

Tucson, AZ Unified Development Code Glossary of Terms

Alteration

Any aesthetic, architectural, mechanical, or structural change to the exterior surface of any part of an existing structure.

Apartment Building

Same as Multifamily Development.

Block Plat

A map of a subdivision that consists of ten or fewer lots the size of which are in conformance with the applicable zoning requirements for lot size.

Building

A structure having a roof supported by columns, posts, or walls and intended for the shelter, housing, or enclosure of any person, entity, animal, process, equipment, goods, or materials of any kind or nature.

Compatibility/Compatible

Visual consistency of development by mirroring prevailing dimensions, spatial relationships, and architectural and design characteristics of the neighborhood overall and the Contributing Properties within the Development Zone. The term “compatible” does not mean “repetition or copy of” or “identical to” existing structures within the neighborhood. Compatibility is achieved when a development is designed in a manner that blends in with the character of structures in the Development Zone.

Compatible

To be in agreement with or to fit in architecturally with surrounding development. Also, to not visually contradict a street scene, view, or adjacent development.

Condominium

Condominium has the same meaning as “condominium” as defined in A.R.S. §33-1202(10), that is real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of the separate portions. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners. For the purposes of UDC application, a condominium is the same as a multiple-family structure, office structure, or commercial structure, except platting is required in accordance with the requirements of the UDC.

Condominium Conversion

Condominium conversion is the subdividing of land and existing structures as a condominium, regardless of the present or prior use of such land or structure, and regardless of whether substantial improvements have been made to such structures.

Conformance

To be in agreement with; to comply with.

Contributing Property

A property within a Historic Preservation Zone, Neighborhood Preservation Zone, or National Register Historic District that contributes to the historic significance and visual character of the zone or district, and has sufficient integrity to convey that significance and those visual character defining features in terms of location, design, setting, material, workmanship, character, or association. Contributing Properties are historic sites or non-historic compatible properties.

Design Professional

A registered architect with historic preservation experience employed by or under contract with the City.

Development

Any human alteration to the state of land, including its vegetation, soil, geology, or hydrology, for any residential, commercial, industrial, utility, or other use, such as, but not limited to, clearing, grubbing, or grading of land, and structural improvements, e.g., buildings, walls, fences, signs, and vehicular use areas.

Development Project

Any residential, commercial, industrial or mixed use subdivision plat or site plan that is submitted to the City for approval or for permit.

District

A zone that has zoning options to encourage transit-oriented development or has specific urban design standards within the City. An example of a District is the Downtown Area Infill Incentive District. A "district" is also referred to as a zoning district.

Historic Landmark

A historic site or structure of the highest historic, cultural, architectural, or archaeological importance to Tucson that if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark is an outstanding or unique example of architectural style; is associated with a major historic event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district.

Historic Site or Historic Structure

A building, structure, object, or site, including vegetation or signs located on the premises, that:

- Dates from a particular significant period in Tucson's history, i.e., prehistoric, native indigenous, Pre-Colonial (before 1775), Spanish Frontier (Colonial) (1775-1821), Mexican Frontier (1821-1853), Territorial (1854-1912), Post-Territorial (1912-1920), or Post-World War I Development (1920-1945), or relates to events, personages, or architectural styles that are at least 50 years old; however, outstanding examples less than 50 years old should be evaluated on their own merits;
- Is associated with the lives of outstanding historic personages;
- Is associated with significant historic events or occurrences;

- Exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style or method of construction or is the notable work of a master builder, designer, or architect whose individual genius influenced his/her age;
- Contributes information of archaeological, historic, cultural, or social importance relating to the heritage of the community; or,
- Relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting.

Land Use

A description of the existing or proposed occupancy or utilization of land that include the principal use and accessory uses.

Landscaping

An exterior improvement of a site in accordance with an approved landscape plan and approved landscape methods, materials, and maintenance.

Land Split

Lot split has the same meaning as “land split” as defined in A.R.S. §9-463(3), that is, the division of improved or unimproved land for the purpose of sale or lease, which is not defined as a subdivision, whose area is two and one-half acres or less in size, into two tracts or parcels if previously platted, or, three tracts or parcels of land or less if not previously platted.

Lot

A tract of land bounded on all sides by property lines, of sufficient size to meet minimum zoning standards, with legal access to a public street.

Minor Subdivision

A subdivision that complies with the criteria established for minor subdivisions in Section 8.4.3, *Minor Subdivision*. A Minor Subdivision may be accomplished with less documentation than other subdivisions.

