

1. Allow Administrative Special Exception for certain Water Well Upgrades

**UNIFIED DEVELOPMENT CODE
ARTICLE 4, ZONES**

4.8. USE TABLES

4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

TABLE 4.8-1: PERMITTED USES - RURAL AND SUBURBAN RESIDENTIAL ZONES P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS

Utilities Land Use Group With Land Use Class/Type:						
Distribution System						
General		S [2]	S [2]	S [2]	S [2]	SR, SH, RX-1, RX-2: 4.9.11.A. 1, .2, .5, .8, .9, .11, <u>.12</u>

4.9.11. UTILITIES USE GROUP

A. Distribution System

12. The following requires approval in accordance with Section 3.3.4, 100' Notice Procedure. The PDSD Director may forward the request to the Design Review Board (DRB) for design review and recommendation.

a. Water pumping and storage facility upgrades or expansions, provided:

(1) Existing setbacks are not altered.

(2) Use Specific Standards 4.9.11.A.5, .9, .11, are met.

132. Transmission lines may be relieved of their requirement to be underground per UDC section 5.3, Scenic Corridor Zone (SCZ) or section 5.5, Gateway Corridor Zone (GCZ) in accordance with UDC section 3.4.3 Zoning Examiner Special Exception Procedure.

2. Remove the PDSO Director Approval for Wireless Communication Facilities (WCFs) that are co-located

4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

TABLE 4.8-1: PERMITTED USES - RURAL AND SUBURBAN RESIDENTIAL ZONES						
P = Permitted Use S = Permitted as Special Exception Use						
[1] Mayor and Council Special Exception Procedure, Section 3.4.4						
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3						
[3] PDSO Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Commercial Services Land Use Group With Land Use Class/Type:						

Communications:						
Wireless Communication	p	p	p	p	p	RH: 4.9.4.1.2, 3, & 4.a or 4.5.a or 5.b-b and 4.9.13.1 SR, SH, RX-1, RX-2: 4.9.4.1.2, 3, & 4.a or 5.a or 5.b4-b
Wireless Communication, limited to wireless communication towers and antennas	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	RH: 4.9.13.1 and one of the following groups: S [3] - 4.9.4.1.2, 3 & 5.b or S [2] - 4.9.4.1.2, 3 & 67.a or S [1] - 4.9.4.1.2, 3 & 78 SR, SH, RX-1, RX-2: S [3] - 4.9.4.1.2, 3 & 5.b or S [2] - 4.9.4.1.2, 3 & 67.a or S [1] - 4.9.4.1.2, 3 & 78

4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES

TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section 3.4.4
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3
[3] PDSO Special Exception Procedure, Section 3.4.2

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LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS

Commercial Services Land Use Group						

Communications:						
Wireless Communication	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.4.1.2, .3, & .4.a or .5.a or 5.b.4.b
Wireless Communication, limited to wireless communication towers and antennas	S [see use specific standard s]	S [see use specific standard s]	S [see use specific standard s]	S [see use specific standard s]	S [see use specific standard s]	R-1, R-2, R-3, MH-1, MH-2: S[3] - 4.9.4.1.2, .3 & .5.b or S[2] - 4.9.4.1.2, .3 & .67.a or S[1] - 4.9.4.1.2, .3 & .78

4.8.5. PERMITTED USES: OFFICE ZONES

TABLE 4.8-3: PERMITTED USES - OFFICE ZONES						
P = Permitted Use S = Permitted as Special Exception Use						
[1] Mayor and Council Special Exception Procedure, Section 3.4.4						
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3						
[3] PDSO Special Exception Procedure, Section 3.4.2						
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS		

Commercial Services Land Use Group With Land Use Class/Type:						

Communications						
Wireless Communication	P	P	P	O-1, O-2: 4.9.13.J and 4.9.4.1.2, .3, & .4.a or 5.a or 5.b.4.b O-3: 4.9.13.K and 4.9.4.1.2, .3, & .4.a or 5.a or 5.b.4.b		
Wireless Communication, limited to wireless communication towers and antennas	S [see use specific standard]	S [see use specific standard]	S [see use specific standard]	O-1, O-2: 4.9.13.J and one of the following groups: S[3] - 4.9.4.1.2, .3, & .5.b or S[2] - 4.9.4.1.2, .3, & .67.a or S[1] - 4.9.4.1.2, .3, & .78 O-3: 4.9.13.K and one of the following groups: S[3] - 4.9.4.1.2, .3, & .5.b or S[2] - 4.9.4.1.2, .3, & .67.a or S[1] - 4.9.4.1.2, .3, & .78		

4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

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TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES						
P = Permitted Use S = Permitted as Special Exception Use						
[1] Mayor and Council Special Exception Procedure, Section 3.4.4						
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3						
[3] PDSO Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:						

