SHELTERS IN MORE AREAS WITH SPECIAL PROCESSES APPLIED?

R-2 RESIDENTIAL ZONE

ZONING EXAMINER SPECIAL EXCEPTION

1200 Feet from any other shelter care

15 maximum residents:
Minimum lot size of 20,000 square feet

Unlimited residents:
Maximum permitted lot coverage is 60%

Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet

Minimum required lot size is one and one-half acres, with the following exception

Exception: there is no minimum lot size requirement for residential care services uses in the R-3, C-1, C-2, C-3, OCR-1, and OCR-2 zones

R-3 RESIDENTIAL ZONE

ZONING EXAMINER SPECIAL EXCEPTION

1200 feet from any other shelter care

20 maximum residents:
A minimum lot size of 20,000 square feet

Unlimited residents:
The maximum permitted lot coverage is 60%

Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet

There is no minimum lot size requirement for residential care services uses in the R-3, C-1, C-2, C-3, OCR-1, and OCR-2 zones

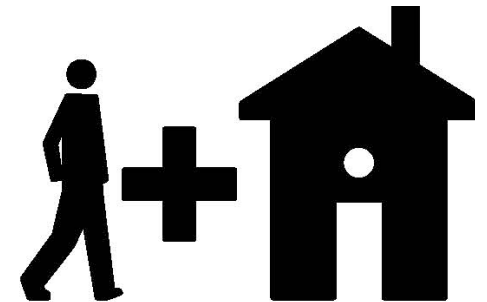
CURRENT ZONING CODE REGULATIONS FOR SHELTER CARE DEVELOPMENTS

The Zoning Code identifies the zones Shelter Care are allowed to be in, the process they are required to go through, and lists a specific set of restrictions.

Shelter Care in the zones included in this pamphlet must follow the corresponding approval process and meet the listed standards, in addition to the basic zoning standards, to be approved.

Zones permitting Shelter Care by-right or through Zoning Examiner Special Exception are R-2, R-3, O-2, O-3, C-1, C-2, C-3, OCR-1, and OCR-2.

Shelter Care is not permitted in R-1, MH-1, MH-2, RX-1, RX-2, SH, SR, RH and others.



SEPTEMBER 09, 2026



O-2 **ZONING EXAMINER**
OFFICE ZONE **SPECIAL EXCEPTION**

1200 feet from any other shelter care

15 maximum residents:

Minimum lot size of 20,000 square feet

Unlimited residents:

Maximum permitted lot coverage is 60%

Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet

The minimum required lot size is one and on-half acres

All land use activities shall be conducted entirely within an enclosed building

O-3 **BY-RIGHT**
OFFICE ZONE

If at least 500 feet from property line to a zone boundary of R-3 or more restrictive

O-3 **ZONING EXAMINER**
OFFICE ZONE **SPECIAL EXCEPTION**

If closer than 500 feet from property line to zone boundary of R-3 or more restrictive.

1200 feet from any other shelter care

Unlimited residents:

Maximum permitted lot coverage is 60%

Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet

The minimum required lot size is one and on-half acres

All land use activities shall be conducted entirely within an enclosed building

C-1 **BY-RIGHT**
COMMERCIAL ZONE

If at least 500 feet from property line to a zone boundary of R-3 or more restrictive

C-1 **ZONING EXAMINER**
COMMERCIAL **SPECIAL EXCEPTION**
ZONE

If closer than 500 feet from property line to zone boundary of R-3 or more restrictive

1200 feet from any other shelter care

Unlimited residents:

Maximum permitted lot coverage is 60%

Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet

All land use activities shall be conducted entirely within an enclosed building.

QUESTIONS TO ASK:

**WOULD YOU BE IN
FAVOR OF REDUCING
OR REMOVING SPECIFIC
SITE REQUIREMENTS FOR
EMERGENCY SHELTERS?**

**WHICH ARE THE MOST
IMPORTANT LAND USE
REGULATIONS FOR
EMERGENCY SHELTERS?**

**SHOULD THE CITY
OF TUCSON ALLOW
EMERGENCY SHELTERS IN
MORE AREAS BY RIGHT?**

C-2 **BY-RIGHT**
COMMERCIAL ZONE

If at least 500 feet from property line to a zone boundary of R-3 or more restrictive.

C-2 **ZONING EXAMINER**
COMMERCIAL **SPECIAL EXCEPTION**
ZONE

If closer than 500 feet from property line to zone boundary of R-3 or more restrictive

1200 feet from any other shelter care

Unlimited residents:

Maximum permitted lot coverage is 60%

Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet.

C-3
COMMERCIAL ZONE
&
OCR-1
OFFICE
COMMERCIAL RESIDENTIAL ZONE

Same as C-2 Zone.

OCR-2 **ZONING EXAMINER**
OFFICE **SPECIAL EXCEPTION**
COMMERCIAL RESIDENTIAL ZONE

If at least 500 feet from property line to zone boundary of R-3 or more restrictive

1200 feet from any other rehab service or shelter care

Unlimited residents:

Maximum permitted lot coverage is 60%

Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet

LIST 3 REASONS WHY YOU
WANT TO LIVE WHERE YOU
WANT TO LIVE

1. _____

2. _____

3. _____

LIST 3 REASONS WHY YOU
WANT TO LIVE WHERE YOU
WANT TO LIVE

1. _____

2. _____

3. _____

USE THE PENCIL PROVIDED IN
THE CUP FOR YOUR RESPONSE

USE THE PENCIL PROVIDED IN
THE CUP FOR YOUR RESPONSE

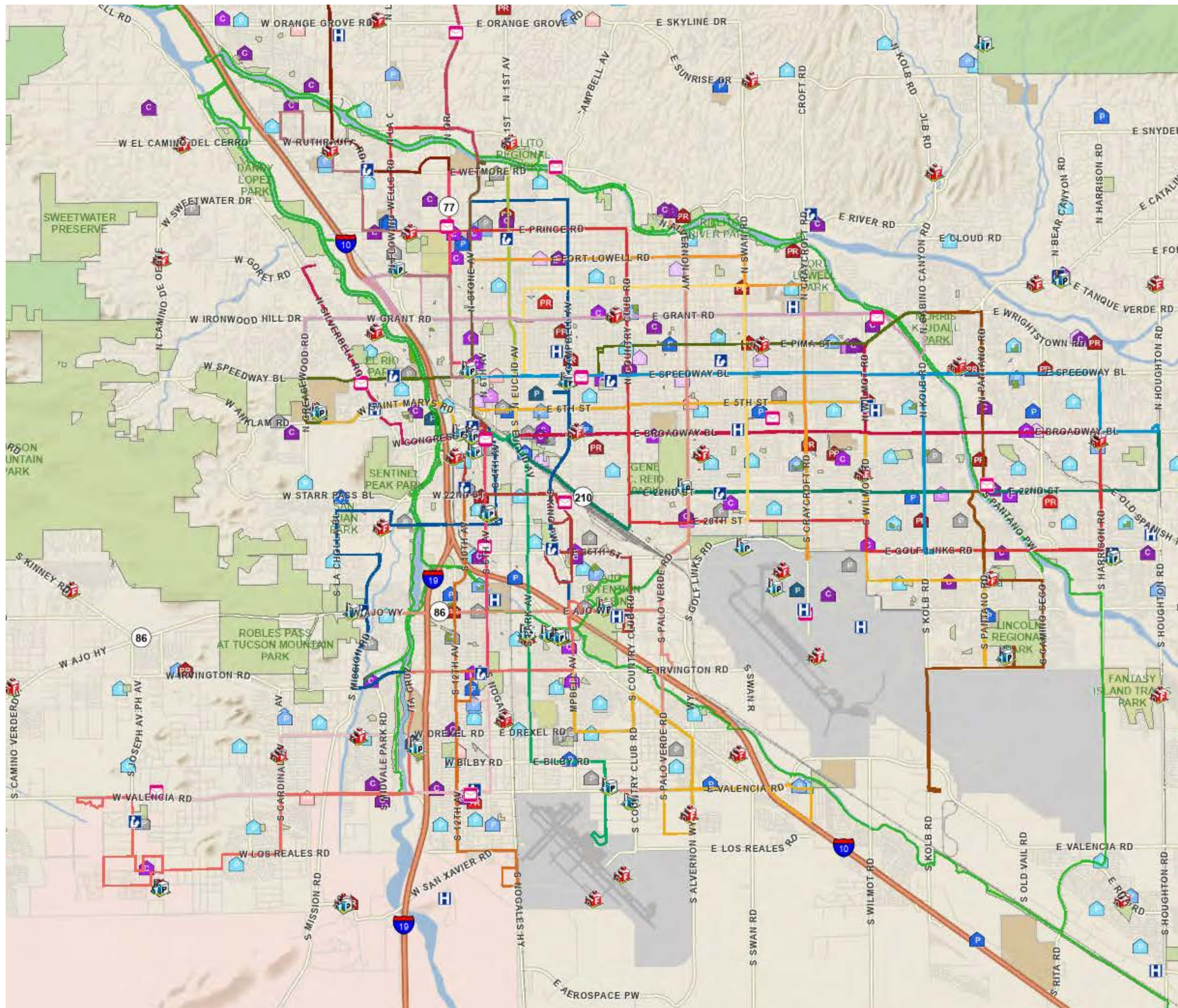


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WHERE DO YOU WANT TO LIVE?



- HOSPITAL
- BUS ROUTE
- LIBRARY
- SCHOOL
- LEVEL
(SHADE OF COLOR - LIGHTER IS YOUNGER)
- PRIVATE (REDS - PR)
- PUBLIC (BLUES - P)
- CHARTER (PURPLES - CH)
- FIRE STATION
- POLICE STATION
- POST OFFICE
- DEDICATED BIKE ROUTE

PLACE PIN ON MAP WHERE YOU WOULD LIKE TO LIVE

SORRY IF YOUR PLACE IS OFF THE MAP

WHAT IS LAND USE? WHAT IS A ZONE?

LAND USE

EVERY ZONE ALLOWS CERTAIN USES:
*PERMITTED, SPECIAL EXCEPTION,
ACCESSORY, AND TEMPORARY*

CITY OF TUCSON UNIFIED DEVELOPMENT CODE
TUCSON'S CODE HAS

11 LAND USE GROUPS

SIMILAR TO MOST U.S. CITIES.

EACH GROUP CONTAINS MANY SPECIFIC USE
TYPES.

**TOGETHER,
THEY SEPARATE
RESIDENTIAL,
COMMERCIAL, AND
INDUSTRIAL AREAS.**

ZONE

ZONES CONTROL WHERE EACH LAND USE
CAN HAPPEN.

CITY OF TUCSON UNIFIED DEVELOPMENT CODE
TUCSON HAS ABOUT

28 ZONES

PLUS OVERLAY ZONES - SIMILAR TO MOST
U.S. CITIES.

**A PROPERTY CAN
ONLY BE IN ONE
ZONE AT A TIME;
ZONES DON'T
OVERLAP.**

GENERALLY, ZONES SEPARATE RESIDENTIAL
FROM COMMERCIAL FROM INDUSTRIAL.

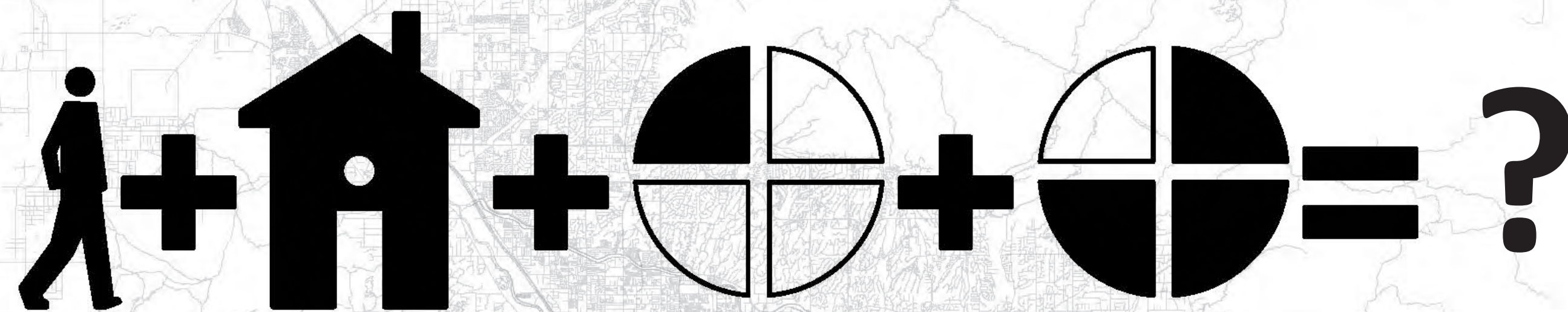
WHY?

SOME PEOPLE THINK IT CREATES A MORAL GEOGRAPHY OVER THE LANDSCAPE, OTHERS THINK
IT IS FOR THE SAFETY OF RESIDENTIAL COMMUNITIES, SOME THINK IT PRESERVES PROPERTY
VALUES, AND OTHERS BELIEVE IT FACILITATES DEVELOPMENT!

**THE CULTURE OF A PLACE INFLUENCES THESE REGULATIONS
PEOPLE - BUILDING TYPE - ZONE - ADJACENT ZONE**

HOW LAND IS REGULATED

EVERY PROPERTY HAS A “ZONE.”
ZONES SET RULES FOR WHAT CAN BE BUILT, AND WHERE.

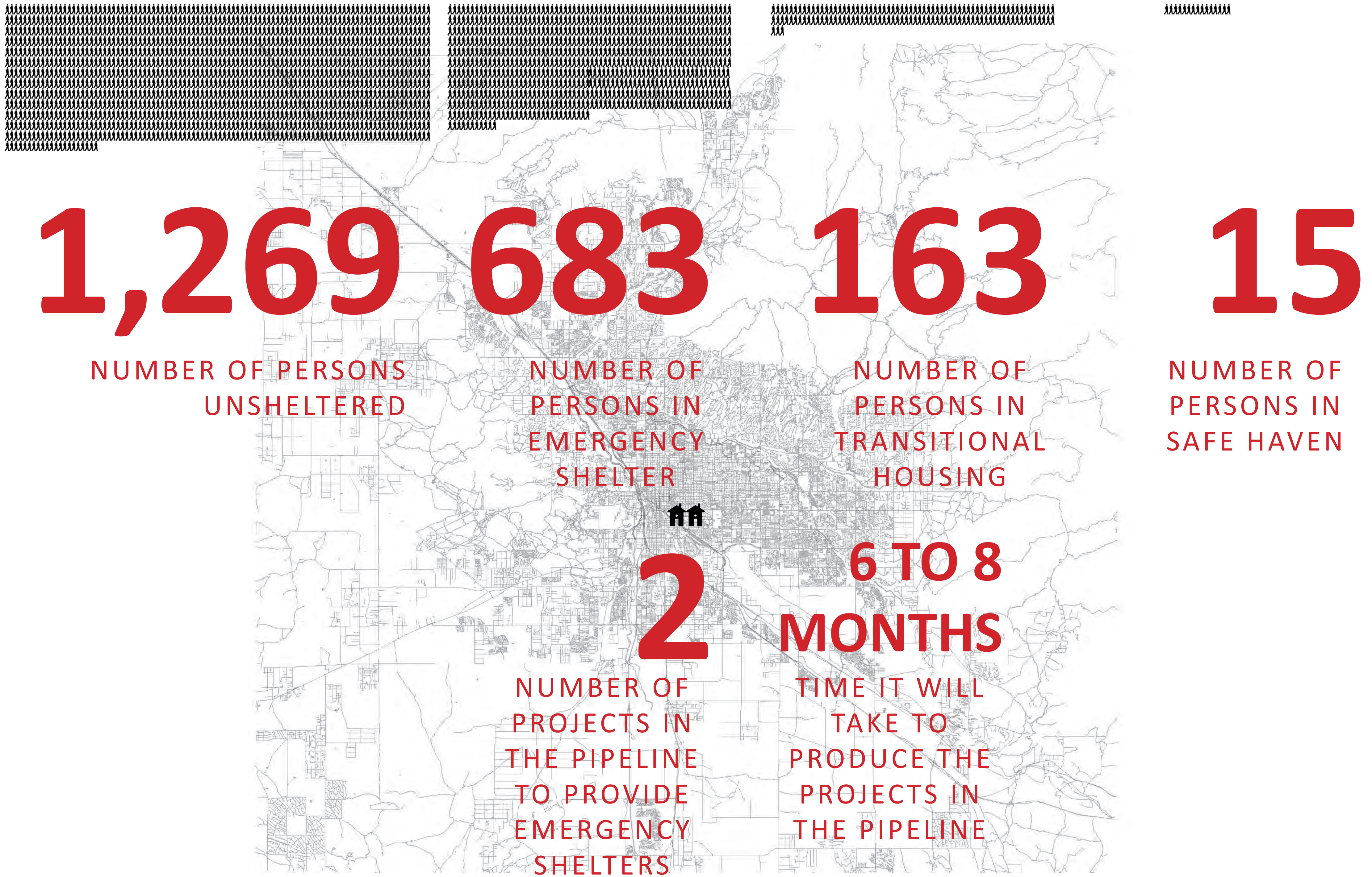


PEOPLE - BUILDING TYPE - ZONE - ADJACENT ZONE

WHAT WILL YOU DO ON YOUR PROPERTY? WHAT KIND OF BUILDING WILL YOU USE? WHAT ZONE IS YOUR PROPERTY IN? WHAT ZONES ARE NEXT TO YOURS?

THE CULTURE OF A PLACE INFLUENCES THESE REGULATIONS

CURRENT STATE OF THE UNHOUSED IN TUCSON



TYPES OF HOUSING FOR THE UNHOUSED

THE FOCUS OF THIS EXHIBIT IS EMERGENCY SHELTERS



CALIFORNIA TINY HOMES



NRG CENTER, HOUSTON
PHOTO BY WIN MCNAMEE, GETTY

EMERGENCY SHELTER

TIME: SHORT-TERM OCCUPATION

SUPPORT: SUPPORT SERVICES FOR STABILIZATION

BUILDING TYPE: MICROHOMES, MICROCABINS, PALLET HOMES, APARTMENT BUILDINGS, ADAPTIVE USE OF HOTELS AND WAREHOUSES



KING COUNTY HOUSING AUTHORITY



LINCOLN INSTITUTE OF LAND POLICY

TRANSITIONAL HOUSING

TIME: TEMPORARY OCCUPATION

SUPPORT: SUPPORT SERVICES

GOAL TO MOVE TO PERMANENT HOUSING

BUILDING TYPE: TINY HOMES, APARTMENT BUILDINGS, SINGLE FAMILY HOMES, ADAPTIVE USE OF HOTELS AND WAREHOUSES



SUPPORTIVE HOUSING
ANAHEIM, CALIFORNIA



LACASA INC.

SUPPORTIVE HOUSING

TIME: LONG TERM OCCUPATION

SUPPORT: SUPPORT SERVICES FOR DIAGNOSED DISABILITIES

BUILDING TYPE: APARTMENT BUILDINGS AND SINGLE FAMILY HOMES, ADAPTIVE USE OF HOTELS AND WAREHOUSES



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DO YOU KNOW

ANYONE WHO HAS LIVED IN AN
EMERGENCY SHELTER?

YES

NO

MARK YOUR ANSWER WITH THE PENCIL PROVIDED IN THE CUP
(GO DIAGONAL IF YOU ARE THE FIFTH ONE IN A SERIES
AND START A NEW SERIES IF THERE ARE JUST A BUNCH OF
COMPLETED SERIES)



WHAT LAND USE CAN BE IN WHAT ZONE?

RURAL AND SUBURBAN RESIDENTIAL ZONES 37.4%

RESIDENTIAL USES - BY RIGHT

URBAN RESIDENTIAL ZONES

RESIDENCE R1 16.2%
RESIDENCE R2 8.4%
RESIDENCE R3 2.5%

MIDDLE HOUSING

OFFICE ZONES

OFFICE 1 0.0%
OFFICE 2 0.0%
OFFICE 3 1.6%

MULTIFAMILY DEVELOPMENT

SINGLE FAMILY DWELLING

COMMERCIAL AND MIXED USE ZONES 5.6%

GROUP DWELLING

INDUSTRIAL ZONES 15.2%

SHELTER CARE

% REFERS TO THE
TOTAL PERCENTAGE
OF PARCELS A ZONE
OCCUPIES IN TUCSON

SOLID LINE: BY RIGHT
DASHED LINE: ZONING
EXAMINER SPECIAL
EXCEPTION

ZONE

LAND USE

COUNT THE LINES COMING FROM EACH LAND USE
ADD UP THE PERCENTAGES OF PARCELS THEY GO TO
WHO HAS THE MOST OPPORTUNITY AND FLEXIBILITY?



TIMELINES FOR RESIDENTIAL DEVELOPMENT

BY-RIGHT PROCESS

USED WHEN A PROJECT FOLLOWS CURRENT ZONING RULES **EXACTLY** AND APPROVED BY PLANNING STAFF. THIS PROCESS CAN TAKE 3 TO 24 MONTHS, DEPENDING ON THE PROJECT.



