

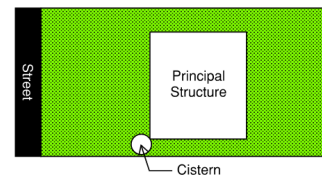
Tank Zoning and Permit Requirements for the City of Tucson



Cisterns are storage tanks for rainfall collected from a roof or other catchment area. A water harvesting cistern is considered an accessory structure. The Unified Development Code (UDC) [Articles 6.3.4 & 6.6](#) detail the requirements for accessory structures.

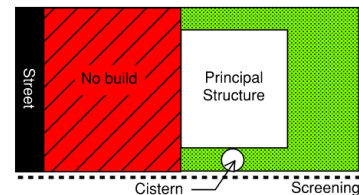
Depending on the size of the cistern it will be subject to certain zoning standards and application requirements from the UDC. Identify the size of your cistern to determine what standards below are applicable¹:

- **A cistern 5' or less in height and 10 sq ft or less in area (~3.5' in diameter)** [UDC Standard 6.6.2.A.1](#)
 - No required site reviews
 - No setback required
 - No screening requirement
 - May be located anywhere within the property lines



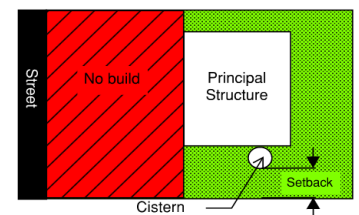
- **A cistern between 5'1" and 6' in height and 10 sq ft or less in area (~3.5' in diameter)** [UDC Standard 6.6.2.D](#)

- No required site review
- No setback requirement, if screened by a wall or fence of equivalent height
- May be in the defined side and backyard
- Cannot be in the defined front, street perimeter yard



- **A cistern exceeding 6' in height or is more than 10 sq ft (~3.5' in diameter)**

- Required site review – a [permit application](#) and [site plan](#) are required for review²
- Subject to the perimeter yard setback requirements applicable to the zone³ ([UDC, Section 6.3.4](#))
- May be in the defined side and backyard
- Cannot be in the defined front, street perimeter yard



- The **maximum permitted height** of the cistern in a **Residential zone** is 12' ([UDC, Standard 6.6.3.C](#))
- The **maximum permitted height** of a cistern in a **Commercial zone** is equal to the maximum height permitted for the principal building ([UDC, Standard 6.6.4.C](#))

See next page to determine if your cistern requires a building permit.

¹ For any questions, contact the City of Tucson, Planning and Development Services Department (PDS) at 520-791-5550, www.tucsonaz.gov/pdsd, zone1@tucsonaz.gov or 201 N Stone

² Site review fees charges range from \$57.75 to \$99, although will be waived for rebate applicants.

³ The perimeter yard width requirements may be reduced with the written consent of the adjoining, or when separated by an alley, the adjacent property owner, or by completing the Design Development Option (DDO) process.

- **Building permits are required** in the following circumstances:
 - Building permits are required for permanently installed electrical/pumping equipment incidental to tanks, regardless of size, shall require a building permit
 - Any cistern with over a 2:1 (height: width) ratio **or** any cistern containing more than 5,000 gallons requires a structural review and a building permit
 - Permanently installed electrical/pumping equipment incidental to tanks, regardless of size, shall require a building permit

Please note other applicable building codes and fire codes may apply

For more information

Planning & Development Services Department

Tucsonaz.gov/pdsd

Zone1.Desk@tucsonaz.gov

(520) 791-5550

201 N Stone Ave

Tucson Water

Tucsonaz.gov/water/apply-for-rebates

(520) 791-4331