Communications:						
Wireless Communication	P	P	P	P	P	C-1: 4.9.13.O and 4.9.4.1.2, .3, & .4.a or 5.a or 5.b.4.b C-2: 4.9.13.P and one of the following groups: 4.9.4.1.1 & 4.9.13.E or 4.9.4.1.2 & .3 & .4.a or 5.a or 5.b.4.b C-3: 4.9.4.1.1 or 4.9.4.1.2, .3, & .4.a or 5.a or 5.b.4.b OCR-1, OCR-2: 4.9.4.1.2, .3, & .4.a or 5.a or 5.b.4.b
Wireless Communication, limited to communication towers and antennas	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	C-1: 4.9.13.O and one of the following groups: S[3] - 4.9.4.1.2, .3, & 5.6.e-b or S[2] - 4.9.4.1.2, .3, 6.7.a or S[1] - 4.9.4.1.2, .3, .78 C-2: 4.9.13.P and one of the following groups: S[3] - 4.9.4.1.2, .3, & .5.6.a or S[3] 4.9.4.1.2, .3, & .5.b or S[2] - 4.9.4.1.2, .3, & .6.7.b or S[1] - 4.9.4.1.2, .3, & .78 C-3: S[3] - 4.9.4.1.2, .3, & 5.a or S[3] 4.9.4.1.2, .3, & .5.b 5.a or S[2] - 4.9.4.1.2, .3, & .6.7.b or S[1] - 4.9.4.1.2, .3, & .78 OCR-1, OCR-2: S[3] - 4.9.4.1.2, .3, & .5.6.a or S[3] 4.9.4.1.2, .3, .5.b or S[2] - 4.9.4.1.2, .3, .6.7.b or S[1] - 4.9.4.1.2, .3, .78

4.8.7. PERMITTED USES: INDUSTRIAL ZONES

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES *				
P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
*Any Land Use Class not permitted or a Special Exception Use in any other zone , or permitted in the I-2 zone , may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:			*	
Communications:				
Radio or Television Station only	P	P	P	P-I, I-1, I-2: 4.9.4.I.1 and 4.9.13.Q
Wireless Communication	P	P	P	P-I, I-1, I-2: 4.9.13.Q and 4.9.4.I.2, .3, & .4.a or <u>5.a</u> or <u>5.b-4.b</u>
Wireless Communication	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	P-I, I-1, I-2: 4.9.13.Q and one of the following groups: S[3] - 4.9.4.I.2, .3, and <u>.56.a</u> , <u>.5.b</u> or <u>.56.e-b</u> or S[2] - 4.9.4.I.2, .3, & <u>.67.b</u> or S[1] - 4.9.4.I.2, .3, & <u>.78</u>

4.8.8. PERMITTED USES: SPECIAL USE ZONES (1) - OS, IR, P & RV

TABLE 4.8-6: PERMITTED USES - SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES					
P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2					
LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS

Communications:					
Wireless Communication		P			IR: 4.9.13.H and 4.9.4.I.2, .3, .4.a or <u>5.a</u> or <u>5.b-4.b</u>

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Wireless Communication, limited to wireless communication towers and antennas		S [see use specific standards]			IR: 4.9.13.H and one of the following groups: S[3]-4.9.4.1.2, .3 & .5.b or S[2] - 4.9.4.1.2, .3 & .67.a or S[1] - 4.9.4.1.2, .3 & .78

4.8.9. PERMITTED USES: SPECIAL USE ZONES (2) - NC, RVC, & MU

TABLE 4.8-7: PERMITTED USES - SPECIAL USE ZONES (2): NC, RVC, AND MU ZONES				
P = Permitted Use S = Permitted as Special Exception Use				
[1] Mayor and Council Special Exception Procedure, Section 3.4.4				
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3				
[3] PDS Special Exception Procedure, Section 3.4.2				
LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:				

Communications:				
Wireless Communication	P	P	P	NC: 4.9.13.M and 4.9.4.1.2, .3, & .4.a or <u>5.a or 5.b-4.b</u> RVC: 4.9.13.N and 4.9.4.1.2, .3, & .4.a or <u>5.a or 5.b-4.b</u> MU: 4.9.4.1.2, .3, & .4.a or <u>5.a or 5.b-4.b</u>
Wireless Communication, limited to wireless communication towers and antennas	S [see use specific standards]	S [see use specific standards]	S [see use specific standards]	NC: 4.9.13.M and one of the following groups: S[3]-4.9.4.1.2, .3, & .5.b ; or, S[2] - 4.9.4.1.2, .3, & .67.a ; or, S[1] - 4.9.4.1.2, .3, & .78 RVC: 4.9.13.N and 4.9.4.1.2, .3, & 45.a or 45.b MU: 4.9.5.C.6 and one of the following groups: S[3] - 4.9.4.1.2, .3, & 56.a or 56.b ; or, S[2] - 4.9.4.1.2, .3, & .67.b ; or, S[1] - 4.9.4.1.2, .3, & .78

4.9.4. COMMERCIAL SERVICES USE GROUP

I. Communications

1. Limited to a radio or television station, provided the buildings do not occupy more than 30% of the site and are set back at least 50 feet from any adjoining C-1 or more restrictive zoned property.