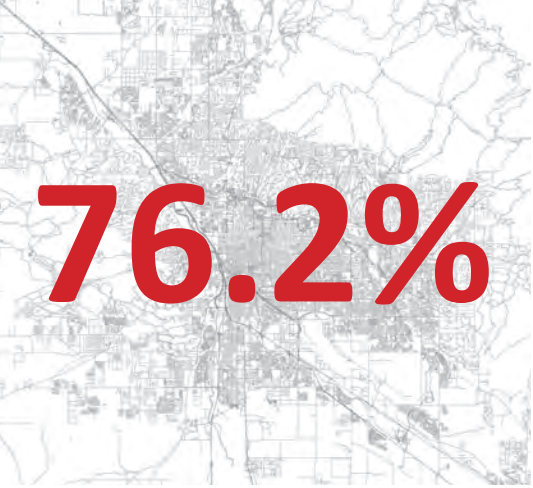
SINGLE FAMILY HOUSE

REQUIRED TASKS & MONTHS TO COMPLETE (APPROXIMATE)



HIRE AN ARCHITECT OR NOT
DESIGN AND DOCUMENT FOR PERMITTING AND CONSTRUCTION
CITY REVIEW AND APPROVAL
CONSTRUCTION

PERCENTAGE OF PARCELS AVAILABLE FOR THIS DEVELOPMENT



76.2%

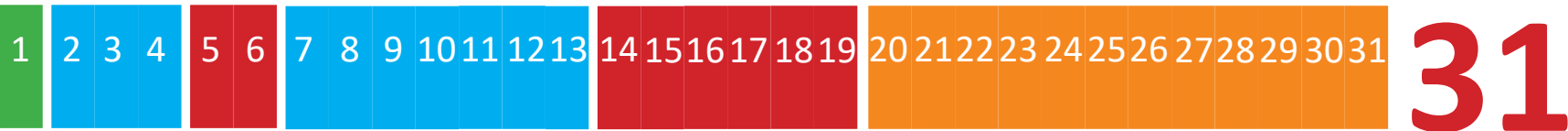
ZONING EXAMINER SPECIAL EXCEPTION PROCESS

USED WHEN A PROJECT **DOESN'T** FOLLOW CURRENT ZONING RULES, IN CASES THE CODE IDENTIFIES.

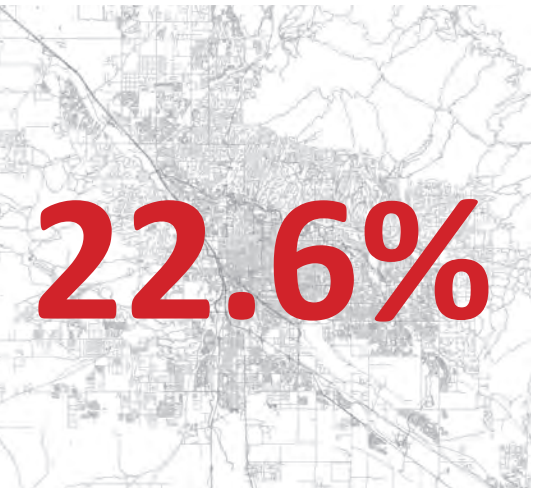
THIS PROCESS IS IDENTIFIED IN THE ZONING USE TABLES OF THE LAND USE CODE - THERE ARE CASES WHERE A USE IN A PARTICULAR ZONE REQUIRES THIS SPECIAL PROCESS. TYPICALLY IT IS THE SAME AS THE BY RIGHT PROCESS WITH THE ADDITION OF NOTIFYING PROPERTY OWNERS WITHIN A CERTAIN DISTANCE OF THE DEVELOPMENT AND GIVING THEM THE OPPORTUNITY TO COMMENT. THE PSDS DIRECTOR ASSESSES THE INFORMATION AND MAKES A RECOMMENDATION TO THE ZONING EXAMINER. A PUBLIC HEARING WITH THE ZONING EXAMINER OCCURS ALLOWING THE PUBLIC TO COMMENT ON THE PROJECT. THE ZONING EXAMINER THEN MAKES THE DECISION BASED ON THE PSDS DIRECTOR'S RECOMMENDATION, THE DEVELOPMENT TEAM'S SUBMITTAL AND THE PUBLIC COMMENTS.



MULTI-FAMILY HOUSING (5 OR MORE UNITS PER PROPERTY)



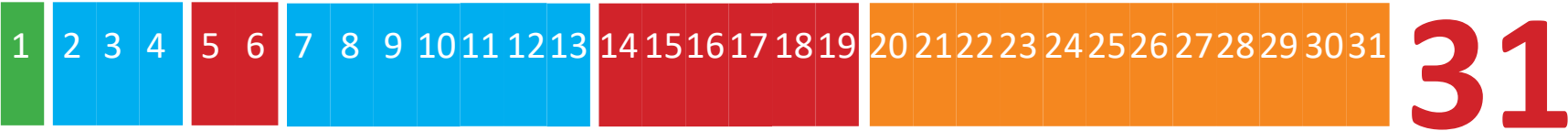
HIRE AN ARCHITECT & ENGINEERS
DESIGN AND DOCUMENT FOR PRELIMINARY DEVELOPMENT PLAN
REVIEW OF DEVELOPMENT PLAN
PREPARE DEVELOPMENT PLAN
PREPARE DOCUMENTS FOR PERMITTING AND CONSTRUCTION
CITY REVIEW AND APPROVAL
CONSTRUCTION



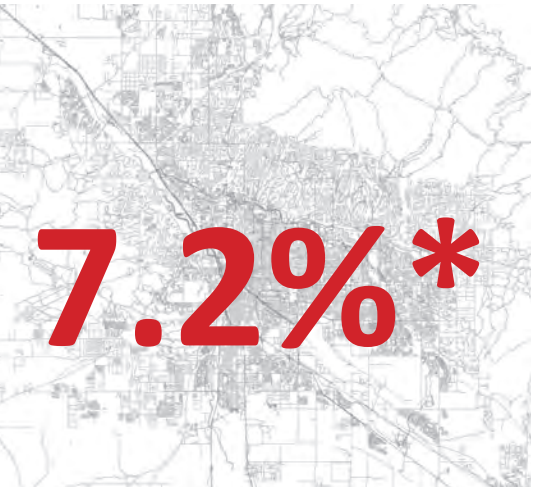
22.6%



SHELTER CARE HOUSING



HIRE AN ARCHITECT & ENGINEERS
DESIGN AND DOCUMENT FOR PRELIMINARY DEVELOPMENT PLAN
REVIEW OF DEVELOPMENT PLAN
PREPARE DEVELOPMENT PLAN
PREPARE DOCUMENTS FOR PERMITTING AND CONSTRUCTION
CITY REVIEW AND APPROVAL
CONSTRUCTION



*SEE TYPICAL ONE SQUARE MILE MAPS INDICATING AVAILABLE PARCELS PERMITTED BY RIGHT



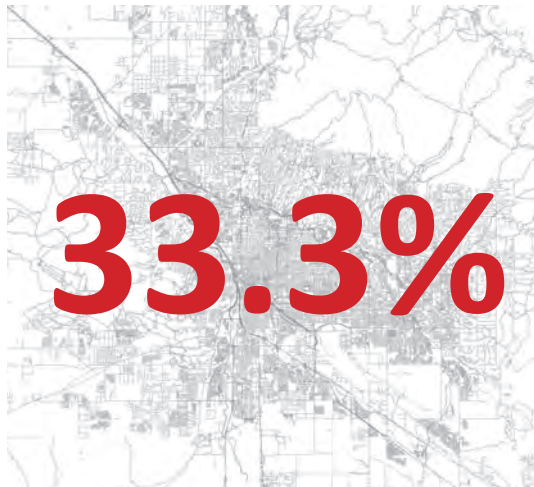
SHELTER CARE HOUSING

REQUIRED TASKS & MONTHS TO COMPLETE (APPROXIMATE)



HIRE AN ARCHITECT & ENGINEERS & COMMUNITY LIAISON CONSULTANT
DESIGN AND DOCUMENT FOR PRELIMINARY DEVELOPMENT PLAN
REVIEW OF DEVELOPMENT PLAN
NEIGHBORHOOD MEETING
PSDS RECOMMENDATION
ZONING EXAMINER HEARING
ZONING EXAMINER DECISION
PREPARE DEVELOPMENT PLAN
PREPARE DOCUMENTS FOR PERMITTING AND CONSTRUCTION
CITY REVIEW AND APPROVAL
CONSTRUCTION

PERCENTAGE OF PARCELS AVAILABLE FOR THIS DEVELOPMENT



33.3%

*NOTE: THESE PROJECTS ARE USUALLY PRODUCED BY NON-PROFITS WHO WORK ON ANNUAL BUDGET AND GRANT CYCLES. THIS MAKES THE TIME FRAMES FOR THESE PROJECTS VERY DIFFICULT. THEY ARE ALSO ASKED TO COMMIT A POTENTIAL 12 MONTHS OF DESIGN AND DOCUMENTATION TIME ON THE PROJECT BEFORE BEING ASSURED IF IT WILL HAPPEN OR NOT. THE LAST THING THE NON-PROFITS WANT TO DO IS TELL A FUNDER A PROJECT WAS NOT ALLOWED TO MORE FORWARD.

THE MAJORITY OF SHELTER CARE PROJECTS USE THE ZONING EXAMINER PROCESS!

C E R T A I N
L E S S T I M E

U N C E R T A I N
M O R E T I M E

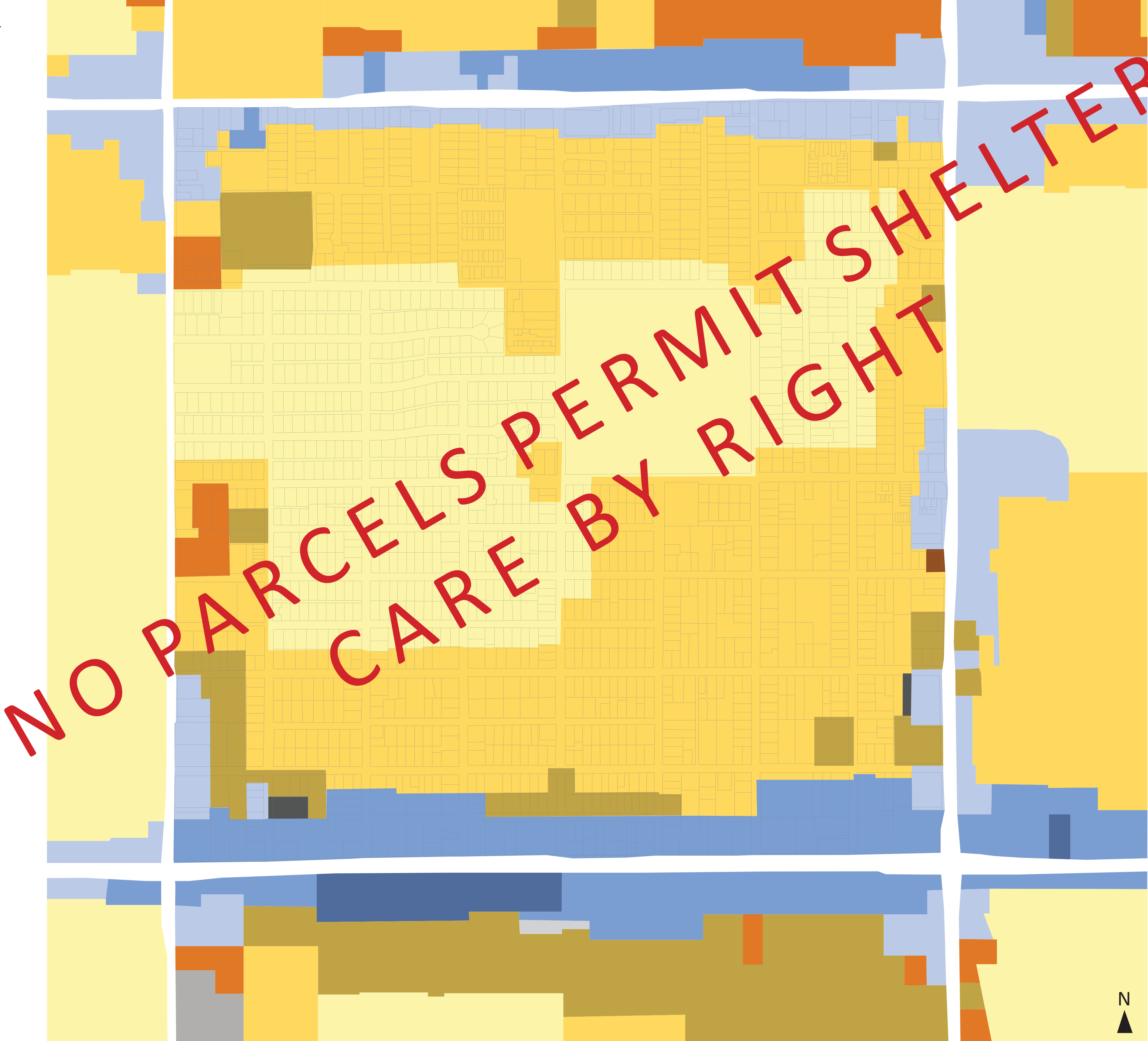
S C A L E O F U N C E R T A I N T Y A N D T I M E

SHELTER CARE IN ONE SQUARE MILE

PERMITTED BY RIGHT

MAP KEY

PARCELS THAT ALLOW SHELTER CARE **BY RIGHT**
THERE ARE NO PARCELS IN THIS BLOCK THAT MEET THE ZONING REGULATIONS TO ALLOW AND SHELTER CARE **BY RIGHT*



ZONE	SHELTER CARE PERMITTED?
R-1 RESIDENTIAL	NOT PERMITTED
R-2 RESIDENTIAL	PERMITTED BY SPECIAL EXCEPTIONS IF PARCEL MEETS LOT SIZE REQUIREMENT OF 20,000 SF FOR 20 RESIDENTS OR 1.5 ACRES FOR MORE THAN 20 RESIDENTS.
R-3 RESIDENTIAL	PERMITTED BY SPECIAL EXCEPTIONS IF PARCEL MEETS LOT SIZE REQUIREMENT OF 20,000 SF FOR 20 RESIDENTS OR 1.5 ACRES FOR MORE THAN 20 RESIDENTS.
O-2 OFFICE	SPECIAL EXCEPTIONS IF PARCEL MEETS MIN LOT SIZE REQUIREMENT OF 20,000 SF FOR 15 RESIDENTS OR 1.5 ACRES FOR MORE THAN 15 RESIDENTS. THERE ARE NO O-3 PARCELS THAT MEET THIS SIZE REQUIREMENT IN THIS BLOCK.
O-3 OFFICE	<u>PERMITTED BY RIGHT</u> IF PARCEL MEETS MIN LOT SIZE REQUIREMENT OF 1.5 ACRES. THERE ARE NO O-3 PARCELS THAT MEET THIS SIZE REQUIREMENT IN THIS BLOCK.
C-1 COMMERCIAL	<u>PERMITTED BY RIGHT</u> IF 500 FT SETBACK FROM ALL RESIDENTIAL ZONES. THERE ARE NO C-1 PARCELS SETBACK 500 FT FROM RESIDENTIAL ZONES IN THIS BLOCK. <i>*CAN BE WAIVED BY SPECIAL EXCEPTIONS PROCESS</i>
C-2 COMMERCIAL	<u>PERMITTED BY RIGHT</u> IF 500 FT SETBACK FROM ALL RESIDENTIAL ZONES. THERE ARE NO C-2 PARCELS SETBACK 500 FT FROM RESIDENTIAL ZONES IN THIS BLOCK. <i>*CAN BE WAIVED BY SPECIAL EXCEPTIONS PROCESS</i>
C-3 COMMERCIAL	PERMITTED BY RIGHT IF 500 FT SETBACK FROM ALL RESIDENTIAL ZONES. THERE ARE NO C-3 PARCELS SETBACK 500 FT FROM RESIDENTIAL ZONES IN THIS BLOCK. <i>*CAN BE WAIVED BY SPECIAL EXCEPTIONS PROCESS</i>
P PARKING	NOT PERMITTED
PAD	NA

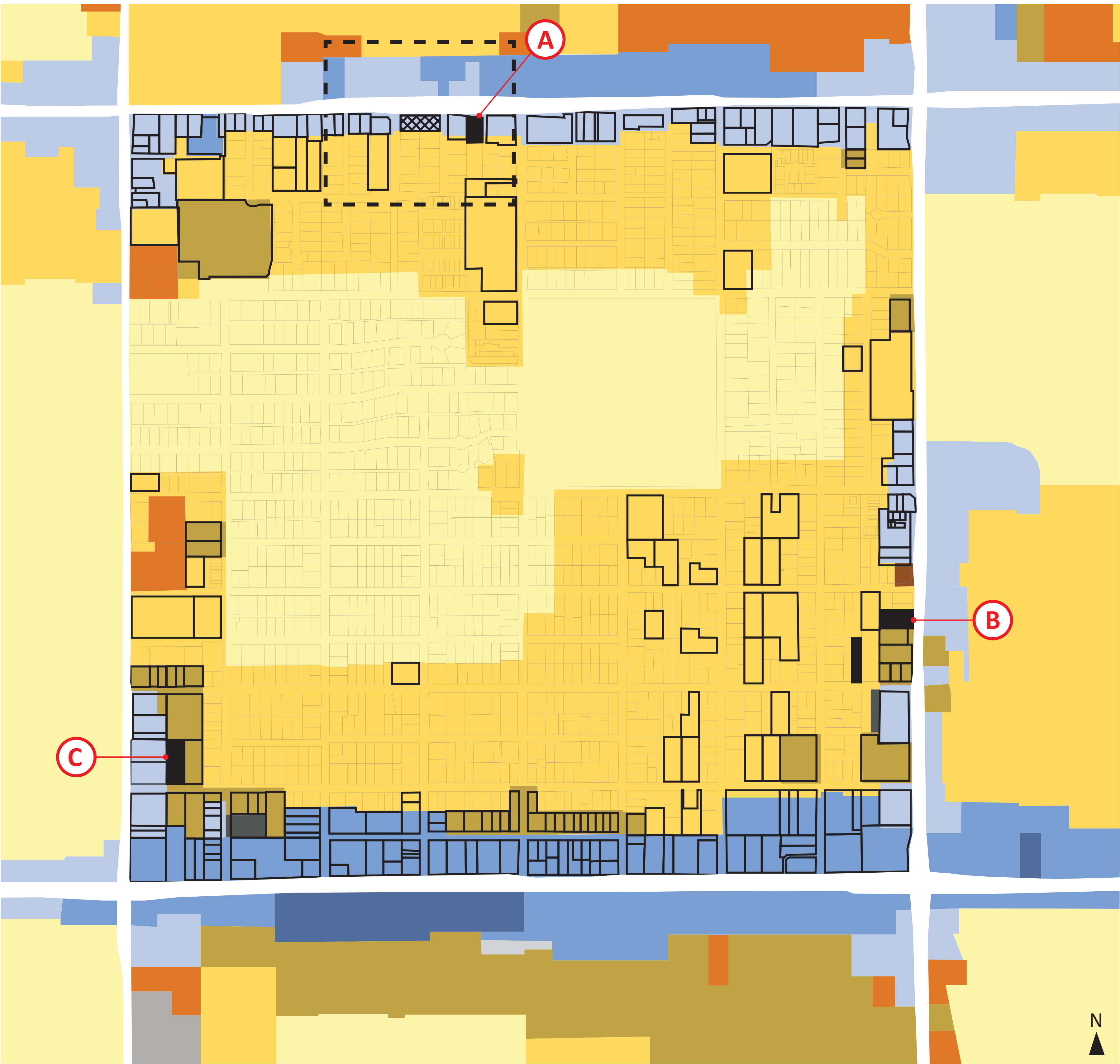
THIS IS A TYPICAL SQUARE-MILE IN TUCSON, MOST SQUARE MILES IN TUCSON ARE LIKE THIS ONE. THE MAIN STREETS BORDERING THE MILE ARE TYPICALLY LINED WITH COMMERCIAL ZONES AND THE INTERIOR IS A MIX OF RESIDENTIAL ZONES WITH A HIGHER DENSITY AT THE PERIMETER.

