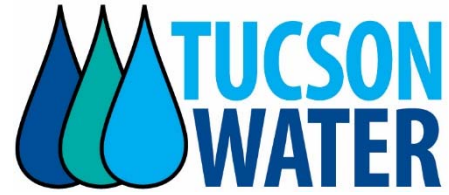




Tank Zoning and Permit Requirements for the City of Tucson



The following is a clarification of existing land Use Code regulations regarding the heights and setbacks of water harvesting cisterns.

Cisterns are storage tanks for rainfall collected from a roof or other catchment area. A water harvesting cistern is considered an accessory structure. Land Use Code Sections 3.2.5 and 3.2.6 detail the requirements for accessory structures. The following standards are to be used for reviewing cisterns for zoning purposes:

1. A Cistern no more than five (5) feet in height and no more than ten (10) square feet in area (approximately 3.5 feet in diameter), may be placed anywhere within a property boundary with zero (0) setbacks from property lines (LUC 3.2.5.2.F).
2. A cistern over five (5) feet but no more than six (6) feet in height and no more than ten (10) square feet in area (approximately 3.5 feet in diameter), may be placed anywhere in the defined side or rear yard (excluding street perimeter yards) with zero (0) setbacks from property lines (LUC 3.2.5.2.C) if screened by a wall or fence of equivalent height.
3. A cistern over six (6) feet in height or more than ten (10) square feet in area (approximately 3.5 feet in diameter), may be placed anywhere in the defined side or rear yard subject to compliance with the perimeter yard width requirements applicable to the zone. 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 (LUC 3.2.5.2.C).
4. Maximum height of a cistern in a residential zone is twelve (12) feet (LUC 3.2.5.3.B). Maximum height of a cistern in a commercial zone is equal to the height limitation of the principal building (LUC 3.2.5.4.B). All height measurements are from established design grade at the base of the cistern and includes any foundations or bases required to support the cistern.
5. Any cistern with over a 2:1 (height:width) ratio or any cistern containing more than 5,000 gallons requires structural review and a building permit.
6. Permanently installed electrical/pumping equipment incidental to tanks, regardless of size, shall require a building permit.

Note: other applicable building codes and fire codes may apply.

Contact the City of Tucson Planning & Development Services Department at (520) 791-5550 for more information.

Rainwater Harvesting: Zoning Compliance Permit Requirements

Requirement	Cistern size	Front Yard	Side Yard	Rear Yard	Screening
No review required	<ul style="list-style-type: none"> • <5' in ht. • <10 sf area • ≈ 3.5' diameter 	✓ no setback	✓ no setback	✓ no setback	∅
No review required	<ul style="list-style-type: none"> • >5'<6' in ht. • <10 sf area • ≈ 3.5' diameter 	∅	✓ no setback*	✓ no setback*	✓
Site Review required**	<ul style="list-style-type: none"> • >6' in ht. • >10 sf area • ≈ 3.5' diameter 	∅	✓ setback***	✓ setback***	check zone requirement
Zoning Admin. Interpretation	Part of building structure	case-by case	case-by case	case-by case	case-by case
Site Review + building permit	<ul style="list-style-type: none"> • residential: max. ht. 12' • commercial: ht. of principle bldg.. • 2:1 ht:width ratio • >5000 gal • elect/pump equip 	allowed in commercial (but not residential)	✓	✓	check zone requirement

Notes:

*Exclude street perimeter yard

**To obtain a Site Review: submit application for Zoning Compliance;
Site Review = fees charged (fee range \$57.75 - \$99)

***Reduced setback allowed if:

- a) written consent of adjoining property owner
- b) separated by alley; written permission is needed of adjacent property owner, on other side of alley
- c) use Design Development Option (DDO); requires public meetings

Rainwater Harvesting Tank Specifications

Refer to the following charts to verify if a tank requires a permit. For example, meeting the requirements for category 1, tanks may be placed in the front yard without a permit. Meeting the requirements for categories 2 and 3, tanks may only be placed in the side or rear yard without a permit.

Bushman Slimline Tanks

Gallons	Length	Width	Height	Sq/ft Area	1	2	3	Over 2:1 Ratio
130	49"	17"	50"	5.78	X			
265	59"	25"	64"	10.24		X		
530	86"	25"	78"	14.93			X	

Bushman Rainwater Tanks

Gallons	Diameter	Radius	Height	Sq/ft Area	1	2	3	Over 2:1 Ratio
205	35"	1.46	60"	6.70	X			
420	47"	1.96	64"	12.07			X	
660	61"	2.54	75"	20.27			X	
865	71"	2.96	48"	27.53			X	
1110	82"	3.42	74"	36.75			X	
1320	84"	3.50	86"	38.48			X	
2825	102"	4.25	92"	56.75			X	
4995	129'	5.38	96"	90.93			X	

Corrugated Steel Culvert Tanks

Gallons	Diameter	Radius	Height	Sq/ft Area	1	2	3	Over 2:1 Ratio
2'								
93	2'	1.0	4'	3.14	X			
117	2'	1.0	5'	3.14	X			X
140	2'	1.0	6'	3.14		X		X
163	2'	1.0	7'	3.14			X	X
3'								
210	3'	1.5	4'	7.07	X			
262	3'	1.5	5'	7.07	X			
315	3'	1.5	6'	7.07		X		
367	3'	1.5	7'	7.07			X	X
420	3'	1.5	8'	7.07			X	X
4'								
470	4'	2.0	5'	12.57			X	
564	4'	2.0	6'	12.57			X	
658	4'	2.0	7'	12.57			X	
752	4'	2.0	8'	12.57			X	
846	4'	2.0	9'	12.57			X	X
940	4'	2.0	10'	12.57			X	X

Corrugated Steel Culvert Tanks Continued

Gallons	Diameter	Radius	Height	Sq/ft Area	1	2	3	Over 2:1 Ratio
5'								
735	5'	2.5	5'	19.63			X	
882	5'	2.5	6'	19.63			X	
1029	5'	2.5	7'	19.63			X	
1176	5'	2.5	8'	19.63			X	
1323	5'	2.5	9'	19.63			X	
1470	5'	2.5	10'	19.63			X	
6'								
1484	6'	3.0	7'	28.27			X	
1696	6'	3.0	8'	28.27			X	
1908	6'	3.0	9'	28.27			X	
2120	6'	3.0	10'	28.27			X	