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2. Provider 's Communication Plan. Each wireless communication provider shall provide a plan of its facilities to the City prior to any application for the installation of a tower or antennas. The plan shall cover the entire City and within three miles of the City limits. The plan shall include the following.
 - a. All of the provider 's existing towers and antennas, by size and type, and their coverage areas.
 - b. All presently anticipated future service areas and the types of antennas and heights desired for each of the service areas.
 - c. The various types of antennas and towers used by the provider to furnish service and when they are used. This includes drawings providing the sizes and shapes of the antennas and equipment and written materials describing their application.
 - d. The provider 's policy direction for the mitigation and/or reduction of existing and proposed towers and antennas to avoid the negative proliferation of such facilities.
 - e. The provider 's policy direction on the mitigation and/or the reduction of the negative visual impact created by existing or proposed towers and antennas, including any proposals to conceal or disguise such facilities designed to be architecturally and/or environmentally compatible with their surroundings.
 - f. The provider 's policy direction on collocation of antennas on their own facilities or on ones from other providers or on other structures that provide the verticality required for the antennas. The policy shall also provide that the provider shall not enforce any requirement by an owner of property that would prohibit collocation.
 - g. Designation of an agent of the provider who is authorized to receive communications and notices pursuant to this section.
3. General. The following shall be applicable to all wireless communication requests.
 - a. Noninterference with Public Safety. No wireless communication transmitter, receptor, or other facility shall interfere with police, fire, and emergency public safety communications. The Director of Operations for the City is authorized to determine whether any transmitter, receptor, or other facility has interfered with public safety communications or is reasonably believed to be an imminent threat to public safety communications. Upon making that determination, the Director of Operations shall notify the Zoning Administrator and the provider responsible for that facility. The Zoning Administrator may obtain a temporary restraining order from the City Court with or without notice to enforce this section, provided a hearing is scheduled within five days of the Court's order.
 - b. All applications for towers / antennas will be reviewed by the Communications Division of the City of Tucson Operations Department and any other appropriate public safety department to ensure that the proposed installation of the towers / antennas will not interfere with any public safety communications or operations of the City. All applications shall include a certification by a registered or electrical engineer that each proposed antenna or tower will be in compliance with all standards established by the Federal Environmental Protection Agency and Federal Communications Commission (FCC) regarding potential health and safety hazards. Submittal of information and review of the application by the Department of Operations shall be in accordance with all applicable standards.
 - c. Any antenna or tower for which the use is discontinued for six months or more shall be removed, and the property shall be restored to its condition

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prior to the location of the antenna or tower , all at the expense of the provider . The City may require financial assurances to ensure compliance with this provision.

d. No new towers shall be permitted within 400 feet of a designated Scenic Route or Gateway Route ; within a designated Historic Preservation Zone (HPZ) or Environmental Resource Zone (ERZ); or on a protected peak or ridge as identified in a Hillside Development Zone (HDZ) except as follows: (1) Communication towers and antennas shall be permitted on a protected peak or ridge that was used for such facilities prior to March 3, 1997, provided any new antennas and towers do not increase the area already disturbed and the placement of any new towers in such areas is approved as a special exception in accordance with Section 3.5.3, Zoning Examiner Legislative Procedure.

(2) New antennas may be permitted under Section 4.9.4.1.4 and.5 if they also comply with the purposes and review procedures of the overlay zone.

(3) New communication towers may be permitted on Gateway Routes in exceptional circumstances, provided there is no alternative and the placement is approved in accordance with Section 3.5.3, Zoning Examiner Legislative Procedure.

e. The dimensional provisions of Article 6 as applicable to towers and antennas shall be superseded by the provisions of Section 4.9.4.1.5 and by the height and setback provisions of Section 4.9.4.1.5, .6, and .7.

f. All proposed wireless communication towers and antennas shall be in compliance with all Federal Communications Commission (FCC) regulations, including those protecting the public health and those protecting historic districts.

g. Submittal Requirements. The following information is to be submitted with each application for the installation of a tower or antenna.

(1) An updated provider 's Communication Plan, including any proposed changes in the service areas, antennas , towers , or policy direction;

(2) The proposed antennas /tower location, the type of antennas /tower, and the proposed service area ;

(3) A statement of compliance with FCC requirements and specifically the areas listed in Section 3.5.4.20.C.6.;

(4) If the proposed installation involves a new tower , then the following information is required.

(a) The searched area for the proposed location;

(b) All existing structures, buildings , towers , etc., of greater than 20 feet in height located within the searched area; and,

(c) A report on why collocation within the search area is not a viable alternative.

(5) Any technological or engineering requirements which effect or limit the location, height, or construction of the proposed tower / antennas should be included in reports.

4. The following are permitted provided they meet the required Use Specific Standards. The PDSD Director may forward the request to the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennas, provided:

(1) The antennas are collocated on an existing wireless communication tower;

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(2) The antennas and tower are architecturally and/or environmentally compatible with the surrounding structure(s) and general area;

(3) The existing tower is set back at least the height of the tower structure from the boundary of any other property zoned residential or office;

(4) The existing tower may be replaced and/or extended up to six feet in height to allow for the placement and architectural treatment of the new antennas; and,

(5) The maximum extension of the new antennas and associated attachments shall not exceed 36 inches as measured perpendicular to the tower at the point of attachment.

45. The following requires approval in accordance with Section 3.3.3, PDSD Director Approval Procedure. The PDSD Director may forward the request to the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennas, provided:

(1) The antennas are mounted on the wall or roof of a building, or concealed within an architectural or structural element of the building, not exceeding the permitted height of the building ;

(2) The antennas and tower, or architectural or structural element, are architecturally and/or environmentally compatible with the building and general area; and,

(3) Wall or roof mounted antennas are limited to six feet above the building, or to 15 feet if the antennas are mounted on top of the roof, the building is 40 feet high or taller, and no more than six feet of the antennas can be seen from any point on the street which is a distance from the building equal to the height of the building.

b. Wireless communication antennas , provided:

(1) The antennas are mounted on an existing structure within public right-of-way or public property;

(2) The antennas are architecturally and/or environmentally compatible with the structure and general area;

(3) The existing structure may be extended up to ten feet in height to allow for the placement and architectural treatment of the new antennas ; and,

(4) The new antennas do not substantially increase the visual mass of the existing facility.