SHELTER CARE IN ONE SQUARE MILE

PERMITTED THROUGH SPECIAL EXCEPTIONS PROCESS

MAP KEY

- PARCELS MEETING THE ZONING REGULATIONS TO ALLOW SHELTER CARE THROUGH **SPECIAL EXCEPTIONS** PROCESS, **BUT** ARE ALREADY DEVELOPED
**MOST PARCELS ARE ALREADY DEVELOPED*
- VACANT PARCELS THAT MEET THE ZONING REGULATION TO ALLOW SHELTER CARE THROUGH **SPECIAL EXCEPTIONS** PROCESS.
- SELECTED SITES FOR EXAMPLE DEVELOPMENT LAYOUT. SEE SITE DESIGN BOARD.
- PARCELS IN COMMERCIAL ZONES WITHIN 500 FT FROM R-1, R-2, AND R-3 ZONES MUST GO THROUGH A **SPECIAL EXCEPTIONS** PROCESS TO BE USED FOR SHELTER CARE.
**ALL COMMERCIAL PARCELS IN THIS BLOCK ARE WITHIN 500 FT FROM R-1, R-2, AND R-3 ZONES*

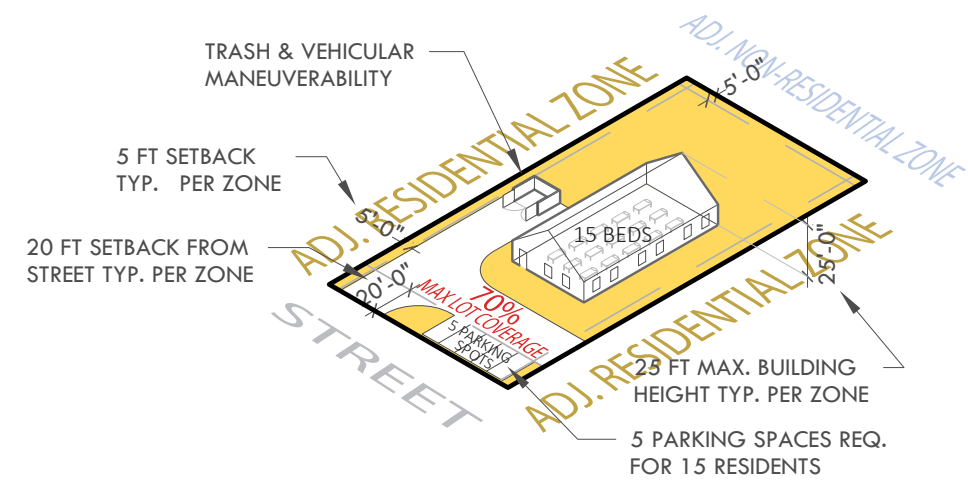


ZONE	SHELTER CARE PERMITTED?
R-1 RESIDENTIAL	NOT PERMITTED
R-2 RESIDENTIAL	<u>PERMITTED BY SPECIAL EXCEPTIONS</u> IF PARCEL MEETS LOT SIZE REQUIREMENT OF 20,000 SF FOR 20 RESIDENTS OR 1.5 ACRES FOR MORE THAN 20 RESIDENTS.
R-3 RESIDENTIAL	<u>PERMITTED BY SPECIAL EXCEPTIONS</u> IF PARCEL MEETS LOT SIZE REQUIREMENT OF 20,000 SF FOR 20 RESIDENTS OR 1.5 ACRES FOR MORE THAN 20 RESIDENTS.
O-2 OFFICE	<u>SPECIAL EXCEPTIONS</u> IF PARCEL MEETS MIN LOT SIZE REQUIREMENT OF 20,000 SF FOR 15 RESIDENTS OR 1.5 ACRES FOR MORE THAN 15 RESIDENTS. THERE ARE NO O-3 PARCELS THAT MEET THIS SIZE REQUIREMENT IN THIS BLOCK.
O-3 OFFICE	<u>PERMITTED BY RIGHT</u> IF PARCEL MEETS MIN LOT SIZE REQUIREMENT OF 1.5 ACRES. THERE ARE NO O-3 PARCELS THAT MEET THIS SIZE REQUIREMENT IN THIS BLOCK.
C-1 COMMERCIAL	<u>PERMITTED BY RIGHT</u> IF 500 FT SETBACK FROM ALL RESIDENTIAL ZONES. THERE ARE NO C-1 PARCELS SETBACK 500 FT FROM RESIDENTIAL ZONES IN THIS BLOCK. <i>*CAN BE WAIVED BY SPECIAL EXCEPTIONS PROCESS</i>
C-2 COMMERCIAL	<u>PERMITTED BY RIGHT</u> IF 500 FT SETBACK FROM ALL RESIDENTIAL ZONES. THERE ARE NO C-2 PARCELS SETBACK 500 FT FROM RESIDENTIAL ZONES IN THIS BLOCK. <i>*CAN BE WAIVED BY SPECIAL EXCEPTIONS PROCESS</i>
C-3 COMMERCIAL	<u>PERMITTED BY RIGHT</u> IF 500 FT SETBACK FROM ALL RESIDENTIAL ZONES. THERE ARE NO C-3 PARCELS SETBACK 500 FT FROM RESIDENTIAL ZONES IN THIS BLOCK. <i>*CAN BE WAIVED BY SPECIAL EXCEPTIONS PROCESS</i>
P PARKING	NOT PERMITTED
PAD	NA

THIS MAP DEPICTS PARCELS MEETING THE ZONING REQUIREMENTS TO ALLOW SHELTER CARE USING A SPECIAL EXCEPTION PROCESS. THE SPECIAL EXCEPTIONS PROCESS TAKES A LOT OF TIME AND IS NOT GUARANTEED. NOTICE THAT MOST PARCELS ARE ALREADY DEVELOPED, POTENTIALLY MAKING SHELTER CARE PROJECT DIFFICULT TO EXECUTE.

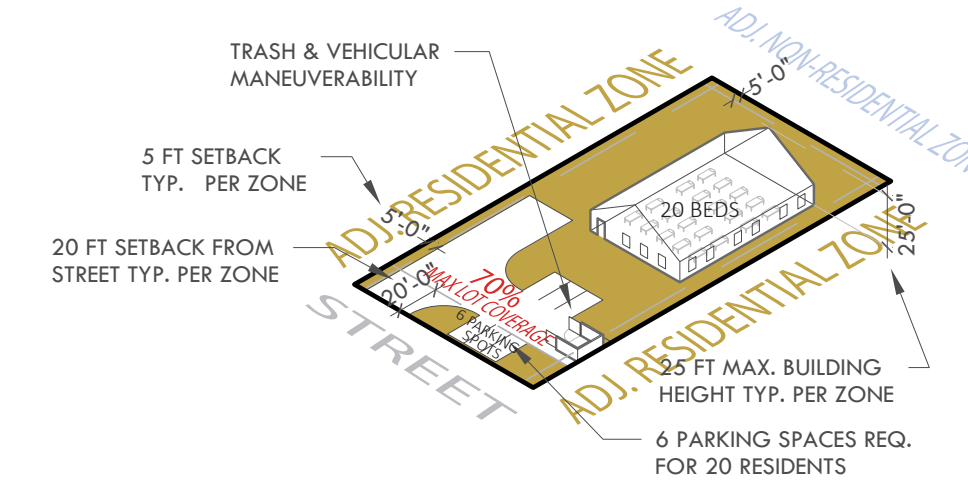
SHELTER CARE SITE DESIGN PER ZONE

R-2



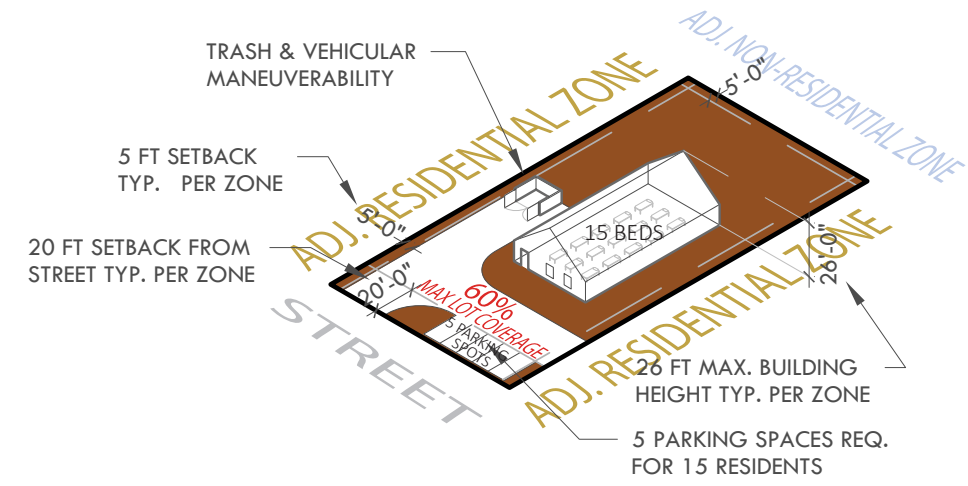
A: 15 RESIDENTS MAX
MIN LOT SIZE: 20,000 SF

R-3



A: 20 RESIDENTS MAX
MIN LOT SIZE: 20,000 SF

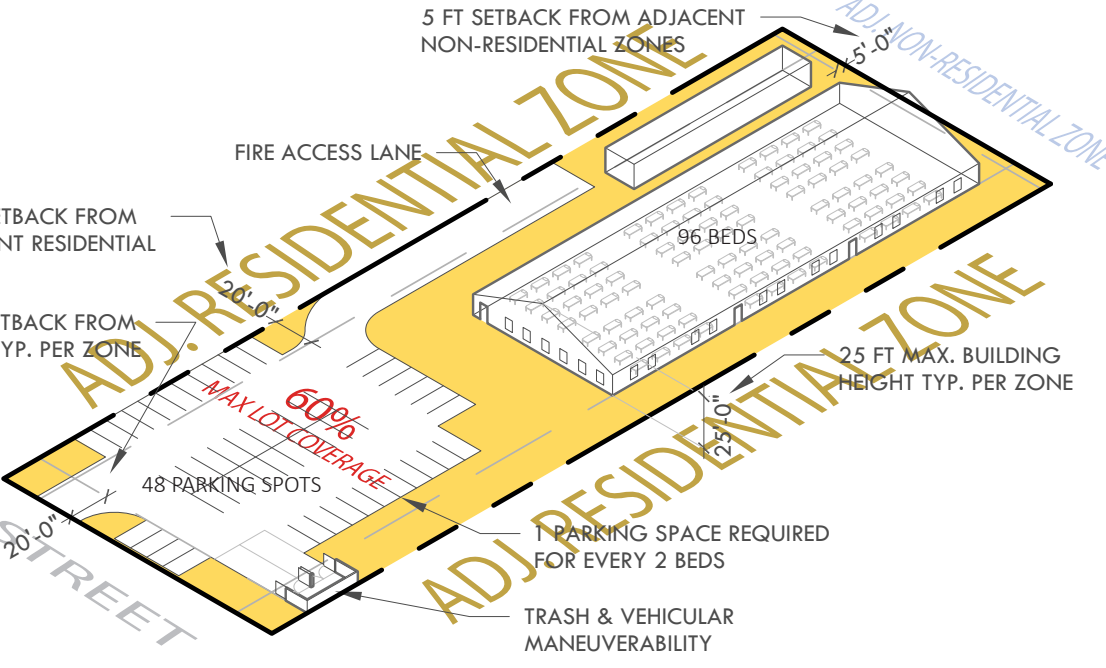
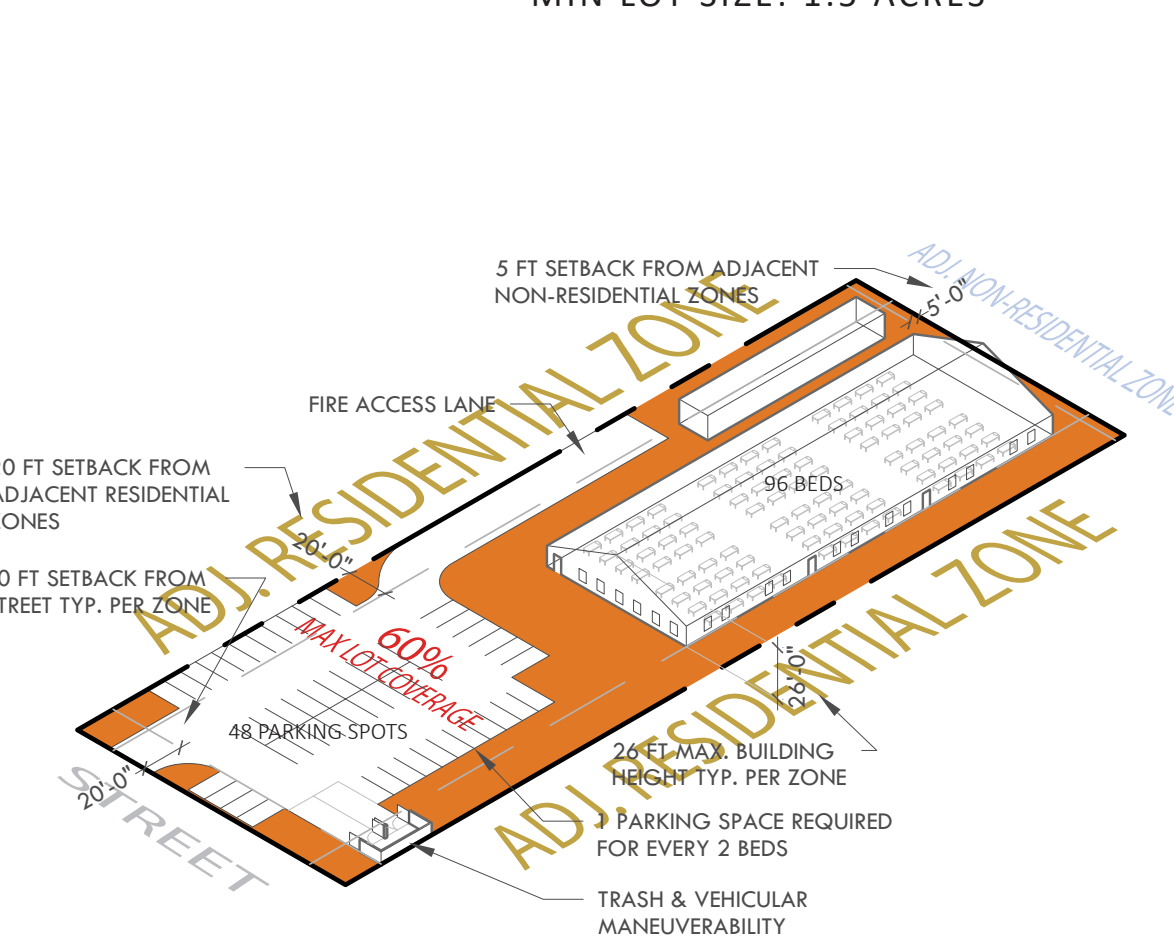
O-2



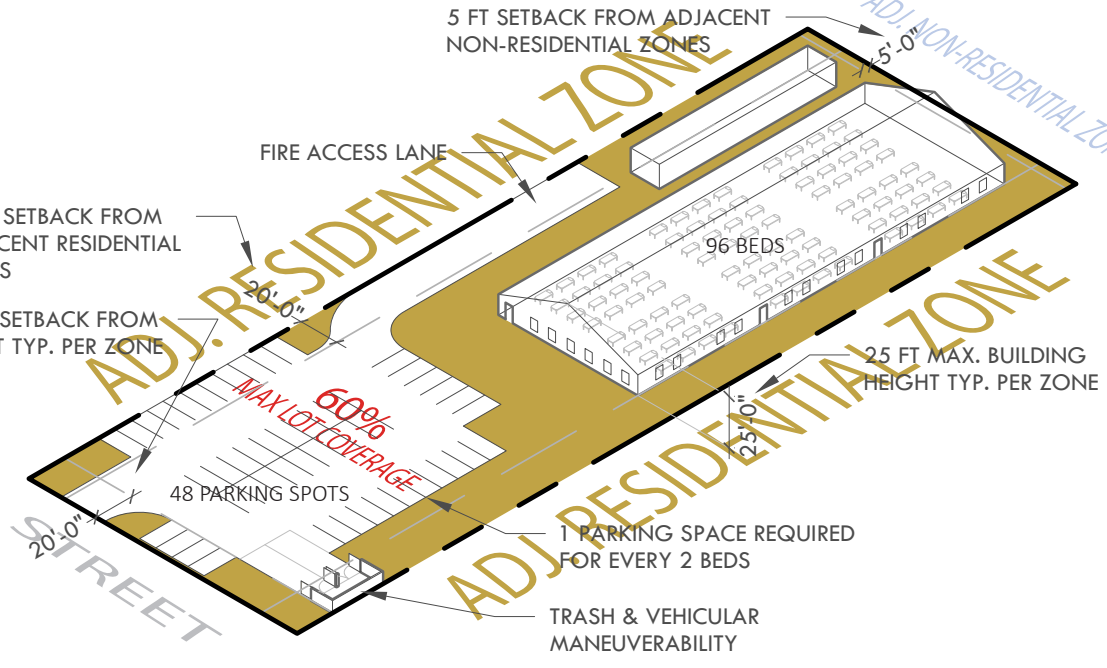
A: 15 RESIDENTS MAX
MIN LOT SIZE: 20,000 SF

