

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Tucson will hold a public hearing on **Tuesday, March 21, 2023**, at or after **5:30 p.m.** in the Mayor and Council Chambers of City Hall, 255 West Alameda, Tucson, Arizona, at which time and place interested persons will have an opportunity to appear and be heard, subject to time limitations, in relation to the following:

UNIFIED DEVELOPMENT CODE AMENDMENTS PLANNING AND DEVELOPMENT SERVICES CODE UPDATE PACKAGE.

The C8-22-06 proposed text amendments include revisions to four sections of the City of Tucson Code, Chapter 23B, Unified Development Code (UDC) Article 3, *General Procedures*, Section 3.2. *General Requirements*, Section 3.5, *Rezoning (Change Of Zoning)*; Article 4, *Zones*, Section 4.8. *Use Tables*, Section 4.9. *Use-Specific Standards*; Article 6, *Dimensional Standards And Measurements*, Section 6.3. *Dimensional Standards*, Section 6.4. *Rules Of Measurement And Exceptions To Dimensional Standards*, 6.6. *Accessory Uses, Buildings, And Structures*; Article 7, *Dimensional Standards And Measurements*, Section 7.4. *Motor Vehicle And Bicycle Parking*; and added definitions to Article 11, *Definitions And Rules Of Construction*, Section 11.3. *Definitions Of Land Use Groups, Classes, And Types*.

- 3.2.3. Application Requirements
- 3.5.4. Change In Conditions Of Approval And Completion Of Conditions
- 4.8.3. Permitted Uses: Rural And Suburban Residential Zones
- 4.8.4. Permitted Uses: Urban Residential Zones
- 4.8.5. Permitted Uses: Office Zones
- 4.8.6. Permitted Uses: Commercial And Mixed Use Zones
- 4.8.7. Permitted Uses: Industrial Zones
- 4.8.8. Permitted Uses: Special Use Zones (1) - OS, IR, P & RV
- 4.8.9. Permitted Uses: Special Use Zones (2) - NC, RVC, & MU
- 4.9.4. Commercial Services Use Group
- 4.9.7. Residential Group
- 4.9.11. Utilities Use Group
- 6.3.4. Dimensional Standard And Exceptions Tables
- 6.4.5. Perimeter Yards
- 6.6.3. Residential Uses
- 7.4.4. Required Number Of Motor Vehicle Parking Spaces
- 7.4.6. Motor Vehicle Use Area Design Criteria
- 7.4.10. Parking Design Modification Request (PDMR)
- 11.3.7. Residential Use Group

The intent of these revisions includes improving development processes, removing barriers to small scale infill development, and simplifying development standards. More specifically, the updates facilitate:

1. Allowing Administrative Special Exception for certain Water Well Upgrades
2. Removing the PDSO Director Decision Process for Wireless Communication Facilities (WCFs) that are co-located

3. Requiring Zoning Examiner Legislative Procedure for Major Change of Conditions
4. Removing Setback Requirements between Townhouse Units
5. Reducing Parking Requirements for Small Multi-family Residential
6. Allowing Accessory Structures in Front Yards for Shade and Carports
7. Standardizing Building Setbacks on Major Streets
8. Correction of Minor Code Errors

A complete copy of the proposed amendments can be obtained online at <http://www.tucsonaz.gov/pdsd/planning-commission> under "Planning Commission." If you have any questions concerning the proposed amendments, please contact Daniel Bursuck at (520-837-4984).

The public hearing will not exceed 1 hour in length unless extended at the meeting. Time limits may be imposed on public speakers when appropriate.

The Council Chambers is wheelchair accessible. A request for reasonable accommodation for persons with disabilities must be made to the City Clerk's Office by parties at least five working days in advance of the scheduled meeting and can be made by calling 791-4213 or 791-2639 (TDD). If you require an accommodation or materials in accessible format or require a foreign language interpreter or materials in a language other than English for this event, call (520) 791-4213 at least five business days in advance. Si usted desea esta notificación en español, por favor llame al número de teléfono: (520) 791-4213. Cuando llame por este documento, por favor indique el título y el tema.