56. The following requires approval in accordance with Section 3.3.4, 100' Notice Procedure. The PDSD Director shall forward the request to the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennas , provided:

(1) The antennas are mounted on or within a new tower or structure in a manner that conceals or disguises the antennas or new tower. For purposes of this subsection, painting may be a method of concealing or disguising a tower ;

(2) The tower, antennas , and structure are architecturally and/or environmentally compatible with the surrounding structure(s) and general area;

(3) A new tower is set back at least two times the height of the tower structure from the boundary of any other property zoned residential or office; and,

(4) The tower and antennas are 50 feet or less in height.

~~b. Wireless communication antennas , provided:~~

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- ~~(1) The antennas are collocated on an existing wireless communication tower;~~
- ~~(2) The antennas and tower are architecturally and/or environmentally compatible with the surrounding structure(s) and general area;~~
- ~~(3) The existing tower is set back at least the height of the tower structure from the boundary of any other property zoned residential or office;~~
- ~~(4) The existing tower may be replaced and/or extended up to six feet in height to allow for the placement and architectural treatment of the new antennas; and,~~
- ~~(5) The maximum extension of the new antennas and associated attachments shall not exceed 36 inches as measured perpendicular to the tower at the point of attachment.~~

eb. Wireless communication antennas , provided:

- (1) The antennas are mounted on a new tower or an existing structure in a manner that is designed or painted so as to minimize their visual impact;
- (2) The tower and antenna are architecturally and/or environmentally compatible with the existing structures and general area;
- (3) The tower is set back a minimum of 500 feet from nonindustrially zoned property except where the nonindustrially zoned property is used as an interstate highway or railroad; and,
- (4) The tower and antennas are 80 feet or less in height.

67. The following requires approval as a special exception in accordance with Section 3.4.3, Zoning Examiner Special Exception Procedure. The Zoning Examiner may forward the request to the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennas , provided:

- (1) The antennas are mounted on a new tower and the tower and antennas are concealed or disguised, or the antennas are collocated on an existing structure;
- (2) The tower and antennas are architecturally and/or environmentally compatible with the surrounding structure(s) and general area;
- (3) A new tower is set back at least two times the height of the structure from the boundary of any property zoned residential or office; and,
- (4) The tower and antennas are 50 feet or less in height.

b. Wireless communication antennas , provided:

- (1) The antennas are mounted on a new tower and the tower and antennas are concealed or disguised, or the antennas are collocated on an existing structure;
- (2) The tower and antennas are architecturally and/or environmentally compatible with the surrounding structure(s) and general area;
- (3) A new tower is set back at least two times the height of the structure from the boundary of any property zoned residential or office; and,
- (4) The tower and antennas are 80 feet or less in height.

78. The following requires approval as a special exception in accordance with Section 3.4.4, Mayor and Council Special Exception Procedure. The

Mayor and Council may forward the request to the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennas , provided:

- (1) The tower or antennas are not permitted by other provisions of this section;
- (2) New towers require a minimum separation of one mile from any existing tower , regardless of ownership, unless documentation establishes that no practical alternative exists;
- (3) All appropriate measures shall be taken to conceal or disguise the tower and antenna from external view;
- (4) All appropriate measures shall be taken to reduce the negative proliferation of visible towers and antennas by the collocation of new antennas on existing towers or with the facilities of other providers that are located or planned for development within the proposed service area; and,
- (5) Notice shall be provided to all agents designated, in accordance with Section 4.9.4.1.2.g, at least 15 days prior to the date of the public hearing before the Zoning Examiner.

3. Require Zoning Examiner Legislative Procedure for Major Change of Condition

**UNIFIED DEVELOPMENT CODE
ARTICLE 3, GENERAL PROCEDURES
SECTION 3.5, REZONING (CHANGE OF ZONING)**

3.5. REZONING (CHANGE OF ZONING)

3.5.4. CHANGE IN CONDITIONS OF APPROVAL AND COMPLETION OF CONDITIONS

A. Procedures for Changes

2. Major Amendment to Conditions or the Preliminary Site Plan

A request for a major amendment to the conditions of approval or the approved preliminary site plan requires the Zoning Examiner Legislative Process. ~~Mayor and Council approval after a public hearing.~~ Notice of such hearing must be given in the same manner as for the procedure adopting the conditions. The same voting requirements as for the original adoption shall apply to the request for a substantial change of conditions.

4. Remove Setback Requirements between Townhouse Units

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ARTICLE 4, ZONES**

4.8. USE TABLES

4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES

TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES						
P = Permitted Use S = Permitted as Special Exception Use						
[1] Mayor and Council Special Exception Procedure, Section 3.4.4						
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3						
[3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS

Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						

<u>Single Family, Attached</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>R-2: 4.9.7.B.6, .9, &.10</u> <u>R-3: 4.9.7.B.6.</u>

Utilities Land Use Group With Land Use Class/Type:						
Distribution System	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3, MH-1, MH-2: 4.9.11.A.1, .2, .5, .8, .9, .11, <u>.12</u>

4.8.5. PERMITTED USES: OFFICE ZONES

TABLE 4.8-3: PERMITTED USES – OFFICE ZONES						
P = Permitted Use S = Permitted as Special Exception Use						
[1] Mayor and Council Special Exception Procedure, Section 3.4.4						
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3						
[3] PDSD Special Exception Procedure, Section 3.4.2						

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LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS

Residential Land Use Group With Land Use Class/Type:				
Family Dwelling:				