O-3

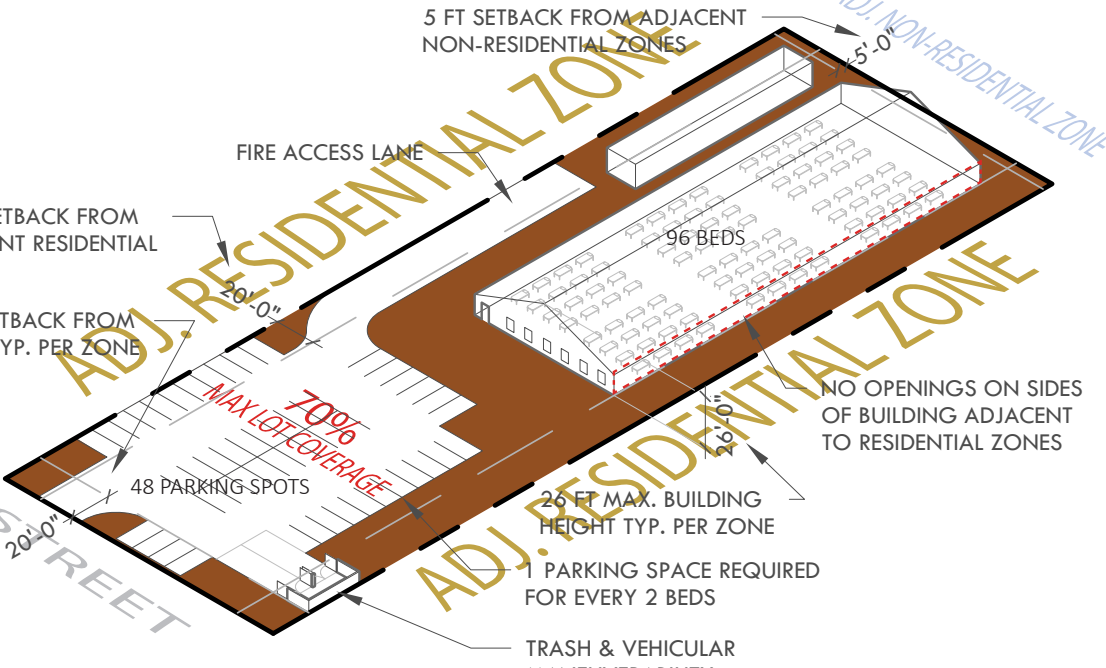
MIN LOT SIZE: 1.5 ACRES



B: UNLIMITED RESIDENTS
MIN LOT SIZE: 1.5 ACRES



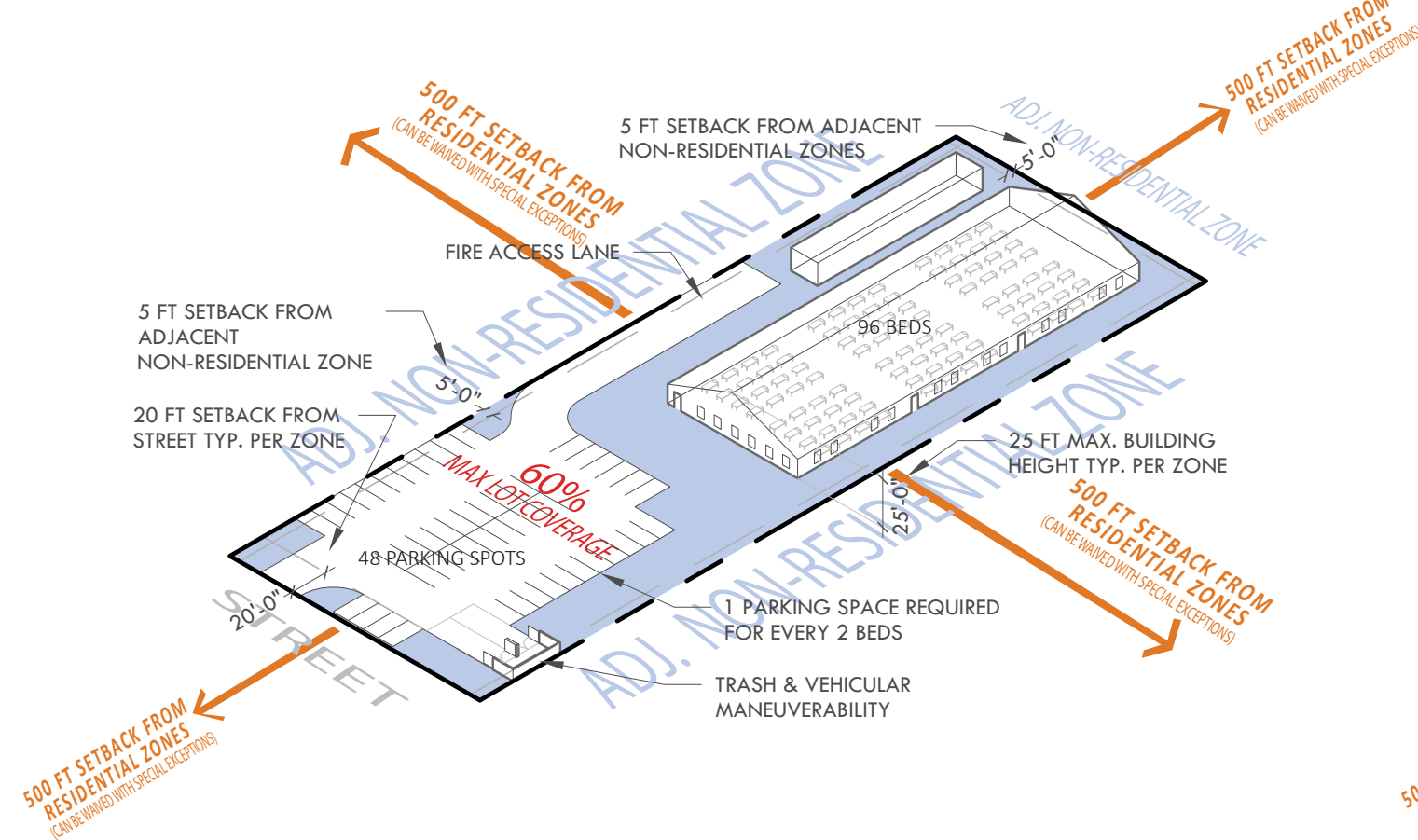
B: UNLIMITED RESIDENTS
MIN LOT SIZE: 1.5 ACRES



B: UNLIMITED RESIDENTS
MIN LOT SIZE: 1.5 ACRES

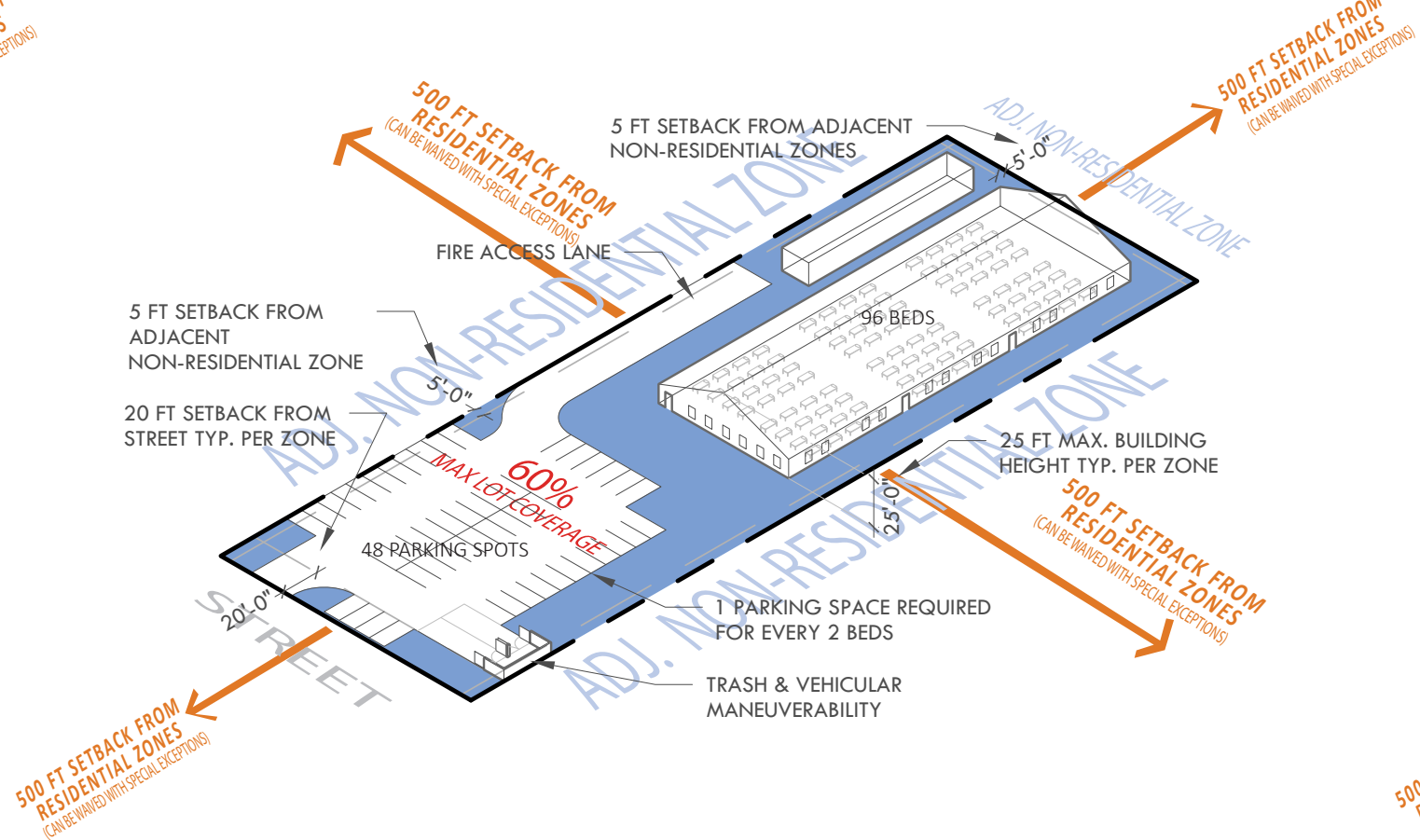
C-1

NO MIN. LOT SIZE



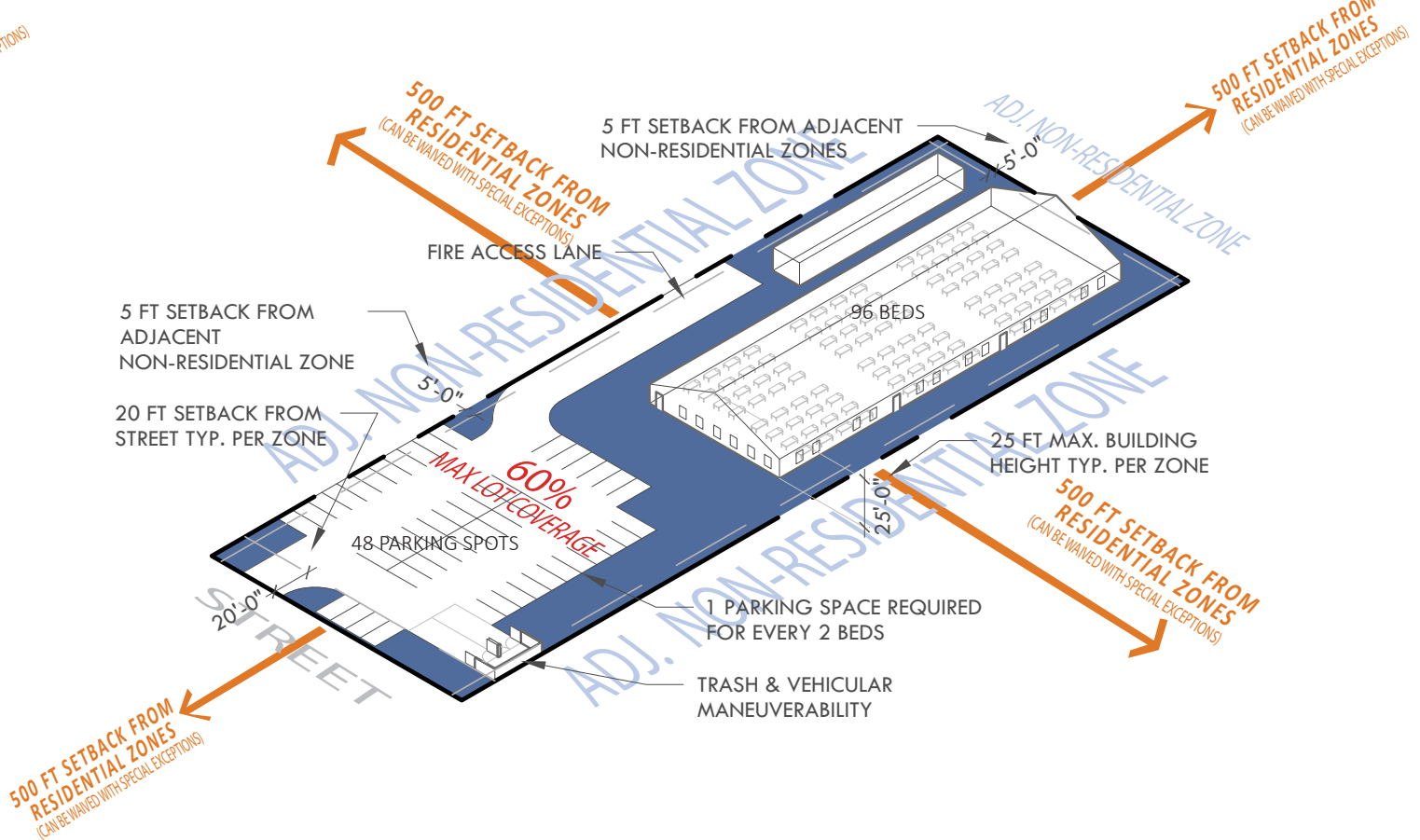
C-2

NO MIN. LOT SIZE



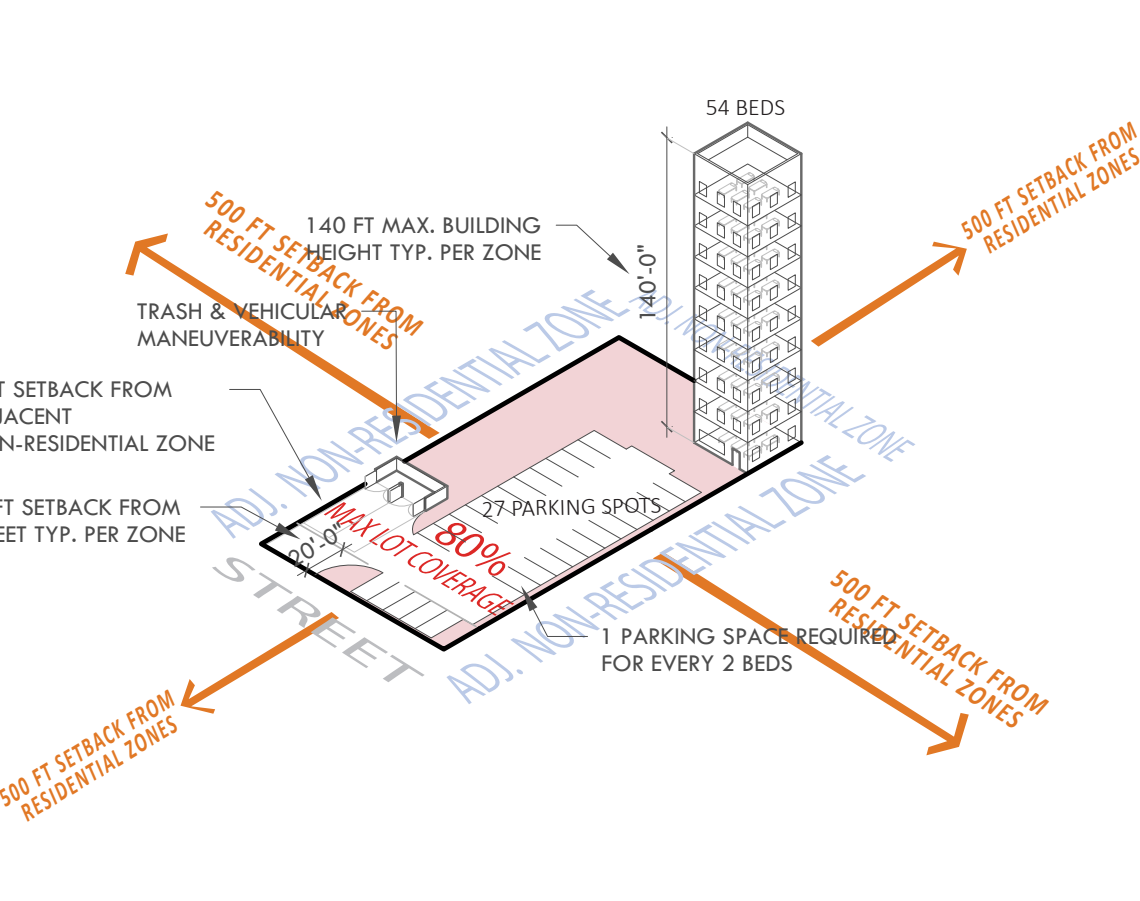
C-3

NO MIN LOT SIZE



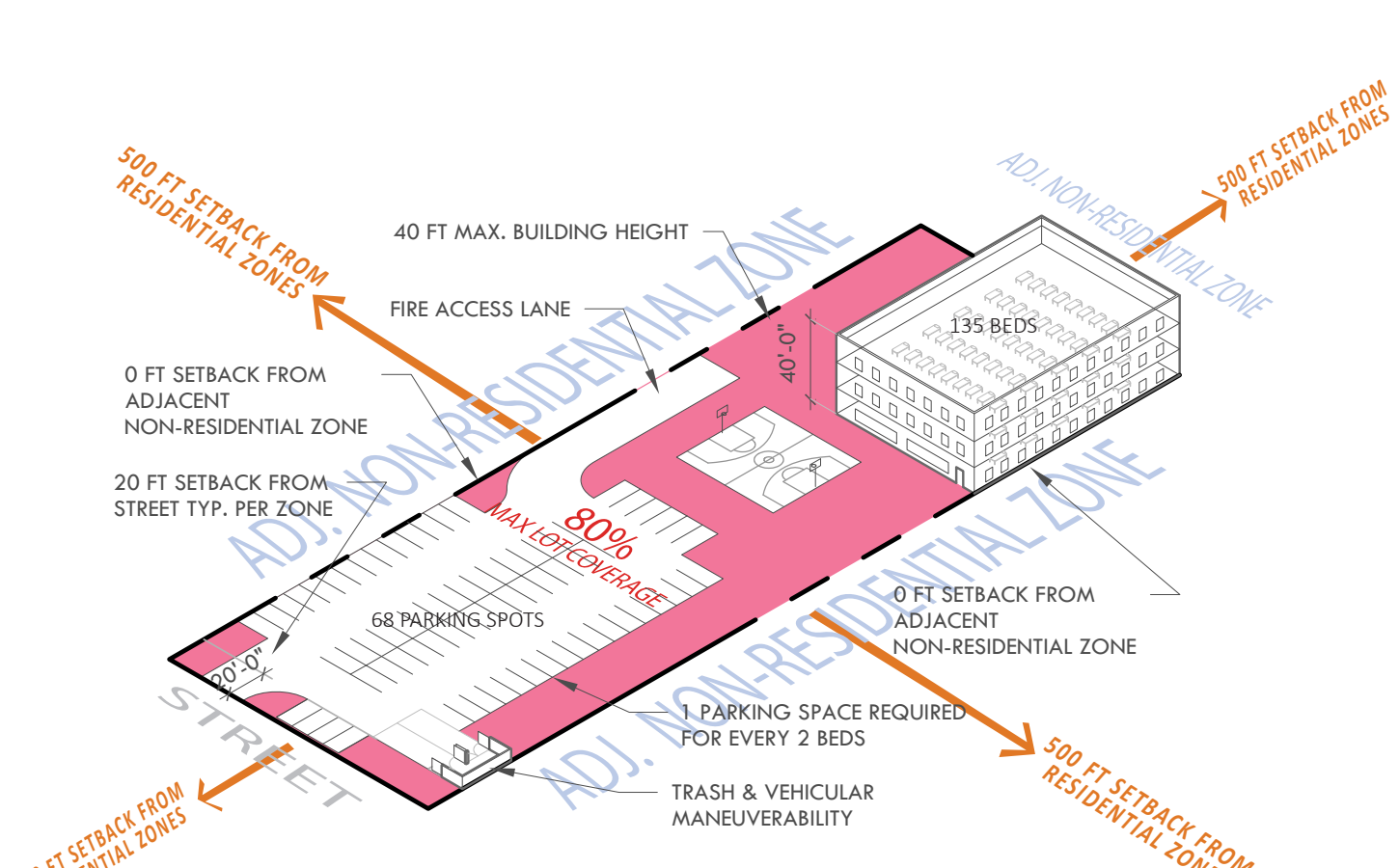
OCR-1

NO MIN LOT SIZE



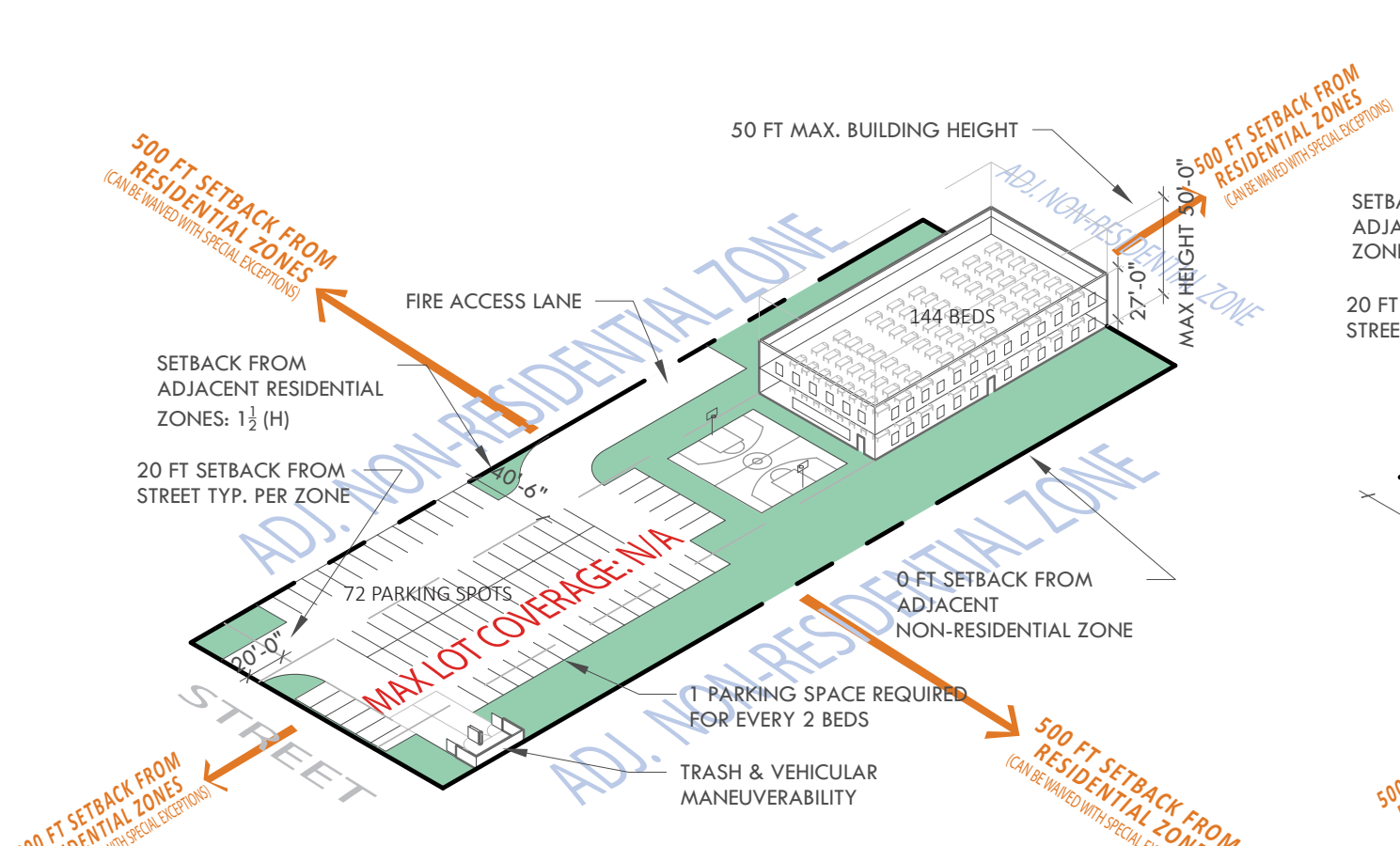
OCR-2

NO MIN LOT SIZE



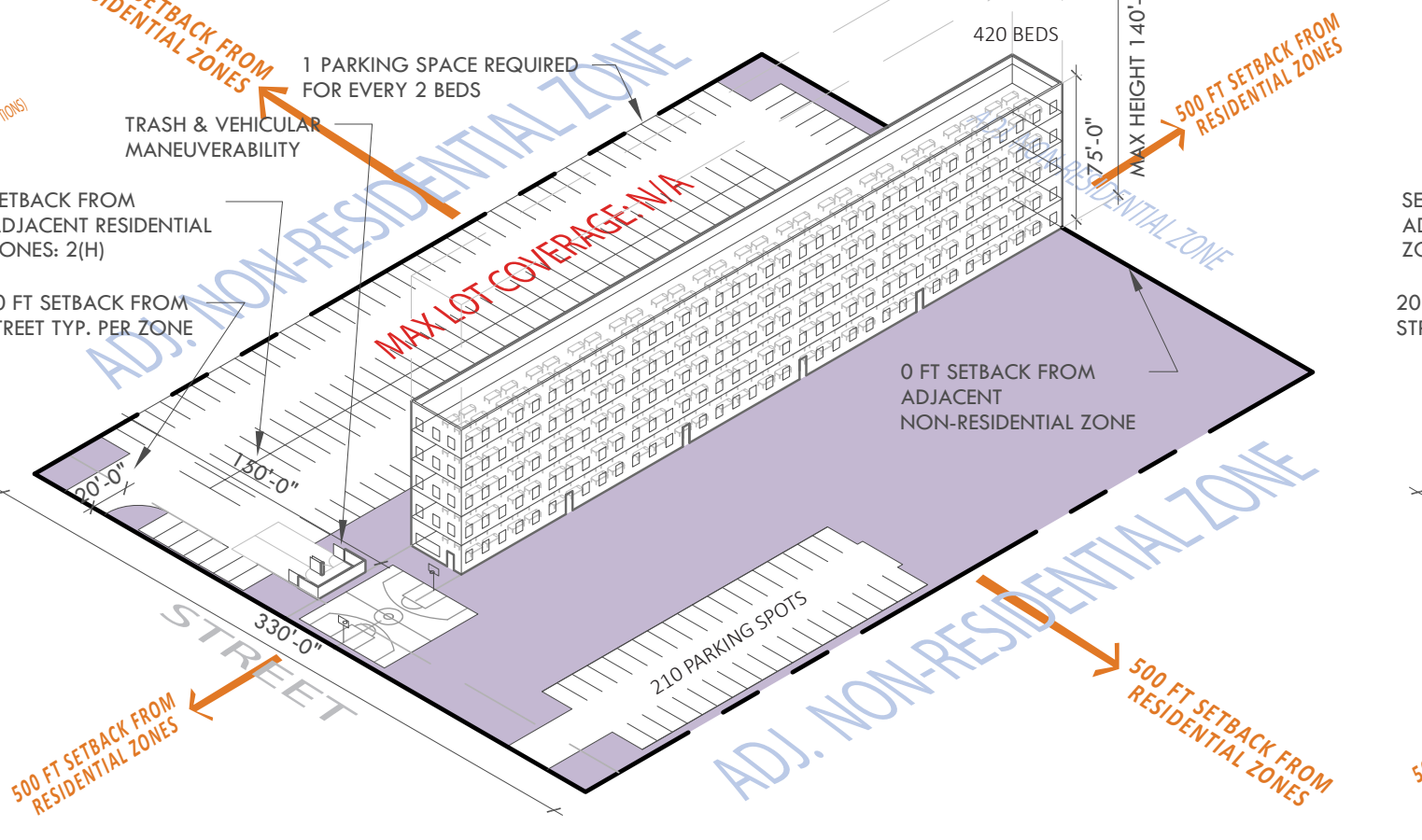
P-1

NO MIN LOT SIZE



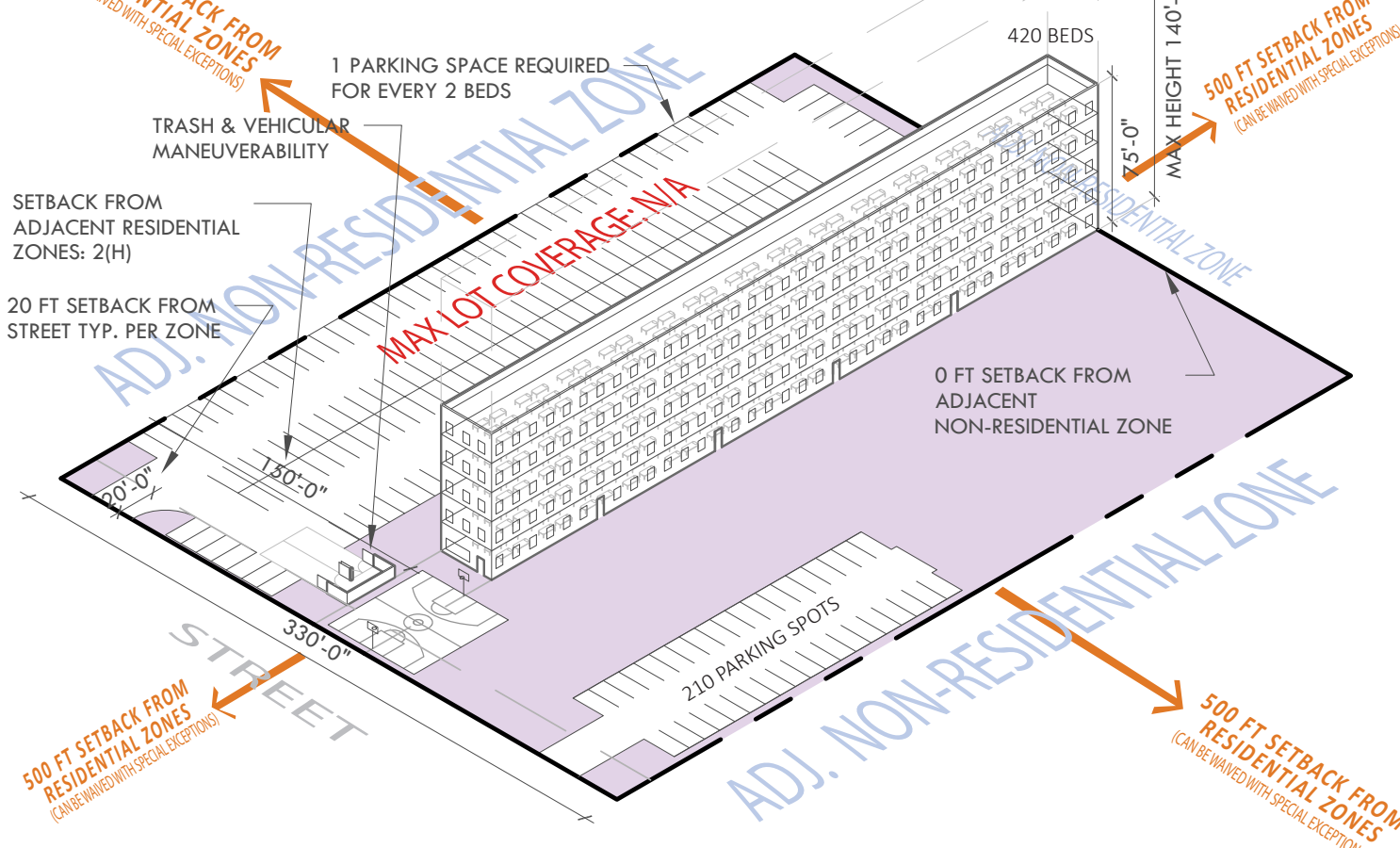
I-1

NO MIN LOT SIZE



I-2

NO MIN LOT SIZE

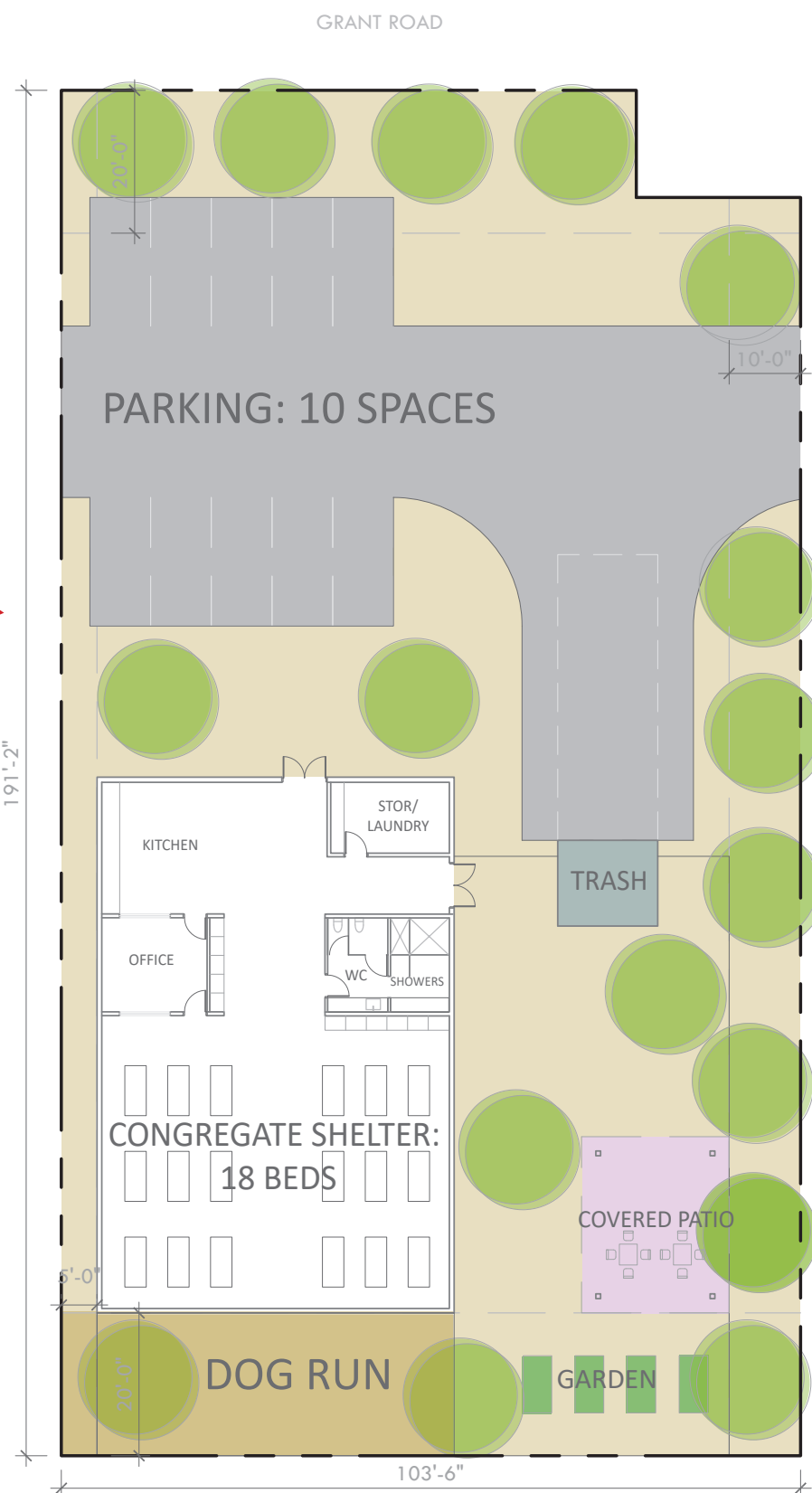


PARKING AND VEHICLE MANEUVERABILITY, AND TRASH PICKUP REQUIREMENTS MAKE DEVELOPING SITES FOR SHELTER CARE EXTREMELY DIFFICULT IF YOU WANT TO HOUSE MORE THAN 20 PEOPLE

SITE DESIGN

SOME SHELTERS IN TUCSON ARE MADE BY CONVERTING OLD HOTELS INTO NON-CONGREGATE SHELTER

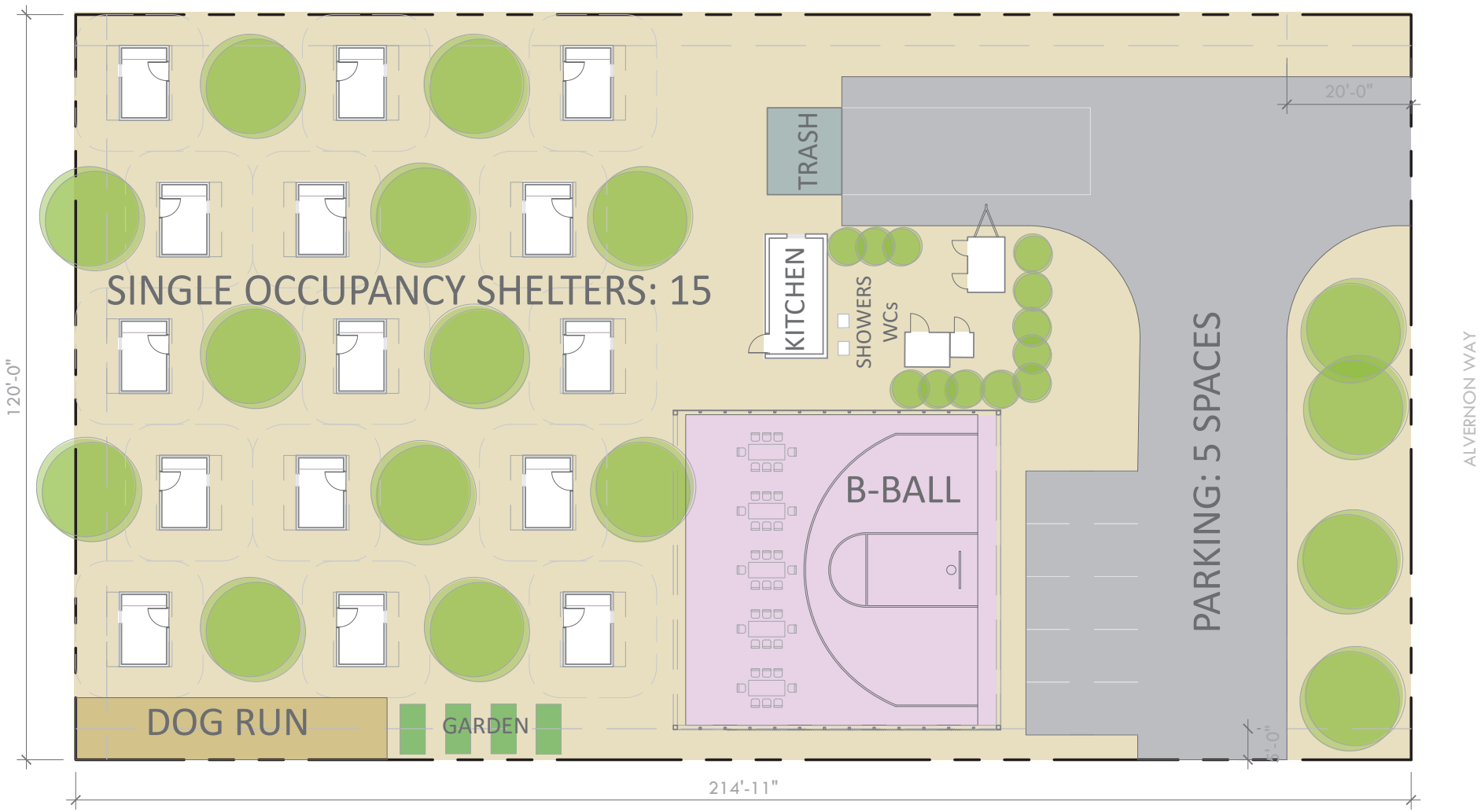
BUT THESE FACE THE SAME ZONING CHALLENGES AS CONSTRUCTING NEW SHELTERS



SITE A: CONGREGATE SHELTER

ZONE: C-1
AREA: 19,500 SF
UNLIMITED RESIDENTS PERMITTED
RESIDENT COUNT: 18

MAX HEIGHT: 40'
SHELTER CARE TO RES ZONE: 20' SETBACK
RES USE TO NON-RES ZONE: 5' SETBACK
PARKING:
1-5 RES: 3 SPACES
6-10 RES: 4 SPACES
11-15 RES: 5 SPACES
16-20 RES: 6 SPACES
21+ RES: 1 SPACE PER 2 BEDS



SITE B: SINGLE OCCUPANCY SHELTERS

ZONE: R-2
AREA: 25,794 SF
15 RESIDENTS PERMITTED

MAX HEIGHT: 25'
5' SIDE YARD SETBACK
20' SETBACK FROM STREET
PARKING:
1-5 RES: 3 SPACES
6-10 RES: 4 SPACES
11-15 RES: 5 SPACES
16-20 RES: 6 SPACES
21+ RES: 1 SPACE PER 2 BEDS



SITE C: SINGLE OCCUPANCY SHELTERS

ZONE: R-3
AREA: 36,300 SF
20 RESIDENTS PERMITTED

MAX HEIGHT: 25'
5' SIDE YARD SETBACK
20' SETBACK FROM STREET
PARKING:
1-5 RES: 3 SPACES
6-10 RES: 4 SPACES
11-15 RES: 5 SPACES
16-20 RES: 6 SPACES
21+ RES: 1 SPACE PER 2 BEDS

THESE ARE EXAMPLE SITE DESIGN ON EXISTING PARCELS PULLED FROM THE TYPICAL SQUARE MILE MAP. OF THE FOUR AVAILABLE PARCELS, ONLY THESE THREE ARE LARGE ENOUGH TO ACCOMMODATE VEHICLE MANEUVERABILITY.

