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BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 17, 2017

Title: P17TA00002 CR-4, CR-5, TR, CB-1, CB-2 DEVELOPMENT STANDARDS ZONING CODE TEXT AMENDMENT

Introduction/Background:

Pima County Development Services Dept. has seen decreased demand for attached dwellings and increased demand for smaller single-family residential lots in the county's mixed-dwelling and multiple residence zones - in the CR-4 and CR-5 zones, single-family residential density is lower than that for multi-family development. The zoning code's Small Lot Subdivision Option addresses this to a certain extent, but requires Board of Supervisors approval for each request.

Discussion:

This text amendment would reduce the single-family residential density to that for multiple dwellings in the CR-4, CR-5, TR, CB-1 and CB-2 zones, with related changes for lot coverage and setbacks in those zones. Also, the amendment would repeal the Small Lot Subdivision option in the code.

Conclusion:

The text amendment supports goals and policies in the Pima County Comprehensive Plan, 3.1 Land Use Element and 3.5 Housing and Community Design Element, for increasing residential densities, making more efficient use of developed land and existing infrastructure, and increasing opportunities for more affordable market-rate housing.

Recommendation:

Staff and Planning and Zoning Commission recommend approval of the zoning code text amendment by ordinance.

Fiscal Impact:								
n/a								
Board of Supervisor District:								
□ 1	□ 2	□ 3	□ 4	□ 5	⊠ All			
Department: Development Services, Planning Division Telephone: 724-8800								
Contact:	Mark Holden		1	Telephone: 724-661	9			
Department	Director Signatur	e/Date:	,	9.26-17				
Deputy County Administrator Signature/Date: 9/29/17								
County Administrator Signature/Date: C/Autubuty 9/29/17								
								



TO:

Honorable Board of Supervisors

FROM:

Chris Poirier, Planning Official

Public Works-Development Services Department-Planning Division

DATE:

September 25, 2017

SUBJECT:

P17TA00002 CR-4, CR-5, TR, CB-1, CB-2 DEVELOPMENT STANDARDS

The above referenced Zoning Code Text Amendment is scheduled for the Board of Supervisors' **TUESDAY, OCTOBER 17, 2017** hearing.

REQUEST:

Proposal for a **text amendment of the Pima County Zoning Code** to reduce the single-family residential density to that for multiple dwellings in the CR-4, CR-5, TR, CB-1 and CB-2 zones, with related changes for lot coverage and setbacks in those zones. Also, the amendment would repeal the Small Lot Subdivision option in the code.

OWNER:

N/A

APPLICANT:

Pima County Development Services Department

DISTRICTS:

ALL

STAFF CONTACT:

Mark Holden

<u>PUBLIC COMMENT TO DATE</u>: As of September 25, 2017, staff has received one letter of support via email from the Tucson Metro Chamber regarding the proposed text amendment. Review and comment was solicited from various county departments (Development Services, Transportation, Environmental Quality, Office of Sustainability and Conservation, Wastewater Reclamation, Flood Control) as well as regular stakeholder contacts in the local development community.

<u>PLANNING AND ZONING COMMISSION RECOMMENDATION:</u> APPROVAL (5-0; Commissioners Bain, Cook, Mangold and Matter were absent).

STAFF RECOMMENDATION: APPROVAL.

TD/MH/ar Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P17TA00002 Page 1 of 3

FOR OCTOBER 17, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Planning Official

Public Works-Development Services Department-Planning Division

DATE:

September 25, 2017

ADVERTISED ITEM FOR PUBLIC HEARING

ZONING CODE TEXT AMENDMENT

P17TA00002 CR-4, CR-5, TR, CB-1, CB-2 DEVELOPMENT STANDARDS

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS) SECTION 18.09.080 (SMALL LOT SUBDIVISION OPTION) TO REPEAL THE SMALL LOT SUBDIVISION OPTION: AMENDING CHAPTER 18.27 (CR-4 MIXED-DWELLING TYPE ZONE) SECTION 18.27,030 (DEVELOPMENT STANDARDS - GENERAL) TO REDUCE THE AVERAGE AREA PER DWELLING UNIT FOR SINGLE DETACHED DWELLINGS, TO INCREASE THE MAXIMUM LOT COVERAGE FOR MAIN BUILDINGS, AND TO CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES: AMENDING SECTION 18.27.050 (SMALL LOT SUBDIVISION OPTION) TO REPEAL SMALL LOT SUBDIVISION OPTION; AMENDING CHAPTER 18.29 (CR-5 RESIDENCE ZONE) SECTION 18.29.030 (DEVELOPMENT MULTIPLE STANDARDS - GENERAL) TO REDUCE THE AVERAGE AREA PER DWELLING UNIT FOR SINGLE DETACHED DWELLINGS. TO INCREASE THE MAXIMUM LOT COVERAGE FOR MAIN BUILDINGS, AND TO CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES; AMENDING SECTION 18.29.050 (SMALL LOT SUBDIVISION OPTION) TO REPEAL THE SMALL LOT SUBDIVISION OPTION; AMEINDING CHAPTER 18.31 (TR TRANSITIONAL ZONE) SECTION 18.31.030 (DEVELOPMENT STANDARDS -RESIDENTIAL) TO REPEAL THE MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM AREA PER DWELLING UNIT FOR MULTIPLE DWELLINGS, ADD AN AVERAGE AREA PER DWELLING UNIT.