Single-family, <u>Attached or Detached</u>	P	P	P	

4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

TABLE 4.8-4: PERMITTED USES – COMMERCIAL AND MIXED USE ZONES						
P = Permitted Use S = Permitted as Special Exception Use						
[1] Mayor and Council Special Exception Procedure, Section 3.4.4						
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3						
[3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS

Residential Land Use Group With Land Use Class/Type:						
Family Dwelling:						

Single-family, <u>Attached or Detached</u>	P	P	P	P	P	

4.8.9. PERMITTED USES: SPECIAL USE ZONES (2) – NC, RVC, & MU

TABLE 4.8-7: PERMITTED USES – SPECIAL USE ZONES (2): NC, RVC, AND MU ZONES				
P = Permitted Use S = Permitted as Special Exception Use				
[1] Mayor and Council Special Exception Procedure, Section 3.4.4				
[2] Zoning Examiner Special Exception Procedure, Section 3.4.3				
[3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS

Residential Land Use Group With Land Use Class/Type:				

Attachment C - Redline of Proposed UDC Amendments

Family Dwelling:				

Single-family, <u>Attached or Detached</u>	P		P	

11.3. DEFINITIONS OF LAND USE GROUPS, CLASSES, AND TYPES

11.3.7. RESIDENTIAL USE GROUP

A. Family Dwelling

4. Single-Family Dwelling, Attached

A dwelling unit attached on a horizontal plane to one or more dwelling units by structural elements common to the attached units. Each dwelling unit is located on its own individual lot or separated by a line denoting a separate ownership of each unit. The structural elements include common wall construction, roof, or other similar improvement. Elements such as trellises, beams, and patio walls are not included. The interior perimeter yard between units in a unified development may be reduced to 0 (zero) feet. Single-family dwelling, attached is not shown as a permitted use in any zone (Sections 4.8.3 through 4.8.8, Permitted Uses); however, the use may be developed upon approval a perimeter yard modification in accordance with Section 3.11.1, Design Development Option, for up to two units, and Section 8.7.3, Flexible Lot Development, for projects of more than two units.

5. Reduce Parking Requirements for Small Multi-family Residential

**UNIFIED DEVELOPMENT CODE
ARTICLE 7, DIMENSIONAL STANDARDS AND MEASUREMENTS**

7.4. MOTOR VEHICLE AND BICYCLE PARKING

7.4.4 REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES

Minimum Number of Motor Vehicle Parking Spaces Required

The minimum number of required motor vehicle parking spaces is provided below in [Table 7.4.4-1](#).

TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED	
Land Use Group/Class	Motor Vehicle Parking Required
RESIDENTIAL USE GROUP	
Family Dwelling; Mobile Home Dwelling	The number of parking spaces required is based on the following:
Single-Family and Mobile Home Dwellings	2 spaces per dwelling unit plus visitor parking required at a ratio of 0.25 space per unit. Exception. Single-family dwellings in the R-1 zone must comply with Section 4.9.7.B.7
<u>Any Single-Family, Mobile Home, or Multifamily Development on a single site with 2-5 units</u>	<u>1 space per dwelling unit</u>

7.4.6 MOTOR VEHICLE USE AREA DESIGN CRITERIA

7. Surfacing Requirements

1. All vehicular use areas must be surfaced with one of the following materials.

- d. Alternative surfacing as determined appropriate by the ~~PDSD~~ City Engineer. Exception: Vehicular use areas for ~~Residential Care Services with four or fewer~~

~~spaces provided, single-family residential development, mobile home dwellings, duplexes on individual lots with four or fewer spaces provided residential development with four or fewer spaces provided~~, and vehicle storage are exempt from the surfacing requirements.

K. Use of Street or Alley for Maneuvering Area

A street or alley can not be used for maneuvering directly into or from any parking space located wholly or partially outside the public right-of-way, except as follows:

1. The following uses are permitted to use a street or alley for access and maneuvering:
 - a. Residential uses (including, but not limited to, single-family dwellings, mobile home dwellings, duplexes on individual lots, multifamily development, and Residential Care Services) that ~~require~~ provide four or fewer off-street motor vehicle parking spaces;
 - b. Home occupations; or,
 - c. Non-residential uses within contributing properties to a National Register Historic District.

7.4.10 PARKING DESIGN MODIFICATION REQUEST (PDMR)

C. Review and Approval Procedures

1. Applications must include property ownership information, a site plan, and other information deemed by the PDSD Director as necessary to evaluate the request.
2. ~~Except as provided herein, r~~Review of PDMR requests is processed in accordance with Section 3.3.3, *PDSD Director Approval Procedure*.

~~a. Exception~~

~~Review of modification requests to the number of motor vehicle and bicycle parking spaces is in accordance with the Section 3.3.4, *100' Notice Procedure*. The Design Review Board (DRB) reviews the request and provides the PDSD Director with a recommendation.~~

D. Findings for Approval

8. A modification may be granted for decreasing the required motor vehicle parking by 20%10% or less, but in no case more than five spaces. The modification in off-street motor vehicle parking spaces is for the purpose of improving the site design in a manner which will further the intent of the PDMR. This includes improvements such as, but not limited to, enhancement of landscaping, pedestrian facilities, or bicycle provisions beyond the requirements of the UDC.

10. The modification does not decrease the parking area access lane or driveway dimension by more than 5% of the minimum width required.

a. Exceptions:

(1.) In instances when the access is a fire lane, tThe width of a parking area access lane or driveway may not be reduced. ~~when it is a fire lane.~~

(2.) The parking area access lane or driveway may be decreased by more than 5% for residential development of 5 units or less and with approval of Tucson Fire.