VACANT LOTS FOR SHELTER CARE IN TUCSON

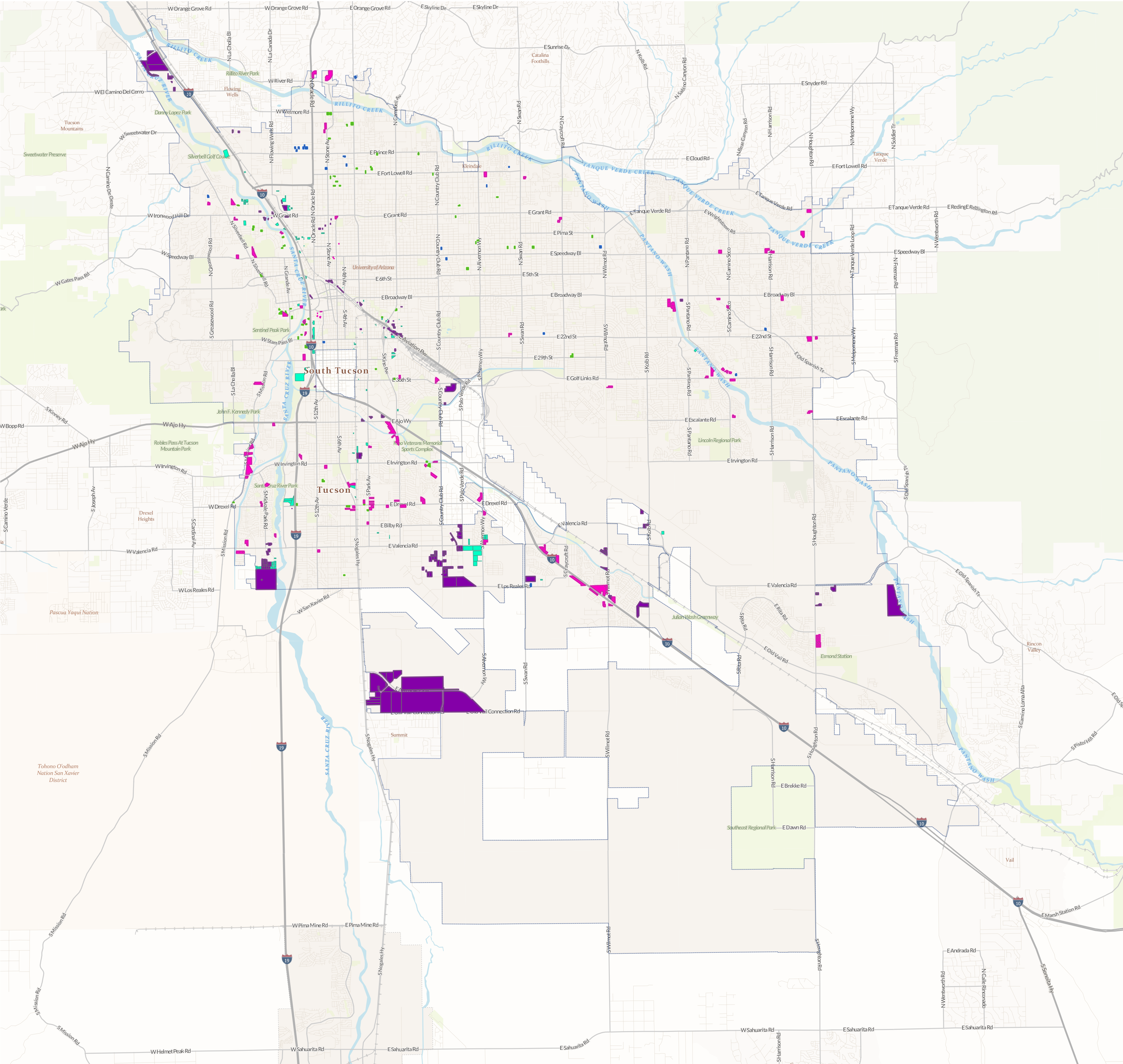
ARE THESE DESIRABLE LOCATIONS FOR SHELTERS?

ARE THEY EVEN FOR SALE?

ARE THEY AN APPROPRIATE SIZE?

ARE THEY NEAR PUBLIC TRANSIT?

DO THEY HAVE EASY ACCESS TO FOOD, SERVICES, AND GREEN SPACES?



MAP KEY

- PERMITTED BY RIGHT - UNLIMITED ADULTS
- PERMITTED WITH ZESE - OCCUPANCY LIMIT 15
- PERMITTED WITH ZESE - OCCUPANCY LIMIT 20
- PERMITTED WITH ZESE - UNLIMITED ADULTS
- ZESE FOR YOUTH
- ZESE FOR ADULTS
- PERMITTED BY RIGHT FOR YOUTH AND VICTIMS OF DOMESTIC VIOLENCE
- ZESE FOR ADULTS PERMITTED BY RIGHT FOR VICTIMS OF DOMESTIC VIOLENCE

ZESE = ZONING EXAMINER SPECIAL EXCEPTIONS

THIS MAP DEPICTS VACANT PARCELS POTENTIALLY AVAILABLE FOR SHELTER CARE IN THE CITY OF TUCSON.

BUILDINGS REGULATED BY THE LAND USE CODE



SINGLE-FAMILY DWELLING, ATTACHED



SINGLE-FAMILY DWELLING, DETACHED



ACCESSORY DWELLING



DUPLEX



MIDDLE HOUSING (2 TO 4 UNITS)



MULTIPLE-FAMILY HOUSING (3 OR MORE UNITS)



MANUFACTURED HOUSING



MOBILE HOME DWELLING



CONDOMINIUM



RECREATIONAL VEHICLE

GUESS WHICH ONE IS LESS REGULATED

PEOPLE REGULATED BY THE LAND USE CODE

**PEOPLE WHO ARE CONSIDERED A “FAMILY
UNIT”, INDIVIDUALS HOLDING THE HOUSE
UNDER COMMON PROPERTY RIGHTS**

“HOUSEHOLD”

5 OR MORE UNRELATED PERSONS

“GROUP”

**PEOPLE WHO ARE UNABLE TO BE CARED FOR
AS PART OF A SINGLE HOUSEHOLD***

“ELDERLY”

“PHYSICALLY DISABLED”

“BEHAVIORAL DISORDERS”

“DEVELOPMENTAL DISABILITIES”

“CHILDREN WHO NEED FULL TIME SUPERVISION”

“ADJUDICATED DELINQUENTS”

“HOMELESS PERSONS”

“PREGNANT TEENAGERS”

“VICTIMS OF DOMESTIC VIOLENCE”

*THESE SPECIFIC VULNERABLE POPULATIONS ARE CALLED OUT IN THE ZONING CODE, IN PART, BECAUSE THE STATE
REQUIRES A LICENSE TO PROVIDE RESIDENTIAL CARE SERVICES FOR THESE GROUPS.

UNHOUSED SHELTER OR NOT?



A



C



B



D

DEPICTED ARE BUILDINGS IN TUCSON. WHICH ONES ARE SHELTERS?

UNHOUSED SHELTER OR NOT?



E



G



F



H

DEPICTED ARE BUILDINGS IN TUCSON. WHICH ONES ARE SHELTERS?

UNHOUSED SHELTER OR NOT?



I



K



J



L

DEPICTED ARE BUILDINGS IN TUCSON. WHICH ONES ARE SHELTERS?