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REPEAL THE MINIMUM LOT WIDTH AND ADD A MINIMUM SITE WIDTH FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE WIDTH FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM LOT SETBACK REQUIREMENTS, AND ADD THE MINIMUM SITE SETBACK REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM REAR SITE SETBACK FOR MULTIPLE DWELLINGS, AND CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES; AMENDING CHAPTER 18.43 (CB-1 LOCAL BUSINESS ZONE) SECTION 18.43.060 (DEVELOPMENT STANDARDS - RESIDENTIAL) TO REPEAL THE MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM AREA PER DWELLING UNIT FOR MULTIPLE DWELLINGS, ADD AN AVERAGE AREA PER DWELLING UNIT, REPEAL THE MINIMUM LOT WIDTH, AND ADD A MINIMUM SITE WIDTH FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE WIDTH FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM LOT SETBACK REQUIREMENTS, AND ADD THE MINIMUM SITE SETBACK REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM REAR SITE SETBACK REQUIREMENT FOR MULTIPLE DWELLINGS, AND, CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES; AND, AMENDING CHAPTER 18.45 (CB-2 GENERAL BUSINESS ZONE) SECTION 18.45.060 (DEVELOPMENT STANDARDS - RESIDENTIAL) TO REPEAL THE MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM AREA PER DWELLING UNIT FOR MULTIPLE DWELLINGS, ADD AN AVERAGE AREA PER DWELLING UNIT, REPEAL THE MINIMUM LOT WIDTH AND ADD MINIMUM SITE WIDTH FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM LOT SETBACK REQUIREMENTS AND ADD THE MINIMUM SITE SETBACK REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM REAR SITE SETBACK REQUIREMENT FOR MULTIPLE DWELLINGS, AND CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES. On motion, the Planning and Zoning Commission voted 5-0 to recommend APPROVAL (Commissioners Bain, Cook, Mangold and Matter were absent). Staff recommends APPROVAL.

(ALL DISTRICTS)

Planning and Zoning Commission Public Hearing Summary (August 30, 2017)

Staff presented information from the text amendment to the commission. Staff stated that the text amendment would bring the development standards for single residence lots in the zones in question into parity with that of multiple dwellings of the same zone.

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The commission had no questions for staff and opened the public hearing. A member of the Southern Arizona Homebuilders' Association (SAHBA) spoke in support of the text amendment, as a means to promote infill and affordable housing. A representative from Pepper-Viner Homebuilders spoke in support, using a successful small-lot residential project they recently completed as an example of the types of housing that may be promoted. A representative from the Tucson Metro Chamber of Commerce spoke in support, saying it will help promote compact development and efficient use of existing infrastructure. Finally, a local land use attorney spoke in support, saying that she has seen increasing developer demand for smaller residential lots in the county. No one else came forward to speak and the commission moved to close the public hearing.

Commissioner Gungle made a motion to recommend APPROVAL of the zoning code text amendment; Commissioner Gavin seconded.

Upon a voice vote, the motion to recommend **APPROVAL** passed (5-0; Commissioners Bain, Cook, Mangold and Matter were absent).

TD/MH/ar Attachments

cc: Tom Drzazgowski, Principal Planner P17TA00002 File

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

PUBLIC HEARING August 30, 2017

P17TA00002 CR-4, CR-5, TR, CB-1, and CB-2 DEVELOPMENT

STANDARDS

ZONING CODE TEXT AMENDMENT

STATUS / AGENDA ITEMS Planning and Zoning Commission Public Hearing

Zoning Code Amendment

REQUEST Proposal by Pima County to amend development

standards of the CR-4, CR-5, TR, CB-1, and CB-2 zones to: 1) make the development standards consistent amongst housing types; 2) allow more development flexibility; and, 3) standardize terminology among zones.