6. Allow Accessory Structures in front yards for shade and carports

**UNIFIED DEVELOPMENT CODE
ARTICLE 6, DIMENSIONAL STANDARDS AND MEASUREMENTS**

6.4. RULES OF MEASUREMENT AND EXCEPTIONS TO DIMENSIONAL STANDARDS

6.4.5. PERIMETER YARDS

D. Exceptions

3. Structures within Front Yards

- (1) ~~a. Architectural features that are part of a solar energy system shade structures or carports~~ may project up to ~~four~~ 10 feet into required perimeter yards. Such architectural features include, but are not limited to, overhangs, moveable insulating walls and roofs, detached solar collectors, reflectors, and piping.

6.6. ACCESSORY USES, BUILDINGS, AND STRUCTURES

6.6.3. RESIDENTIAL USES

- C. Detached accessory buildings, including accessory dwelling units, are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line, except for shade structures or carports not over 400 square feet in roof area, terraces and steps not over three feet high above the natural grade, paved areas, and fences or walls; ~~Detached shade structures and carports shall not exceed more than 400 square feet;~~

7. Standardize Building Setbacks on Major Streets and Routes

**UNIFIED DEVELOPMENT CODE
ARTICLE 6, DIMENSIONAL STANDARDS AND MEASUREMENTS**

6.4. RULES OF MEASUREMENT AND EXCEPTIONS TO DIMENSIONAL STANDARDS

6.4.5. PERIMETER YARDS

C. Street Perimeter Yard

The street perimeter yard width is determined as provided below or unless special zoning requirements dictate a greater distance or different point of measurement.

1. ~~Established Areas~~ Residential Development

- a. ~~Within established areas, For single-family and duplex development,~~ the minimum required front street perimeter yard is 20 feet ~~or one and one-half the height of the proposed wall (H),~~ measured from the street property line, ~~whichever is greater, up to a maximum of 90 feet, unless located on an arterial where the minimum required front street perimeter yard is 10 feet.~~
- b. Where a lot abuts more than one street, the owner chooses which street lot line is the front lot line. From other than the front lot line, the street perimeter yard is ten feet, as measured from the street property line. For carports and garages which face the street, the minimum required street perimeter yard is 20 feet regardless of the street.
- c. For carports and garages in single-family and duplex development, the structural setback may be modified in accordance with Section 3.11.1, Design Development Option as follows:

(1) For garages, a minimum of 18 feet (the length of a standard parking space) must be provided in front of the garage door so that a full 18-foot parking space is available for parking on site.

(2) For carports, if the distance between the street pavement edge and the carport is eight feet or less, a minimum of one-foot must be provided.

2. Developing Areas Nonresidential Development

a. Within developing areas, For nonresidential and multifamily development abutting an Arterial or Collector Street, the minimum required front street perimeter yard is determined by the type of building proposed and the projected average daily traffic (ADT) of the street and is required as follows: 10 feet, as measured from the existing or future property line as determined by the adopted Major Streets and Routes Plan, whichever is more restrictive.

a.b. For nonresidential and multifamily development abutting a Local Street, the minimum required street perimeter yard is twenty feet, as measured from the street property line.

a. All Buildings Except Carports and Garages in Single-Family and Duplex Development

A minimum perimeter yard is required between a building and an adjacent street as determined in Table 6.4.5.C-1, except setbacks for carports and garages in single-family and duplex development, which are determined in Section 6.4.5.C.2.b, Carports and Garages in Single-Family and Duplex Development. The setback is based on the projected street ADT. Of the two or more setback distances listed in Table 6.4.5.C-1 for each ADT range, the building setback which provides the greatest distance from the street is required. (See Illustration 6.4.5-D.)

-

TABLE 6.4.5.C-1		
PERIMETER YARD BY STREET ADT¹		
ADT of 140 or less	ADT over 140 but less than 1,000	ADT of 1,000 or greater
5 feet ² or 1/2 H ² or 1 foot ³	21 feet ⁴ or H ⁴	21 feet ² or H ²

-

—H = The height of the proposed exterior building wall.

¹In all circumstances, the greater setback resulting from the alternate measurement is required.

²The setback is measured from the back of existing curb or future curb location.

³The setback is measured from the property line or from the nearest edge of the sidewalk or future sidewalk location.

~~⁴The setback is measured from the outside edge of the nearest adjacent travel lane.~~

~~**b. Carports and Garages in Single-Family and Duplex Development**~~

~~For carports, garages, or similar parking structures in single-family or duplex residential development on individual lots, a minimum perimeter yard is required using one of the following alternatives: (See Figure 6.4.5 E.)~~