LIST THE 6 SHELTERS DEPICTED

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

USE THE PENCIL PROVIDED IN
THE CUP FOR YOUR RESPONSE



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LIST THE 6 SHELTERS DEPICTED

1. _____

2. _____

3. _____

4. _____

5. _____

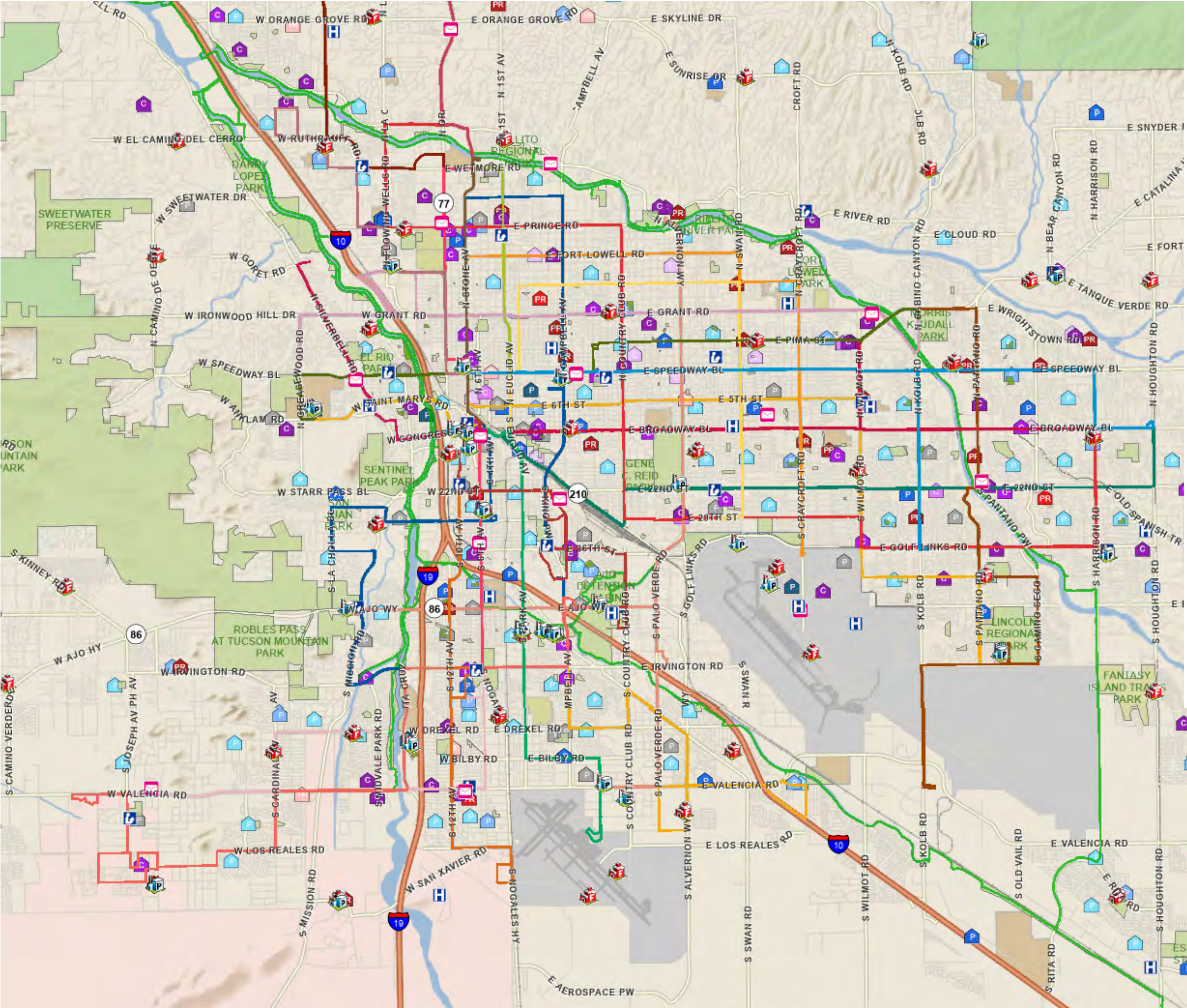
6. _____

USE THE PENCIL PROVIDED IN
THE CUP FOR YOUR RESPONSE



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IF YOU LIVED IN A SHELTER, WHERE WOULD YOU WANT IT TO BE?



- HOSPITAL
- BUS ROUTE
- LIBRARY
- SCHOOL
- LEVEL
(SHADE OF COLOR - LIGHTER IS YOUNGER)
- PRIVATE (REDS - PR)
- PUBLIC (BLUES - P)
- CHARTER (PURPLES - CH)
- FIRE STATION
- POLICE STATION
- POST OFFICE
- DEDICATED BIKE ROUTE

PLACE PIN ON MAP WHERE YOU WOULD LIKE TO LIVE
SORRY IF YOUR PLACE IS OFF THE MAP

LIST 3 REASONS WHY YOU
SELECTED WHERE YOU WOULD
WANT THE SHELTER TO BE IF
YOU DID LIVE IN ONE

1. _____

2. _____

3. _____

USE THE PENCIL PROVIDED IN
THE CUP FOR YOUR RESPONSE



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LIST 3 REASONS WHY YOU
SELECTED WHERE YOU WOULD
WANT THE SHELTER TO BE IF
YOU DID LIVE IN ONE

1. _____

2. _____

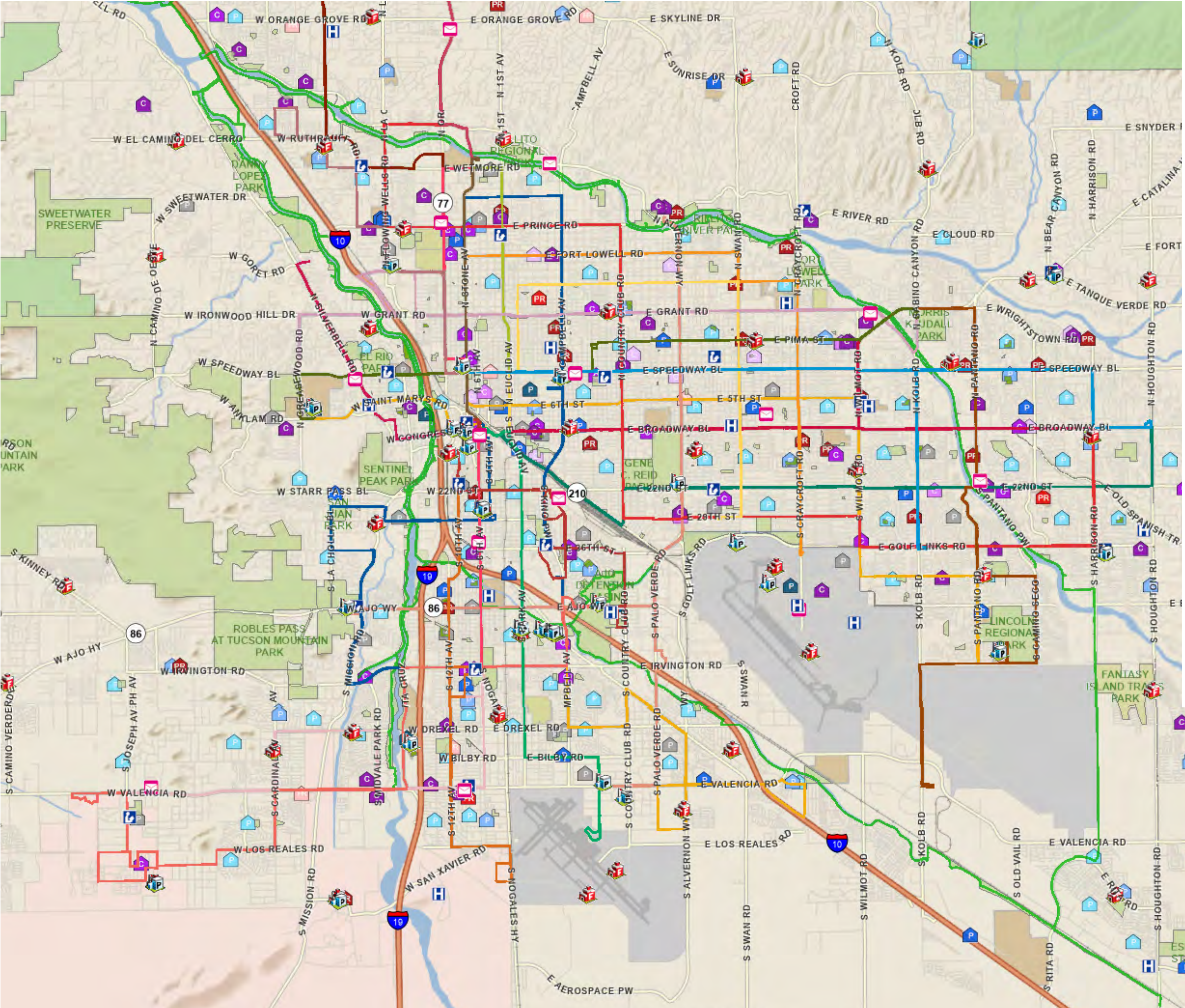
3. _____

USE THE PENCIL PROVIDED IN
THE CUP FOR YOUR RESPONSE



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WHERE WOULD YOU WANT A SHELTER TO BE IF YOU DIDN'T LIVE IN ONE?



PLACE PIN ON MAP WHERE YOU WOULD LIKE TO LIVE
SORRY IF YOUR PLACE IS OFF THE MAP

LIST 3 REASONS WHY YOU
SELECTED WHERE YOU WOULD
WANT THE SHELTER TO BE IF
YOU DIDN'T LIVE IN ONE

1. _____

2. _____

3. _____

USE THE PENCIL PROVIDED IN
THE CUP FOR YOUR RESPONSE



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LIST 3 REASONS WHY YOU
SELECTED WHERE YOU WOULD
WANT THE SHELTER TO BE IF
YOU DIDN'T LIVE IN ONE

1. _____

2. _____

3. _____

USE THE PENCIL PROVIDED IN
THE CUP FOR YOUR RESPONSE



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WHERE SHELTERS WANT TO BE



WE ALL WANT THE SAME THING
OPPORTUNITY CONVENIENCE GREEN SPACE

WHAT SHELTERS WANT TO BE

THIS INFORMATION WAS OBTAINED FROM 7 TUCSON EMERGENCY HOUSING DEVELOPMENT GROUPS IN 2024

NUMBER OF UNITS/RESIDENTS 50 TO 100

UNIT SIZE 96 SQUARE FEET - 8'-0" X 12'-0" WITHOUT PLUMBING

UNIT INFRASTRUCTURE DEFINITELY: ELECTRICAL, HEAT, AND AIR-CONDITIONING
MAYBE: PLUMBING, ESPECIALLY FOR ADAPTIVE HOTEL PROJECTS

PARKING VISITOR SPACES FOR SOCIAL WORKERS AND VOLUNTEERS
SPACES FOR NON-RESIDENT SERVICES
0 REQUIRED FOR RESIDENTS, BUT RESIDENTS ARE STARTING TO COME WITH THEIR OWN VEHICLES

LANDSCAPING VERY IMPORTANT

SITE WALLS VERY IMPORTANT

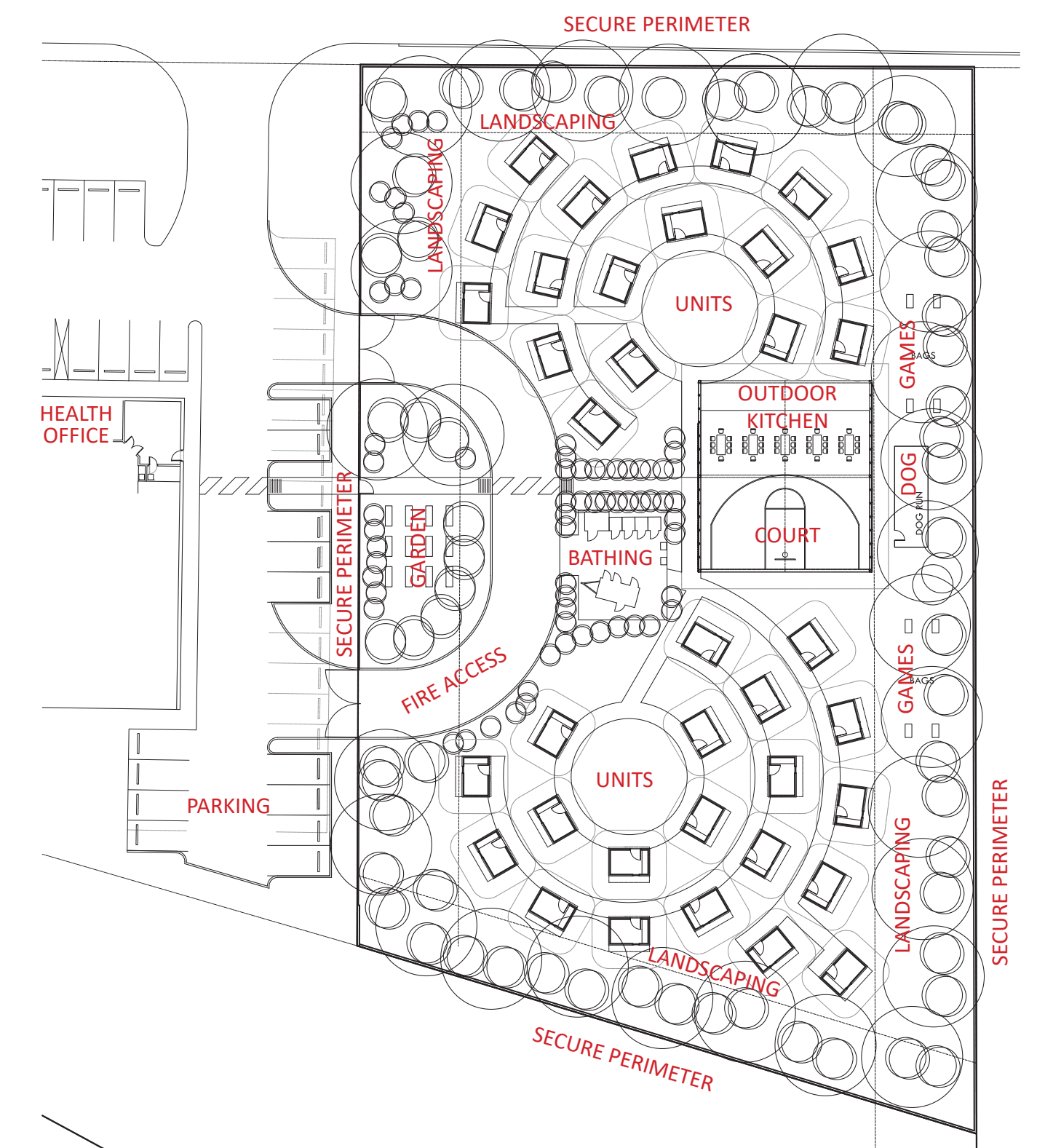
PUBLIC & PRIVATE VERY IMPORTANT TO HAVE CLEAR DEFINITION BETWEEN PUBLIC SPACE AND PRIVATE RESIDENT SPACE

AMENITIES DESIRED
LAUNDRY
BICYCLE PARKING
COMPUTER ROOM
COMMERCIAL KITCHEN
SHARED BATHROOMS
RECREATION AREA
STORAGE LOCKERS
COMMUNITY GARDEN
PET AREA

SUPPORT SERVICES SOCIAL WORKER OFFICES
HEALTH OFFICE

TRASH YES! AND RECYCLING.

CONTEXT PLACE NEAR A BUSLINE AND SOCIAL SERVICES



PROPOSED MICROSHELTER PROJECT
40 RESIDENTS

WE ALL WANT THE SAME THINGS:
OPPORTUNITY CONVENIENCE GREEN SPACE

HOW DOES TUCSON COMPARE?

MANY STATES, COUNTIES, AND CITIES HAVE PASSED
EMERGENCY DECLARATIONS IN RESPONSE TO THE
NEED FOR HOUSING THE HOUSELESS

THIS ALLOWS THE JURISDICTIONS TO CRAFT
IMMEDIATE AND LONG-TERM APPROACHES TO
ALLOW FOR THE DEVELOPMENT OF SHELTERS

THEY HAVE CRAFTED **MODIFICATIONS** TO EXISTING
CODES, **NEW** CODES, AND **ALTERNATE** CODES

STATE OF MASSACHUSETTS, STATE OF HAWAII, STATE OF OREGON, STATE
OF CALIFORNIA, STATE OF SOUTH CAROLINA, STATE OF MICHIGAN,
ALAMEDA COUNTY, MARIN COUNTY, SAN LUIS OBISPO, SEATTLE, SANTA
ROSA, **TUCSON**, PORTLAND, VANCOUVER, LOS ANGELES, SAN FRANCISCO

THESE CODES ATTEMPT TO RECOGNIZE THE **VARIETY** OF
SHELTER TYPES AND OPERATIONS FOR EMERGENCY HOUSING
FOR THE HOMELESS. THEY RANGE IN BEING EXTREMELY
VAGUE TO ALLOW FOR INTERPRETATION TO **SPECIFIC** TO
PLAN FOR THE WORST CASE SCENARIO

THEY COVER
PROCESS

REQUIRED DOCUMENTATION
TIME FRAME OF DEVELOPMENT
DEFINITIONS
PERMITS

**SHELTER CARE DEVELOPMENTS AREN'T EASY ANYWHERE,
BUT MAYBE SIMPLER!**

HOW DOES TUCSON COMPARE?

CALIFORNIA, STATE OF

IDENTIFIES REQUIREMENTS FOR MUNICIPALITIES
TO REGULATE EMERGENCY SHELTERS AND
TRANSITIONAL AND SUPPORTIVE HOUSING

EMERGENCY SHELTERS

MUST IDENTIFY ZONES IN WHICH EMERGENCY
SHELTERS CAN BE DEVELOPED **BY-RIGHT**. THIS
MEANS NO DISCRETIONARY PROCEDURES LIKE
PUBLIC NOTICES OR REQUIRED NEIGHBORHOOD
MEETINGS. WHAT IS DONE FOR A SINGLE FAMILY
HOUSE, IS DONE FOR AN EMERGENCY SHELTER

THE IDENTIFIED ZONES MUST SUPPLY **SUFFICIENT
CAPACITY** TO ACCOMMODATE NEED

PROXIMITY TO TRANSIT, JOB CENTERS, AND
SERVICES AS WELL AS AVAILABLE ACREAGE MUST BE
TAKEN INTO ACCOUNT

TRANSITIONAL AND SUPPORTIVE HOUSING
SHALL BE PERMITTED IN ALL ZONES ALLOWING
RESIDENTIAL USES AND ARE NOT SUBJECT TO
ANY RESTRICTIONS NOT IMPOSED ON SIMILAR
DWELLINGS IN THE SAME ZONE

**SHELTER CARE DEVELOPMENTS AREN'T EASY ANYWHERE,
BUT MAYBE SIMPLER!**

HOW DOES TUCSON COMPARE?

SEATTLE, WASHINGTON

TWO APPROACHES: AFFILIATED WITH A RELIGIOUS ORGANIZATION OR NOT

FOR NON-RELIGIOUS SITES:

ANY ZONE ALLOWED!

STANDARD REGULATIONS OF MINIMUM LOT SIZES,
SETBACKS, SCREENINGS

MUST BE NEAR A TRANSIT STOP

MUST BE AT LEAST 1 MILE FROM ANOTHER SITE

COMMUNITY OUTREACH AND ADVISORY
COMMITTEE NECESSARY

SOME MODIFICATIONS OVER TIME REGARDING THE
MAXIMUM NUMBER OF OCCUPANTS A FACILITY
CAN HAVE

**SHELTER CARE DEVELOPMENTS AREN'T EASY ANYWHERE,
BUT MAYBE SIMPLER!**



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WHAT HAVE YOU SEEN ELSEWHERE THAT WE MIGHT TRY IN TUCSON?

PLEASE TELL US AS MUCH AS POSSIBLE ABOUT THE REGULATIONS
YOU'VE HEARD OF ELSEWHERE AND WHERE THEY OCCUR
WITH THE PENCILS PROVIDED IN THE CUPS



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SHOULD THE CITY OF TUCSON ALLOW EMERGENCY SHELTERS IN MORE AREAS WITH SPECIAL PROCESSES APPLIED? WHY?

SPECIAL PROCEDURES ADD TIME AND UNCERTAINTY BUT
INCREASE OVERSIGHT AND CASE-BY-CASE REQUIREMENTS
AND MAY INCLUDE NEIGHBORHOOD NOTICE, A PDSD SPECIAL
EXCEPTION, OR A ZONING EXAMINER SPECIAL EXCEPTION

PLEASE PROVIDE US WITH AN ANSWER WITH A FEW REASONS AS
TO WHY YOU ANSWER THE WAY YOU DO
WITH THE PENCILS PROVIDED IN THE CUPS



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SHOULD THE CITY OF TUCSON ALLOW EMERGENCY SHELTERS IN MORE AREAS BY-RIGHT? WHY?

**BY-RIGHT MEANS THEY CAN BE BUILT USING A SHORTER
TIMEFRAME AND WITH LESS UNCERTAINTY BECAUSE NO SPECIAL
PROCESSES, NEIGHBORHOOD NOTICES, OR DISCRETIONARY
PROCEDURES ARE REQUIRED.**

**PLEASE PROVIDE US WITH AN ANSWER WITH A FEW REASONS AS
TO WHY YOU ANSWER THE WAY YOU DO
WITH THE PENCILS PROVIDED IN THE CUPS**



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WHICH ARE THE MOST IMPORTANT LAND USE REGULATIONS FOR EMERGENCY SHELTERS? WHY?