Neighborhood Character

The combination of various defining characteristics of Contributing Properties and existing development within a Development Zone that creates and conveys the historic significance and visual character of a neighborhood. These characteristics include scale and proportion, architectural style and detail, open spaces, spatial relationships, and landscaping.

Parcel

The same as “lot.” The term “parcel” is generally listed to describe a piece of property recorded as a division of land by a metes and bounds description and may or may not be a part of a subdivision plat. In a project where a division of land is proposed, each proposed division is considered a lot for the purpose of applying the requirements of the zoning ordinance.

Plans Review Subcommittee

The same as the Tucson-Pima County Historical Commission Plans Review Subcommittee.

Plat

A map of a subdivision. The term “plat” includes:

A. Block Plat

A map of a subdivision that consists of ten or fewer lots the size of which are in conformance with the applicable zoning requirements for lot size.

B. Tentative Plat

A graphic representation of a proposed subdivision, including supporting data, designed and prepared in accordance with the subdivision provisions of this Article, any other local applicable regulation, and state statute. A tentative plat is the same as a preliminary plat as defined in state statute.

C. Final Plat

A survey document suitable for recordation of all or part of a subdivision substantially conforming to an approved tentative plat, if a tentative plat is required, prepared in accordance with the subdivision provisions of this Article, any other local applicable regulation, and state statute.

D. Recorded Plat

A fully executed final plat, bearing all required signatures and certificates of approval, that has been recorded in the Pima County Recorder’s Office.

Project

A development, consisting of one or more contiguous lots, planned and constructed to function as a single entity, utilizing common or shared facilities, structures, parking, and vehicular and pedestrian access.

Project Site

In general application, the area of the project. A site may be any number of contiguous lots, separated by no more than 600 feet, or it may be one lot. As applicable in Section 5.6, *Airport Environs Zone (AEZ)*, the land area designated for development and managed as a single entity, exclusive of any abutting public right-of-way . The project site utilizes common facilities such as parking, structures , and vehicular and pedestrian access. Noncontiguous lots shall, at a minimum, be connected by pedestrian facilities.

Rezone

To change the zoning classification of land.

Site

The land area consisting of a portion of a lot, an entire lot, or contiguous lots, not including dedicated public property, designated for development as a single entity.

Site Area

The land area of a site.

Site Plan

A drawing of a project site that provides detailed information that shows how a proposed project will be developed in compliance with City regulations and other applicable regulations as required by outside review agencies involved in development review.

Standards

Design principles, criteria, and specifications that describe the manner in which development and related improvements are accomplished in order to obtain development approval.

Structure

A physical element constructed or erected with a fixed location on the ground or attached to another physical element having a fixed location at, below, or above grade. Structures include such elements as, but are not limited to, buildings, paved areas, walls, fences, posts, and patios.

Subdivision

Any division of land, improved or unimproved, for the purpose of financing, sales, or lease, whether immediate or future, in one of four ways:

- A. Any property whose boundaries are not fixed by a recorded plat which is divided into four or more lots, tracts, or parcels of land;
- B. Any property that requires the development of a new street, which is divided into two or more lots, tracts, or parcels of land;
- C. Any property whose boundaries are fixed by a recorded plat, which is divided into more than two parts; or
- D. Any condominium, cooperative, community apartment, townhouse, or similar project containing four or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.

Subdivision Improvements

Subdivision improvements include all assurable infrastructure for the specific subdivision, common areas, and buildings and other infrastructure needed for the individual lots created by the plat. Subdivision improvements also include the recording of full legal entitlements necessary for the functioning of the subdivision such as easements, dedications or other binding legal documents. Buildings on newly platted lots are generally not considered part of the assurable subdivision improvements, unless determined by special conditions of the project.

(Am. Ord. 11200, 9/23/2014)

Unified Development Code (UDC)

Chapter 23 of the Tucson Code as adopted by the Mayor and Council establishing zoning regulations governing the use, placement, spacing, and size of land and structures within the corporate limits of the City. Such regulations are applied on individual properties through the use of zoning districts. The boundaries of these districts are depicted on the adopted City Zoning

Maps. For the purposes of convenience and ease of use, the UDC is also published as a separate book from the Tucson Code.

Zone

A specifically designated area within which uniform regulations govern the use, placement, spacing, and size of land and buildings. Examples include R-1 residential zone and overlay zones such as the Historic Preservation Zone. It is also referred to as a zoning district.

Zoning District

Designated areas that are zones and/or districts.

In a Planned Community District (PCD), a zoning district is an area within a Development Area (DA) comparable to a zoning district established by the UDC, containing one or more land uses and for which the Development Guidelines and Standards in the Master Development Plan (MDP) may be established as provided in Section 2-05.3.2.A.4 of the Administrative Manual.