- ~~(1) A minimum setback of 19 feet from the back of sidewalk to allow sufficient space for a motor vehicle to be parked in front of the carport or garage is required as follows:~~
 - ~~(a) Eighteen feet (the length of a standard parking space) must be provided in front of the carport or garage and measured so that the full 18-foot parking space is available for parking on-site; and,~~
 - ~~(b) The 18-foot parking space shall be no closer than one foot from back of sidewalk of the street from which access is gained.~~
 - ~~(c) Modifications to the structural setback and parking space length requirements of this section for carports only in single-family and duplex development may be granted in accordance with Section 3.11.1, Design Development Option.~~
- ~~(2) A minimum setback of one foot from the back of sidewalk of the street from which access is gained, is required if all of the following apply:~~
 - ~~(a) The street from which access is provided has a projected ADT of 140 vehicle trips or less;~~
 - ~~(b) The setback is measured so that the parking structure and the parking space within that structure are located completely on-site and do not encroach into the one-foot setback; and,~~
 - ~~(c) The distance between the street pavement edge and the parking structure is eight feet or less. The purpose of this requirement is to discourage motor vehicle tandem parking that would block the pedestrian area or overhang onto the roadway.~~
 - ~~d. When the setback is measured from the nearest edge of sidewalk, back of sidewalk, or future sidewalk, and there is no existing or proposed sidewalk, the nearest edge of the pedestrian and utility area adjacent to the street's roadway is used as the point of measurement for the setback. The location and width requirements for pedestrian and utility areas are found in the Section 7, *Pedestrian Access*, of the Technical Standards Manual.~~
 - ~~d. Developing area setbacks shall not be less than the minimum width of the landscaping requirements of Section 7.6.4.C, Landscape Borders.~~