REGULATIONS MAY INCLUDE ZONE RESTRICTIONS, DISTANCE FROM RESIDENTIAL ZONES, SPECIAL APPROVAL PROCEDURES, LOT SIZE MINIMUMS, SETBACKS, PARKING MINIMUMS, AND MORE

PLEASE PROVIDE US WITH AN ANSWER WITH A FEW REASONS AS TO WHY YOU ANSWER THE WAY YOU DO WITH THE PENCILS PROVIDED IN THE CUPS



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SHOULD THE CITY OF TUCSON KEEP THE CURRENT ZONING CODE REGULATIONS FOR EMERGENCY SHELTERS? WHICH ONES? WHY?

PLEASE PROVIDE US WITH AN ANSWER WITH A FEW REASONS AS
TO WHY YOU ANSWER THE WAY YOU DO
WITH THE PENCILS PROVIDED IN THE CUPS



THE UNIVERSITY OF ARIZONA
Drachman Institute
for the Built Environment

WHICH ARE THE MOST IMPORTANT LAND USE REGULATIONS FOR EMERGENCY SHELTERS? WHY?

REGULATIONS MAY INCLUDE ZONE RESTRICTIONS, DISTANCE FROM RESIDENTIAL ZONES, SPECIAL APPROVAL PROCEDURES, LOT SIZE MINIMUMS, SETBACKS, PARKING MINIMUMS, AND MORE

PLEASE PROVIDE US WITH AN ANSWER WITH A FEW REASONS AS TO WHY YOU ANSWER THE WAY YOU DO WITH THE PENCILS PROVIDED IN THE CUPS



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WOULD YOU BE IN FAVOR OF REDUCING OR REMOVING THE SPECIFIC SITE REQUIREMENTS FOR EMERGENCY SHELTERS? WHY?

THESE INCLUDE OCCUPANCY LIMITS, MINIMUM DISTANCE FROM
RESIDENTIAL ZONES, 20 FOOT INTERIOR SETBACKS, PARKING
MINIMUMS, AND MINIMUM LOT SIZE

PLEASE PROVIDE US WITH AN ANSWER WITH A FEW REASONS AS
TO WHY YOU ANSWER THE WAY YOU DO
WITH THE PENCILS PROVIDED IN THE CUPS

Accessible Text Supplement

Give Me Shelter! — Shelter Care Zoning Exhibit

City of Tucson Planning and Development Services Department (PDSD)

University of Arizona Drachman Institute, College of Architecture, Planning and Landscape Architecture

Exhibit dated September 13, 2026. Pamphlet dated September 9, 2026.

1. About this supplement

This document is the accessible text equivalent of the "Give Me Shelter!" exhibit boards. The exhibit was designed as a set of large-format printed display boards for in-person public engagement. Those boards rely on color, layout, maps, diagrams, and photographs to carry meaning, and they cannot be read by a screen reader.

This supplement restates the full content of every board in plain, structured text, including descriptions of every map, diagram, chart, and photograph. It is published alongside the exhibit boards so that the same information is available to everyone.

This supplement contains the same content as the boards. It does not add new City policy, new regulations, or new interpretations of the Unified Development Code. Where the boards summarize the zoning code, this supplement repeats that summary. The Unified Development Code itself is the controlling document.

2. How to use this document

- Section 5 defines the key terms used throughout the exhibit. Read it first if you are new to zoning.
- Section 6 restates each board in the order it appears in the exhibit. Each board has its own heading.
- Section 7 consolidates the shelter care zoning standards into a single table.
- Section 8 collects every question the exhibit asks the public, in one place, so you can respond without working through the whole document.

Headings are tagged, so you can navigate this document by heading using a screen reader, or by using the navigation pane in your PDF or word processing software.

3. Comment, request another format, or ask for help

The exhibit asks for public feedback. All feedback will be used by City of Tucson Planning and Development Services in an upcoming zoning code amendment. You do not have to visit the exhibit in person to respond.

To submit comments

- Online: [INSERT COMMENT FORM URL]
- Email: [INSERT PROJECT EMAIL ADDRESS]
- Phone: [INSERT PROJECT PHONE NUMBER]
- Mail: [INSERT MAILING ADDRESS]
- Comment deadline: [INSERT DEADLINE, OR STATE THAT COMMENTS ARE ACCEPTED ON A ROLLING BASIS]

To request this material in another format

Large print, braille, audio, translated, or other accessible formats are available on request.

- Contact: [INSERT ADA / TITLE VI COORDINATOR NAME, EMAIL, PHONE]
- TTY / relay: [INSERT, OR REFERENCE 7-1-1 RELAY IF THAT IS CITY STANDARD LANGUAGE]
- Please allow [INSERT NUMBER] business days for alternate format requests.

If you have trouble using this document

If any part of this document or the exhibit is not accessible to you, please contact the ADA coordinator listed above so the barrier can be corrected.

4. Exhibit credits

This exhibit was created by the following individuals and institutions.

**Drachman Institute — College of Architecture, Planning and Landscape Architecture,
University of Arizona**

- Bill Mackey, Assistant Research Professor
- Jessica McQuillen, Research Coordinator

Planning and Development Services Department, City of Tucson

- Amanda Smith, Long Range Lead Planner
- Sarah Meggison, Long Range Planning Manager

Housing and Community Development, City of Tucson

- Tamara Prime, Special Projects Manager

5. Key terms

These definitions are taken from the exhibit.

Shelter care

A location providing temporary lodging, meals, and counseling to people experiencing homelessness.

By right

A development proposal that conforms to the current zoning code and requires no discretionary process.

Zoning Examiner Special Exception (ZESE)

A process used when a development proposal does not conform to the current zoning code and must go through a discretionary process. That process includes staff review, public comment, and approval by the City of Tucson Zoning Examiner.

Maximum residents

A cap on the number of people who can receive services at that location, regardless of the capacity of the site.

Unlimited residents

The site does not have a specified maximum number of residents.

Land use

What happens on a property. Every zone allows certain uses: permitted, special exception, accessory, and temporary. Tucson's code has 11 land use groups, similar to most U.S. cities. Each group contains many specific use types. Together they separate residential, commercial, and industrial areas.

Zone

Zones control where each land use can happen. Tucson has about 28 zones, plus overlay zones, similar to most U.S. cities. A property can only be in one zone at a time; zones do not overlap. Generally, zones separate residential from commercial from industrial.

Zone abbreviations used in this document

- R-1, R-2, R-3 — Residential zones
- RX-1, RX-2 — Residential zones
- MH-1, MH-2 — Mobile home zones
- SH — Suburban homestead zone
- SR — Suburban ranch zone
- RH — Rural homestead zone
- O-1, O-2, O-3 — Office zones
- C-1, C-2, C-3 — Commercial zones
- OCR-1, OCR-2 — Office Commercial Residential zones
- P-1 — Parking zone
- I-1, I-2 — Industrial zones
- PAD — Planned Area Development

6. Board-by-board text equivalent

Boards are numbered sequentially in the order they appear in the exhibit files. These numbers are for navigation within this document.

Board 1. Welcome — It is time for a code refresh

It is now time to focus on our unhoused community members. Since COVID-19, there has been a sea change in cities across the country to make housing for the unhoused a priority, and communities usually start with how those developments are regulated.

Many groups have worked hard to provide spaces for the unhoused and have imagined innovative housing developments, but these developments are not specifically defined in the land use code.

The City of Tucson has been active with housing. Planning and Development Services has created overlay zones, toolkits, and new definitions in the zoning code to inspire more housing developments. Now, they are looking at housing for the houseless.

This exhibit asks you

- What is your awareness of existing regulations?
- What is your opinion on these regulations?
- What type of modifications to those regulations would you prefer?

A starburst graphic on the board reads: All feedback will be used by City of Tucson Planning and Development Services in an upcoming zoning code amendment.

Board 2. Welcome — Exhibit credits

This board lists the individuals and institutions who created the exhibit. See Section 4 of this document for the full list.

Board 3. Current efforts

The City of Tucson has done the following to address the current housing emergency.

- Declaration of housing emergency
- Safe outdoor sleeping area policy
- Temporary use permit for emergency shelters
- PDSD Director special exception for emergency shelters
- Community Corridor Toolkit
- Middle housing zoning code amendment
- Accessory dwelling unit code amendment
- Housing First program
- Tucson Pima Collaboration to End Homelessness
- City of Tucson encampment protocol

Board 4 & 5. Handout — Current zoning code regulations for shelter care developments

This is a two-sided printed pamphlet dated September 9, 2026. It explains where shelter care is allowed in Tucson and what standards apply.

Introduction

The zoning code identifies the zones shelter care is allowed to be in, the process it is required to go through, and a specific set of restrictions.

Shelter care in the zones included in this pamphlet must follow the corresponding approval process and meet the listed standards, in addition to the basic zoning standards, to be approved.

Zones permitting shelter care by right or through Zoning Examiner Special Exception are R-2, R-3, O-2, O-3, C-1, C-2, C-3, OCR-1, and OCR-2.

Shelter care is not permitted in R-1, MH-1, MH-2, RX-1, RX-2, SH, SR, RH, and others.

The pamphlet also defines the terms shelter care, by right, Zoning Examiner Special Exception, maximum residents, and unlimited residents. Those definitions are in Section 5 of this document.

Standards by zone

The standards below are transcribed from the pamphlet panels. A consolidated table is provided in Section 7.

R-2 (Residential zone) — Zoning Examiner Special Exception

- Must be 1,200 feet from any other shelter care.
- 15 maximum residents: minimum lot size of 20,000 square feet.
- Unlimited residents: maximum permitted lot coverage is 60 percent.
- Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet.
- Minimum required lot size is one and one-half acres, with the following exception.
- Exception: there is no minimum lot size requirement for residential care services uses in the R-3, C-1, C-2, C-3, OCR-1, and OCR-2 zones.

R-3 (Residential zone) — Zoning Examiner Special Exception

- Must be 1,200 feet from any other shelter care.
- 20 maximum residents: a minimum lot size of 20,000 square feet.
- Unlimited residents: the maximum permitted lot coverage is 60 percent.
- Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet.
- There is no minimum lot size requirement for residential care services uses in the R-3, C-1, C-2, C-3, OCR-1, and OCR-2 zones.

O-2 (Office zone) — Zoning Examiner Special Exception

- Must be 1,200 feet from any other shelter care.
- 15 maximum residents: minimum lot size of 20,000 square feet.
- Unlimited residents: maximum permitted lot coverage is 60 percent.
- Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet.
- The minimum required lot size is one and one-half acres.
- All land use activities shall be conducted entirely within an enclosed building.

O-3 (Office zone) — By right

- Permitted by right if at least 500 feet from the property line to a zone boundary of R-3 or more restrictive.

O-3 (Office zone) — Zoning Examiner Special Exception

- Applies if closer than 500 feet from the property line to a zone boundary of R-3 or more restrictive.
- Must be 1,200 feet from any other shelter care.
- Unlimited residents: maximum permitted lot coverage is 60 percent.
- Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet.
- The minimum required lot size is one and one-half acres.
- All land use activities shall be conducted entirely within an enclosed building.

C-1 (Commercial zone) and OCR-1 (Office Commercial Residential zone) — By right

- Permitted by right if at least 500 feet from the property line to a zone boundary of R-3 or more restrictive.

C-1 and OCR-1 — Zoning Examiner Special Exception

- Applies if closer than 500 feet from the property line to a zone boundary of R-3 or more restrictive.
- Must be 1,200 feet from any other shelter care.
- Unlimited residents: maximum permitted lot coverage is 60 percent.
- Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet.
- All land use activities shall be conducted entirely within an enclosed building.

C-2 (Commercial zone) — By right

- Permitted by right if at least 500 feet from the property line to a zone boundary of R-3 or more restrictive.

C-2 — Zoning Examiner Special Exception

- Applies if closer than 500 feet from the property line to a zone boundary of R-3 or more restrictive.
- Must be 1,200 feet from any other shelter care.
- Unlimited residents: maximum permitted lot coverage is 60 percent.
- Minimum required setback from all interior lot lines adjoining residential zoning is 20 feet.

C-3 (Commercial zone) and OCR-2 (Office Commercial Residential zone)

- Same as the C-2 zone.

Additional panel text

One pamphlet panel adds a separation requirement of 1,200 feet from any other rehabilitation service or shelter care, in addition to the 1,200-foot separation from other shelter care.

VERIFY: The pamphlet is a folded, multi-panel layout. The by-right and Special Exception pairings for C-1, C-2, C-3, OCR-1, OCR-2, and O-3, and the placement of the "1,200 feet from any other rehab service or shelter care" line, could not be

resolved with certainty from the flattened print file. Please confirm this section against the original pamphlet layout and against the Unified Development Code before posting.

VERIFY: The pamphlet states a 15-resident maximum for R-2. The square-mile map legend on Boards 15 and 16 states 20,000 square feet for 20 residents in R-2. Confirm which figure is correct and make the two consistent.

Questions to ask, printed on the pamphlet

- Should the City of Tucson keep the current zoning code regulations for emergency shelters?
- Should the City of Tucson allow emergency shelters in more areas with special processes applied?
- Should the City of Tucson allow emergency shelters in more areas by right?
- Which are the most important land use regulations for emergency shelters?
- Would you be in favor of reducing or removing specific site requirements for emergency shelters?

Board 6. Where do you want to live?

This board is a large map of the Tucson metropolitan area. Visitors place a pin on the map at the location where they would like to live. The instruction reads: "Place pin on map where you would like to live." A smaller note reads: "Sorry if your place is off the map."

Map description

The map covers the Tucson metropolitan area, roughly from West Orange Grove Road and East Skyline Drive at the north to East Aerospace Parkway at the south, and from the Tucson Mountains at the west to Houghton Road at the east. Interstate 10 runs diagonally from the northwest to the southeast. State Route 210 and State Routes 77, 86, and 19 are also shown. Major named east-west streets include Orange Grove, River, Fort Lowell, Grant, Speedway, Broadway, 22nd Street, Golf Links, Irvington, Drexel, Bilby, Valencia, and Los Reales. Major named north-south streets include La Cholla, Oracle, 1st Avenue, Campbell, Country Club, Alvernon, Swan, Kolb, Harrison, and Houghton. Parks shown include Sweetwater Preserve, Tucson Mountain Park, Robles Pass, Sentinel Peak Park, Rillito Park, Reid Park, Udall Park, Lincoln Regional Park, and Fantasy Island Trail Park.

Map legend

- Hospital
- Bus route
- Library
- School, shown by level. Lighter shades are younger grade levels. Private schools are reds (PR), public schools are blues (P), charter schools are purples (CH).
- Fire station
- Police station
- Post office
- Dedicated bike route

The map shows these facilities distributed across the metropolitan area, with the greatest concentration in the central core near downtown and along the major arterial streets.

Board 7. What is land use? What is a zone?

Land use

- Every zone allows certain uses: permitted, special exception, accessory, and temporary.
- Per the City of Tucson Unified Development Code, Tucson's code has 11 land use groups, similar to most U.S. cities.
- Each group contains many specific use types.
- Together, they separate residential, commercial, and industrial areas.

Zone

- Zones control where each land use can happen.
- Per the City of Tucson Unified Development Code, Tucson has about 28 zones, plus overlay zones, similar to most U.S. cities.
- A property can only be in one zone at a time; zones do not overlap.
- Generally, zones separate residential from commercial from industrial.

Why?

The board asks why this separation exists, and offers several answers people give: some people think it creates a moral geography over the landscape, others think it is for the safety of residential communities, some think it preserves property values, and others believe it facilitates development.

Closing line

The culture of a place influences these regulations: people, building type, zone, adjacent zone.

Background graphics

The board has two faint background images. On the left is an aerial photograph of Tucson. On the right is a zoning map of the same area, showing zone districts including PAD, R-1, HR-3, NR-3, UR-3, HC-3, HLC-3, UC-3, HP, RX-1, HLRX-1, I-2, OCR-1, and OCR-2. Both images are decorative context and carry no information not stated in the text above.

Board 8. How land is regulated

Every property has a zone. Zones set rules for what can be built, and where.

Diagram description

The board shows an equation made of four icons: a walking person, plus a house, plus a circle divided into four quadrants, plus a second circle with one quadrant filled, equals a question mark. The icons are labeled: people, building type, zone, adjacent zone.

The four questions the diagram asks

1. People: What will you do on your property?
2. Building type: What kind of building will you use?
3. Zone: What zone is your property in?
4. Adjacent zone: What zones are next to yours?

Closing line: The culture of a place influences these regulations.

Board 9. Current state of the unhoused in Tucson

Source shown on the board: Tucson Pima Collaboration to End Homelessness, Point in Time Count Summary, January 27, 2026.

Measure	Figure
Number of persons unsheltered	1,269
Number of persons in emergency shelter	683
Number of persons in transitional housing	163
Number of persons in safe haven	15
Number of projects in the pipeline to provide emergency shelters	2
Time it will take to produce the projects in the pipeline	6 to 8 months

The board displays these figures as very large numbers over a faint street map of Tucson. Above the numbers, rows of small human figure icons represent the counts visually; the icon blocks are proportional to the four population figures and carry no additional information.

Board 10. Types of housing for the unhoused

The focus of this exhibit is emergency shelters.

Type	Time	Support	Building type
Emergency shelter	Short-term occupation	Support services for stabilization	Microhomes, microcabins, pallet homes, apartment buildings, adaptive use of hotels and warehouses
Transitional housing	Temporary occupation	Support services, with a goal to move to permanent housing	Tiny homes, apartment buildings, single family homes, adaptive use of hotels and warehouses

Type	Time	Support	Building type
Supportive housing	Long-term occupation	Support services for diagnosed disabilities	Apartment buildings and single family homes, adaptive use of hotels and warehouses

Photographs on this board

- A row of white prefabricated tiny homes with individual numbered doors, viewed from above. Credit: California tiny homes.
- A large indoor arena floor filled with rows of cots being made up with bedding by a worker. Credit: NRG Center, Houston. Photo by Win McNamee, Getty.
- A two-story white garden-apartment building with a lawn and mature trees. Credit: King County Housing Authority.
- A village of small brightly painted wooden cabins with pitched roofs and porch steps, lining a gravel path, with residents walking between them in the rain. Credit: Lincoln Institute of Land Policy.
- A three-story multifamily building in red brick and tan stucco with shaded balconies and a landscaped entry. Credit: Supportive housing, Anaheim, California.
- A single-story gray building with white trim, pitched roofs, and a paved walkway. Credit: LaCasa Inc.

The photographs illustrate the building types listed in the table. They do not carry additional information.

Board 11. What land use can be in what zone?

This board is a flow diagram, sometimes called a Sankey or parallel-sets diagram. Zones are listed in a column on the left. Land uses are listed in a column on the right. Lines connect each zone to the land uses allowed in it.

How to read the diagram

- A solid line means the land use is allowed by right in that zone.
- A dashed line means the land use requires a Zoning Examiner Special Exception in that zone.

- The percentage next to each zone is the total percentage of parcels that zone occupies in Tucson.

Zones and their share of Tucson parcels

Zone group	Percentage of all parcels in Tucson
Rural and suburban residential zones	37.4%
Urban residential — Residence R-1	16.2%
Urban residential — Residence R-2	8.4%
Urban residential — Residence R-3	2.5%
Office zones — Office 1	0.0%
Office zones — Office 2	0.0%
Office zones — Office 3	1.6%
Commercial and mixed use zones	5.6%
Industrial zones	15.2%

Land uses shown on the right side of the diagram

- Residential uses — by right
- Middle housing
- Multifamily development
- Single family dwelling
- Group dwelling
- Shelter care

The exercise the board asks you to do

1. Count the lines coming from each land use.
2. Add up the percentages of parcels they go to.
3. Ask: who has the most opportunity and flexibility?

The board's point is that residential and single family uses connect to many zones covering a large share of Tucson parcels, while shelter care connects to few zones covering a small share, and most of those connections are dashed lines requiring a Zoning Examiner Special Exception.

VERIFY: The individual zone-to-land-use connections could not be traced reliably from the flattened print file. Either add a table of those connections here, or supply the underlying data so the table can be completed. Without it, a screen reader user cannot do the counting exercise the board asks for.

Board 12. Timelines for residential development

This board compares how long different kinds of residential development take, and what share of Tucson parcels each can be built on. It is organized as a scale from certain and less time on the left to uncertain and more time on the right.

By-right process

Used when a project follows current zoning rules exactly and is approved by planning staff. This process can take 3 to 24 months, depending on the project.

Development type	Approximate months to complete	Percentage of parcels available for this development
Single family house	14	76.2%
Multi-family housing (5 or more units per property)	31	22.6%
Shelter care housing	31	7.2%

A footnote on the 7.2 percent figure reads: see typical one square mile maps indicating available parcels permitted by right. Those are Boards 16 and 17 of this document.

Required tasks, by-right, single family house

1. Hire an architect, or not
2. Design and document for permitting and construction
3. City review and approval
4. Construction

Required tasks, by-right, multi-family housing and shelter care housing

1. Hire an architect and engineers
2. Design and document for preliminary development plan
3. Review of development plan
4. Prepare development plan
5. Prepare documents for permitting and construction

6. City review and approval
7. Construction

Zoning Examiner Special Exception process

Used when a project does not follow current zoning rules, in cases the code identifies.

This process is identified in the zoning use tables of the land use code. There are cases where a use in a particular zone requires this special process. Typically, it is the same as the by-right process, with the addition of notifying property owners within a certain distance of the development and giving them the opportunity to comment. The PDSD Director assesses the information and makes a recommendation to the Zoning Examiner. A public hearing with the Zoning Examiner occurs, allowing the public to comment on the project. The Zoning Examiner then makes the decision based on the PDSD Director's recommendation, the development team's submittal, and the public comments.

