

Sec. 25-38 Special requirements in residential districts.

(a) Curb cuts and driveways shall conform to the following requirements in all residential zoned districts:

Minimum curb cut width . . . 10 feet

Maximum curb cut width . . . 20 feet

Maximum curb cut width for 2 adjoining properties . . . 30 feet

Minimum distance between curb cuts . . . 12 feet

Minimum distance of curb cut from street light standards, or catch basins . . . 5 feet

Minimum distance of curb cut from a fire hydrant of city water hydrant . . . 20 feet

Minimum distance of curb cut from end of a curb return . . . 4 feet

OR

from a curb line or a cross street at a street intersection, whichever is more restrictive . . . 20 feet

See *Tucson Code Chapter 23, Land Use Code, particularly Section 3.2.14 and Development Standards, Section 3, Transportation*, for additional requirements and standards.

(b) Any nonresidential use which would generate more than five (5) times the amount of traffic that would be generated as a result of **(a)** the existing use of the property if developed for residential use, or **(b)** the predominant use on the residential block if the property is vacant, shall not have access to an interior residential neighborhood street after June 1, 1998.

(1) "Interior residential neighborhood street" as used in this subsection shall include any block consisting entirely of residentially zoned properties except for streets which have been designated as arterial or collector streets in the major streets and routes plan.

(2) A waiver to this requirement may be granted at the discretion of the director of the department of transportation where justified by a traffic mitigation plan or unique circumstances which substantially achieve the level of traffic on the affected area as required by this subsection. No waiver may be granted without providing notice and an opportunity for comment to the residential property owners on the block for which the waiver is proposed. Any decision of the director of the department of transportation may be appealed to the mayor and council by the applicant or an affected property owner.

(Ord. No. 2657, § 1, 10-19-64; Ord. No. 9065, § 1, 6-1-98; Ord. No. 9065, § 1, 6-1-98)