Attachment C - Redline of Proposed UDC Amendments

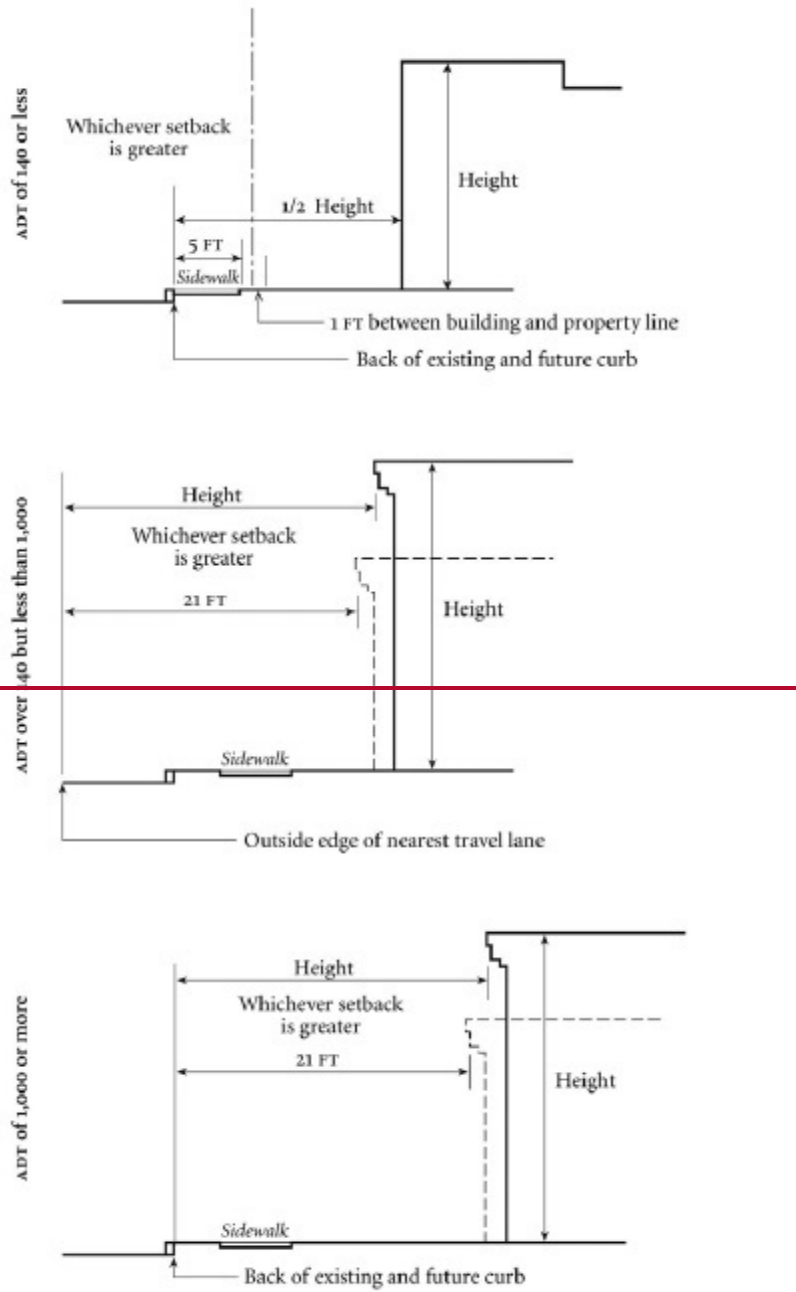


Figure 6.4.5-D: Building Setbacks in Developing Areas

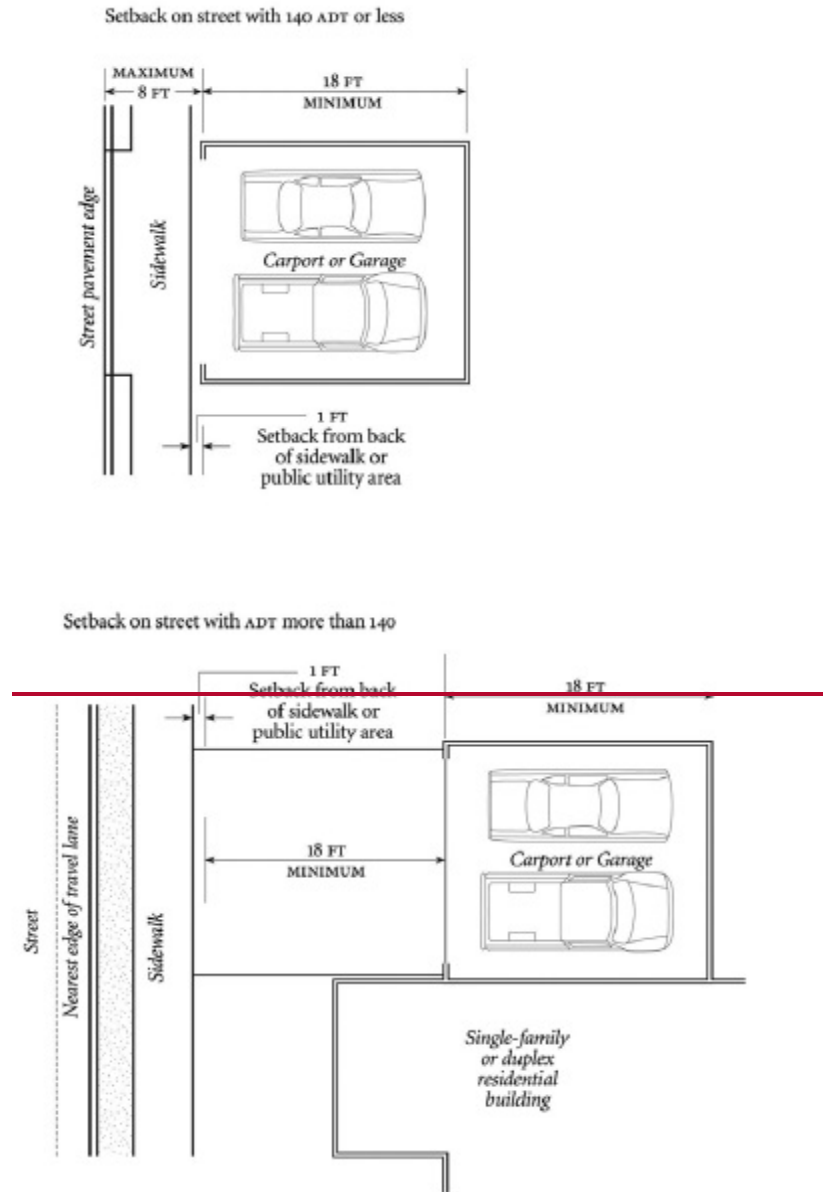


Figure 6.4.5-ED: Carport and Garage Setback for Single-Family and Duplex Development *in Developing Areas*

8. Correct Minor Code Errors

UNIFIED DEVELOPMENT CODE
ARTICLE 3, GENERAL PROCEDURES

3.2. GENERAL REQUIREMENTS

3.2.3. APPLICATION REQUIREMENTS

TABLE 3.2-1 PUBLIC NOTICE AND PROCEDURAL REQUIREMENTS												
Procedure	Section	Pre-Application Conference	Neighborhood Meeting	NOTICE**						Decision Maker	Appeal	
				Mailing/Distance*	Posted	Published	Neighborhood Association/ Distance	Application Acceptance	Notice of Decision			

ZONING COMPLIANCE REVIEW												
5100' Notice	3.3.4.E			R/100'			R/NA of the site	R	R	PDSD Director	B/A	
3400' Notice	3.3.5	R	R	R/400'			R/1 mile	R	R	PDSD Director	M/C	

**ARTICLE 4, ZONES
SECTION 4.8, USE TABLES**

4.8. USE TABLES

4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

TABLE 4.8-1: PERMITTED USES - RURAL AND SUBURBAN RESIDENTIAL ZONES						
P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS

Attachment C - Redline of Proposed UDC Amendments

Civic Land Use Group With Land Use Class/Type:						

Protective Service (government owned and operated only)	<u>P</u>	P	P	P		SH, RX-1, RX-2: 4.9.13.F

4.8.7. PERMITTED USES: INDUSTRIAL ZONES

<p>TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES * P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2 *Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.</p>				
LAND USE	P- I	I- 1	I- 2	USE SPECIFIC STANDARDS

Residential Land Use Group With Land Use Class/Type:			*	

Residential Care Services:				

Shelter Care, Victims of Domestic Violence	P	P		P-I: 4.9.7.J.1, 3.c, & .4 and 4.9.13.Q I-1: 4.9.7.J.1, 3.c, & .4, & .11 and 4.9.13.Q

4.9. USE-SPECIFIC STANDARDS

4.9.7. RESIDENTIAL GROUP

D. Home Occupations are permitted as Accessory Land Uses to Mobile Home Dwelling or Family Dwelling as follows:

2. The following uses within the specified zones are required to comply as follows:

- a. Home Occupation: Day Care is permitted in SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, NC, and C-1 subject to: 4.9.7.E.1, .2, .3, .5, .6, .7, .9, .10, .11, ~~.12~~, & .13 and F.

F. Home Occupation, Day Care: Permitted in Office, Residential, NC and C-1 zones:

6. The day care use shall be approved and licensed by the Arizona Department of Health Services (ADHS), if required by ADHS, prior to final approval.

**UNIFIED DEVELOPMENT CODE
ARTICLE 6, DIMENSIONAL STANDARDS AND MEASUREMENTS**

6.3. DIMENSIONAL STANDARDS

6.3.4 DIMENSIONAL STANDARD AND EXCEPTIONS TABLES

TABLE 6.3-5.A: DIMENSIONAL STANDARDS FOR THE P-I, I-~~2~~1, & I-2 ZONES