Development type	Approximate months to complete	Percentage of parcels available for this development
Shelter care housing	37	33.3%

Required tasks, Zoning Examiner Special Exception, shelter care housing

1. Hire an architect, engineers, and a community liaison consultant
2. Design and document for preliminary development plan
3. Review of development plan
4. Neighborhood meeting
5. PDSD recommendation
6. Zoning Examiner hearing
7. Zoning Examiner decision
8. Prepare development plan
9. Prepare documents for permitting and construction
10. City review and approval
11. Construction

Note printed on the board about the 37-month figure

These projects are usually produced by non-profits who work on annual budget and grant cycles. This makes the time frames for these projects very difficult. They are also asked to commit a potential 12 months of design and documentation time on the project before being assured if it will happen or not. The last thing the non-profits want to do is tell a funder a project was not allowed to move forward.

Callout on the board

The majority of shelter care projects use the Zoning Examiner process.

Board 13. Shelter care in one square mile — permitted by right

This board is a zoning map of one typical square mile of Tucson, bounded by Grant Road on the north, Speedway Boulevard on the south, Country Club Road on the west, and Alvernon Way on the east. Every parcel is colored by its zone.

The finding shown on this board

Large text across the map reads: No parcels permit shelter care by right.

The map key states that parcels allowing shelter care by right would be shown in black, and adds: there are no parcels in this block that meet the zoning regulations to allow shelter care by right.

Caption

This is a typical square mile in Tucson. Most square miles in Tucson are like this one. The main streets bordering the mile are typically lined with commercial zones, and the interior is a mix of residential zones with a higher density at the perimeter.

Zone legend — is shelter care permitted?

Zone	Shelter care permitted?
R-1 Residential	Not permitted.
R-2 Residential	Permitted by special exceptions, if the parcel meets a lot size requirement of 20,000 square feet for 20 residents, or 1.5 acres for more than 20 residents.

Zone	Shelter care permitted?
R-3 Residential	Permitted by special exceptions, if the parcel meets a lot size requirement of 20,000 square feet for 20 residents, or 1.5 acres for more than 20 residents.
O-2 Office	Special exceptions, if the parcel meets a minimum lot size requirement of 20,000 square feet for 15 residents, or 1.5 acres for more than 15 residents. There are no O-2 parcels that meet this size requirement in this block.
O-3 Office	Permitted by right, if the parcel meets a minimum lot size requirement of 1.5 acres. There are no O-3 parcels that meet this size requirement in this block.
C-1 Commercial	Permitted by right, if set back 500 feet from all residential zones. There are no C-1 parcels set back 500 feet from residential zones in this block. This can be waived by the special exceptions process.
C-2 Commercial	Permitted by right, if set back 500 feet from all residential zones. There are no C-2 parcels set back 500 feet from residential zones in this block. This can be waived by the special exceptions process.
C-3 Commercial	Permitted by right, if set back 500 feet from all residential zones. There are no C-3 parcels set back 500 feet from residential zones in this block. This can be waived by the special exceptions process.
P Parking	Not permitted.
PAD Planned Area Development	Not applicable.

Board 14. Shelter care in one square mile — permitted through special exceptions process

This board uses the same square mile map as Board 15, bounded by Grant Road, Speedway Boulevard, Country Club Road, and Alvernon Way. It shows which parcels could host shelter care if the applicant goes through the Zoning Examiner Special Exception process. The zone legend is the same as Board 15.

Map key

- Parcels outlined in black: parcels meeting the zoning regulations to allow shelter care through the special exceptions process, but which are already developed. Most parcels in this category are already developed.
- Parcels filled in black: vacant parcels that meet the zoning regulations to allow shelter care through the special exceptions process.
- Parcels marked A, B, and C: selected sites used as examples on the site design board, Board 18.
- Parcels within a dashed outline: parcels in commercial zones within 500 feet of R-1, R-2, and R-3 zones, which must go through a special exceptions process to be used for shelter care. All commercial parcels in this block are within 500 feet of R-1, R-2, and R-3 zones.

Where the example sites are

- Site A is in the north of the square mile, on the south side of Grant Road toward the east end.
- Site B is on the west side of Alvernon Way, in the middle of the eastern edge of the square mile.
- Site C is in the southwest quadrant, west of the interior of the block.

Caption

This map depicts parcels meeting the zoning requirements to allow shelter care using a special exception process. The special exceptions process takes a lot of time and is not guaranteed. Notice that most parcels are already developed, potentially making a shelter care project difficult to execute.

Board 15. Shelter care site design per zone

This board shows a schematic site plan for each zone where shelter care is allowed, illustrating how the required setbacks, height limits, parking, fire access, and trash and vehicle maneuvering areas consume a site. Zones shown are C-1, C-2, C-3, R-2, R-3, O-2, O-3, OCR-1, OCR-2, P-1, I-1, and I-2.

The conclusion the board draws

Parking and vehicle maneuverability, and trash pickup requirements, make developing sites for shelter care extremely difficult if you want to house more than 20 people.

Occupancy and lot size scenarios shown

Zone	Scenario A	Scenario B
R-2	15 residents maximum; minimum lot size 20,000 square feet	Unlimited residents; minimum lot size 1.5 acres
R-3	20 residents maximum; minimum lot size 20,000 square feet	Unlimited residents; minimum lot size 1.5 acres
O-2	15 residents maximum; minimum lot size 20,000 square feet	Unlimited residents; minimum lot size 1.5 acres
O-3	Minimum lot size 1.5 acres	Not shown
C-1, C-2, C-3, OCR-1, OCR-2, P-1, I-1, I-2	No minimum lot size	Not shown

Site standards labeled on the diagrams

- 20-foot setback from the street, typical per zone.
- 20-foot setback from adjacent residential zones, where the site adjoins a residential zone.

- 5-foot setback from adjacent non-residential zones, and 5-foot side setback typical per zone.
- 0-foot setback from adjacent non-residential zones in the least restrictive zones shown.
- In zones adjoining residential zones, setbacks are also expressed as a multiple of building height: 1.5 times the height, and 2 times the height, in the taller-zone diagrams.
- Maximum building height, typical per zone: 25 feet, 26 feet, 40 feet, 50 feet, and 140 feet, depending on the zone.
- In one diagram, no openings are allowed on the sides of the building adjacent to residential zones.
- A fire access lane is required.
- Area for trash and vehicular maneuverability is required.

Parking required, by resident count

Number of residents	Parking spaces required
1 to 5	3 spaces
6 to 10	4 spaces
11 to 15	5 spaces
16 to 20	6 spaces
21 or more	1 space per 2 beds

Applying the 21-or-more rule, the board’s larger example layouts show bed counts and parking counts such as 54 beds with 27 parking spaces, 96 beds with 48 parking spaces, 135 beds with 68 parking spaces, 144 beds with 72 parking spaces, and 420 beds with 210 parking spaces. The diagrams show the parking area growing faster than the shelter area as occupancy rises.

Board 16. Site design — example sites A, B, and C

This board shows three example site designs drawn on existing parcels pulled from the typical square mile map on Board 16. Of the four available parcels in that square mile, only these three are large enough to accommodate vehicle maneuverability.

Callouts on the board

- Some shelters in Tucson are made by converting old hotels into non-congregate shelter.
- But these face the same zoning challenges as constructing new shelters.

Site A — congregate shelter

Item	Value
Zone	C-1
Area	19,500 square feet
Residents permitted	Unlimited
Resident count in this design	18
Maximum height	40 feet
Shelter care to residential zone	20-foot setback
Residential use to non-residential zone	5-foot setback
Parking provided	10 spaces
Frontage	Grant Road

Layout: a single congregate shelter building with 18 beds, plus office, kitchen, storage and laundry, restrooms, showers, and a covered patio. The site also has a garden, a dog run, a trash enclosure, and a 10-space parking lot along the Grant Road frontage. The site is about 103 feet by 191 feet.

Site B — single occupancy shelters

Item	Value
Zone	R-2
Area	25,794 square feet
Residents permitted	15
Maximum height	25 feet
Side yard setback	5 feet
Setback from street	20 feet
Parking provided	5 spaces
Frontage	Alvernon Way

Layout: 15 single-occupancy shelter units arranged in rows, with a shared building containing showers and restrooms, a kitchen, a basketball court, a garden, a dog run, a trash enclosure, and a 5-space parking area. Trees are distributed between the units. The site is about 215 feet by 120 feet.

Site C — single occupancy shelters

Item	Value
Zone	R-3
Area	36,300 square feet
Residents permitted	20
Maximum height	25 feet
Side yard setback	5 feet
Setback from street	20 feet
Parking provided	6 spaces
Frontage	Not labeled on the board

Layout: 20 single-occupancy shelter units arranged in rows at the north end of a deep, narrow lot, with showers and restrooms, a kitchen, a basketball court, a garden, a dog run, a trash enclosure, an emergency access drive, and a 6-space parking area at the south end. The site is about 300 feet by 121 feet.

Parking standard applied to all three sites

1 to 5 residents: 3 spaces. 6 to 10 residents: 4 spaces. 11 to 15 residents: 5 spaces. 16 to 20 residents: 6 spaces. 21 or more residents: 1 space per 2 beds.

Board 17. Vacant lots for shelter care in Tucson

This board is a citywide map showing vacant parcels potentially available for shelter care in the City of Tucson, under current zoning rules. The map covers the full City of Tucson boundary. Marked parcels are scattered across the city, with the largest concentrations in the south and southwest, along the Interstate 10 and Interstate 19 corridors, and in scattered pockets along the central arterials. Much of the city shows no marked parcels at all.

Map key

- Permitted by right — unlimited adults
- Permitted with ZESE — occupancy limit 15
- Permitted with ZESE — occupancy limit 20
- Permitted with ZESE — unlimited adults
- ZESE for youth
- ZESE for adults; permitted by right for youth and victims of domestic violence
- ZESE for adults; permitted by right for victims of domestic violence

ZESE means Zoning Examiner Special Exception.

Questions printed on the board

- Are these desirable locations for shelters?
- Are they even for sale?
- Are they an appropriate size?
- Are they near public transit?
- Do they have easy access to food, services, and green spaces?

VERIFY: This map distinguishes seven categories by color alone, and the categories cannot be counted or located from the printed image. Consider publishing the underlying parcel data as a table or spreadsheet, or at minimum stating the number of parcels in each category.

Board 18. Buildings regulated by the land use code

The board lists building types regulated by the code, each with a small photograph of a Tucson example. It ends with the prompt: guess which one is less regulated.

- Single-family dwelling, attached
- Single-family dwelling, detached
- Accessory dwelling
- Duplex
- Middle housing (2 to 4 units)
- Multiple-family housing (3 or more units)
- Manufactured housing
- Mobile home dwelling
- Condominium
- Recreational vehicle

The photographs show a representative Tucson building of each type. They do not carry information beyond the list above.

Board 19. People regulated by the land use code

The board describes how the land use code classifies people, and ends with the same prompt: guess which one is less regulated.

"Household"

People who are considered a family unit: individuals holding the house under common property rights.

"Group"

5 or more unrelated persons.

People who are unable to be cared for as part of a single household

The code names these specific groups:

- "Elderly"
- "Physically disabled"
- "Behavioral disorders"

- "Developmental disabilities"
- "Children who need full time supervision"
- "Adjudicated delinquents"
- "Homeless persons"
- "Pregnant teenagers"
- "Victims of domestic violence"

Note printed on the board: these specific vulnerable populations are called out in the zoning code, in part, because the state requires a license to provide residential care services for these groups.

The terms in quotation marks are the terms used in the zoning code itself. They are reproduced here so the code can be discussed accurately, not as the City's preferred language for describing people.

Board 20. Unhoused shelter or not? Photographs A through D

This is the first of three boards in a guessing game. Each board shows four street-level photographs of buildings in Tucson, labeled with letters. The prompt reads: depicted are buildings in Tucson. Which ones are shelters?

Across the three boards there are twelve photographs, labeled A through L. Six of the twelve are shelters. The boards do not print an answer key.

Photograph descriptions

- A. A long, single-story light gray metal-sided building set back behind a narrow strip of desert landscaping, with a white pickup truck parked in front. An older stucco building with boarded openings stands at the left. Overhead power lines cross the street.
- B. A three-story modern apartment building on a corner, clad in dark gray panels with pale accents, with recessed balconies and large windows. It appears newly built. A wide paved street runs in front.
- C. A low single-story building with a long, deep shade canopy running across the front, fronting a large parking lot full of cars. Orange and white "Road Closed" barricades and traffic cones line the street in front of it. Palm trees rise behind the building.

- D. A two-story white stucco building with a tan section at one end, square windows, and a row of yellow bollards along the sidewalk. A silver sedan is parked at the curb and mature trees shade the frontage.

Board 21. Unhoused shelter or not? Photographs E through H

Photograph descriptions

- E. A largely vacant corner lot with bare ground and low weeds, a wooden utility pole and a street light at the center, and a low yellow wall and single-story buildings along the far edge. A newer two-story building stands at the far left.
- F. A long single-story tan building with a brick base and a cross mounted on the front wall, indicating a church. Mature trees stand in front. A white pickup truck towing a trailer passes on the street, and two people walk near a gate at the right.
- G. A small single-story modern commercial building in white stucco with a stacked-stone accent band and dark tinted windows, on an open lot with young desert trees. Mountains are visible in the distance. Green pavement markings for a crosswalk cross the foreground.
- H. A single-story tan building with a large roll-up garage door and a chain-link gate across the driveway, with palm trees along the frontage and a white sedan parked in the driveway.

Board 22. Unhoused shelter or not? Photographs I through L

Photograph descriptions

- I. A group of low gray one- and two-story buildings behind a chain-link fence, with mature desert landscaping along the sidewalk, a purple sign panel on the end wall, and a yellow pedestrian warning sign at the corner.
- J. A two-story motel-style building in brown with red-painted railings and an exterior staircase, seen from its parking lot. A blue tarp covers part of the upper walkway. Cars and a covered motorcycle are parked below, and two globe lamp posts stand in the lot.
- K. A motel with orange tile roofs and a tall red freestanding road sign reading "Inn," set behind a row of tall palm trees and a landscaped parking area.

- L. A small single-story flat-roofed stucco building on a corner, with a rooftop evaporative cooler, a gravel yard, and an SUV parked in front. A stop sign stands at the corner and a metal building adjoins to the right.

Board 23. If you lived in a shelter, where would you want it to be?

This board uses the same Tucson metropolitan map and the same legend described on Board 7. Visitors place a pin at the location where they would want a shelter to be if they lived in one. The instruction reads: "Place pin on map where you would like to live."

Board 24. Where would you want a shelter to be if you didn't live in one?

This board uses the same Tucson metropolitan map and the same legend described on Board 7. Visitors place a pin at the location where they would want a shelter to be if they did not live in one. The instruction reads: "Place pin on map where you would like to live."

To answer remotely, name the neighborhood, intersection, or address, using the contact information in Section 3.

Board 25. Where shelters want to be

This board is a stylized neighborhood map with a river running through it, green open spaces, and blocks of buildings. Seven starburst callouts point to different parts of the map, naming what shelter developments want to be near.

- Private and public transportation on accessible roads
- Public spaces like schools and parks
- Social services
- Green space
- Commercial services
- Residential communities
- Natural features

Closing line: We all want the same thing — opportunity, convenience, green space.

Board 26. What shelters want to be

This information was obtained from 7 Tucson emergency housing development groups in 2024.

Topic	What the groups said
Number of units or residents	50 to 100
Unit size	96 square feet — 8 feet by 12 feet, without plumbing
Unit infrastructure	Definitely: electrical, heat, and air conditioning. Maybe: plumbing, especially for adaptive hotel projects.
Parking	Visitor spaces for social workers and volunteers. Spaces for non-resident services. Zero required for residents, but residents are starting to come with their own vehicles.
Landscaping	Very important
Site walls	Very important
Public and private space	Very important to have clear definition between public space and private resident space
Amenities desired	Laundry, bicycle parking, computer room, commercial kitchen, shared bathrooms, recreation area, storage lockers, community garden, pet area
Support services	Social worker offices, health office
Trash	Yes, and recycling
Context	Place near a bus line and social services

Site plan on this board

The board includes a schematic site plan labeled "Proposed microshelter project, 40 residents." It shows two circular clusters of individual shelter units, each ringed by landscaping, within a secure perimeter. Between and around the clusters are a health office, bathing facilities, an outdoor kitchen, a garden, a court, games areas, a dog area, a

fire access lane, and a parking area at one edge. The drawing illustrates the table above; it contains no additional requirements.

Closing line

We all want the same things: opportunity, convenience, green space.

Board 27. How does Tucson compare? Overview

Many states, counties, and cities have passed emergency declarations in response to the need for housing the houseless. This allows the jurisdictions to craft immediate and long-term approaches to allow for the development of shelters.

They have crafted modifications to existing codes, new codes, and alternate codes.

Jurisdictions listed on the board

- State of Massachusetts
- State of Hawaii
- State of Oregon
- State of California
- State of South Carolina
- State of Michigan
- Alameda County, California
- Marin County, California
- San Luis Obispo, California
- Seattle, Washington
- Santa Rosa, California
- Tucson, Arizona
- Portland, Oregon
- Vancouver, Washington
- Los Angeles, California
- San Francisco, California

These codes attempt to recognize the variety of shelter types and operations for emergency housing for the homeless. They range from being extremely vague, to allow for interpretation, to being specific, to plan for the worst case scenario.

What these codes cover

- Process
- Required documentation
- Time frame of development
- Definitions
- Permits

Closing line: Shelter care developments aren't easy anywhere, but maybe simpler.

Map on this board

The board shows an outline map of the United States with dots marking the listed jurisdictions. The dots cluster heavily along the West Coast, with additional dots in the Northeast, the upper Midwest, the Southeast, and the desert Southwest. The map repeats the jurisdiction list above and adds no new information.

Board 34. How does Tucson compare? California

State of California. Identifies requirements for municipalities to regulate emergency shelters and transitional and supportive housing.

Emergency shelters

- Municipalities must identify zones in which emergency shelters can be developed by right. This means no discretionary procedures like public notices or required neighborhood meetings. What is done for a single family house is done for an emergency shelter.
- The identified zones must supply sufficient capacity to accommodate need.
- Proximity to transit, job centers, and services, as well as available acreage, must be taken into account.

Transitional and supportive housing

- Shall be permitted in all zones allowing residential uses, and are not subject to any restrictions not imposed on similar dwellings in the same zone.

Closing line: Shelter care developments aren't easy anywhere, but maybe simpler.

Board 28. How does Tucson compare? Seattle

Seattle, Washington. Two approaches: affiliated with a religious organization, or not.

For non-religious sites

- Any zone allowed.
- Standard regulations of minimum lot sizes, setbacks, and screenings apply.
- Must be near a transit stop.
- Must be at least 1 mile from another site.
- Community outreach and an advisory committee are necessary.
- There have been some modifications over time regarding the maximum number of occupants a facility can have.

Closing line: Shelter care developments aren't easy anywhere, but maybe simpler.

7. Consolidated table — shelter care zoning standards by zone

This table combines the standards stated on the pamphlet (Board 5) and the square-mile map legend (Boards 15 and 16). Where the two sources differ, both figures are shown and marked. The Unified Development Code is the controlling document.

Zone	Process	Occupancy and minimum lot size	Other standards
R-1, MH-1, MH-2, RX-1, RX-2, SH, SR, RH, and others	Not permitted	Not applicable	Not applicable
R-2 Residential	Zoning Examiner Special Exception	Pamphlet: 15 residents maximum with a 20,000 square foot minimum lot. Map legend: 20 residents with a 20,000 square foot minimum lot. Unlimited residents: 1.5 acre minimum lot. VERIFY: sources differ on the resident cap.	1,200 feet from any other shelter care. 60 percent maximum lot coverage. 20-foot setback from interior lot lines adjoining residential zoning.
R-3 Residential	Zoning Examiner Special Exception	20 residents maximum with a 20,000 square foot minimum lot. Unlimited residents: no minimum lot size for residential care services uses in R-3.	1,200 feet from any other shelter care. 60 percent maximum lot coverage. 20-foot setback from interior lot lines adjoining residential zoning.
O-2 Office	Zoning Examiner Special Exception	15 residents maximum with a 20,000 square foot minimum lot.	1,200 feet from any other shelter care.

Zone	Process	Occupancy and minimum lot size	Other standards
		Unlimited residents: 1.5 acre minimum lot.	60 percent maximum lot coverage. 20-foot setback from interior lot lines adjoining residential zoning. All land use activities entirely within an enclosed building.
O-3 Office	By right if at least 500 feet from a property line to a zone boundary of R-3 or more restrictive. Zoning Examiner Special Exception if closer than 500 feet.	Unlimited residents. 1.5 acre minimum lot size.	1,200 feet from any other shelter care. 60 percent maximum lot coverage. 20-foot setback from interior lot lines adjoining residential zoning. All land use activities entirely within an enclosed building.
C-1 Commercial and OCR-1	By right if at least 500 feet from a property line to a zone boundary of R-3 or more restrictive. Zoning Examiner Special Exception if closer than 500 feet.	Unlimited residents. No minimum lot size for residential care services uses in these zones.	1,200 feet from any other shelter care. 60 percent maximum lot coverage. 20-foot setback from interior lot lines adjoining residential zoning. All land use activities entirely within an enclosed building.
C-2 Commercial	By right if at least 500 feet from a property line to a	Unlimited residents.	1,200 feet from any other shelter care.

Zone	Process	Occupancy and minimum lot size	Other standards
	zone boundary of R-3 or more restrictive. Zoning Examiner Special Exception if closer than 500 feet.	No minimum lot size for residential care services uses in these zones.	60 percent maximum lot coverage. 20-foot setback from interior lot lines adjoining residential zoning.
C-3 Commercial and OCR-2	Same as C-2	Same as C-2	Same as C-2

VERIFY: This consolidated table is derived from the exhibit boards, not from the Unified Development Code itself. Have it checked against the current UDC and by the project attorney before posting.