(All Districts)

INITIATION Planning and Zoning Commission (July 26, 2017)

PUBLIC COMMENT None received to date

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed revisions to Chapters 18.27 (CR-4), 18.29 (CR-5), 18.31.030 (TR), 18.43.030 (CB-1), and 18.45.030 (CB-2).

The proposed revisions would allow greater flexibility in residential design, promote more affordable and efficient home building, and improve land and infrastructure efficiency through compact development. The revisions to the CR-4, CR-5, TR, CB-1, and CB-2 zones reflect several goals and policies of the Pima County Comprehensive Plan.

BACKGROUND

The text amendment proposes the specific changes listed in Attachment A, as summarized below.

Compared to the existing standards, the proposed standards would:

- Reduce the average area per dwelling for single detached dwellings to the same area currently required for multiple dwellings.
- Slightly increase the maximum lot coverage for main buildings while still maintaining sufficient space for drainage, open space, vegetation, solar access and other purposes.
- Reduce the distance between multiple dwelling buildings to the minimum required by building code standards to allow more flexible design.

- Replace "lot" standards with "site" standards wherein the site is the overall development such as a subdivision.
- Promote more consistent wording among the five zones.

The proposed text amendment is consistent with several goals, policies, and implementation measures of the Pima County Comprehensive Plan including:

Land Use Element

<u>Goal 1</u>: Integrate land use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure the long-range viability of the region.

Policy 2: Provide an appropriate mix of land uses that:

- d) Promotes the integrated and efficient use of infrastructure and services; and
- e) Conserves, protects and maintains culturally and biologically important lands.

<u>Policy 4</u>: Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County.

<u>Policy 6</u>: Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive.

<u>Policy 21</u>: Continue to update the zoning code to bring it up to date and align it with the Comprehensive Plan.

Goal 1 Implementation Measures:

- a. With the input from diverse community stakeholders, update the Zoning Code and Subdivision standards as necessary to conform to the Comprehensive Plan and to serve as its primary implementation tool.
- k. Develop an implementation schedule, and work with stakeholders, to update the zoning code as may be required to align it with comprehensive plan goals and policies.

Housing and Community Design Element

Housing

Goal 1: Create livable, viable, multi-generational communities

<u>Policy 1</u>: Ensure a safe, diverse, and quality housing supply for all income ranges for existing and future populations.

<u>Goal 4</u>: Ensure safe, decent and affordable market-rate housing for a wide range of income levels, household sizes and age groups.

<u>Policy 1</u>: Incentivize the integration of affordable market-rate housing units into developments to provide new rental, rent-to-own, and for-sale dwelling units for all income ranges.

Goal 4 Implementation Measures:

a. Work with housing industry stakeholders to determine policies and incentives that could be developed and implemented to facilitate affordable market-rate housing.

Community Design

<u>Goal 11</u>: Maximize the efficient use of land outside the Maeveen Marie Behan Conservation Lands System

<u>Policy 1</u>: Work with stakeholders to reduce regulatory barriers, examine existing regulations for opportunities to consolidate requirements, and provide incentives where possible to increase efficiency of resources as well as support healthy communities.

Goals 10 and 11 Implementation Measures:

- a. Examine all existing design standards to determine appropriate changes.
- b. Review and consider amendments to the zoning code and other regulatory documents to remove regulatory barriers.

Over the years, builders have questioned why the zoning code treats single-family, detached dwellings differently than multi-family. They have contended that buyers want detached homes

on smaller lots. In the 1980's, opponents to smaller single-family lots argued that making the standards consistent between multi- and single-family dwellings increases density that could bring crime. Also, that in hilly and floodprone areas, small lots would not provide enough area to properly site detached homes. There was also concern that because family sizes were dropping, the smaller lot size would spread to the CR-1, CR-2, and CR-3 zones. At that time, several community plans had just been adopted based on existing CR-4 and CR-5 standards. In 1985, the adoption of the "Small Lot Option" became a compromise between the two positions. The "Small Lot Option" allows smaller lots for detached dwellings in the CR-4 and CR-5 zone, but requires approval by the Board of Supervisors for each request.

Recently there have been several instances where developers, stating there is less demand for attached units on small lots than detached, have used other processes such as Board of Adjustment variances to reduce the minimum lot size requirement and these cases have been approved. This text amendment is a more direct way to address this issue than the "Small Lot Option" or the variance process. Given the direction of the recently updated comprehensive plan, the time has come to allow more flexibility and efficient design.

Stakeholder and Consultant Review

Staff sent the proposed revisions to the standard list of stakeholders who regularly review text amendments. To date, staff has not received any comments.

Public Comment

To date, staff has not received any comments.

Respectively Submitted,

Development Services Department

Attachment A

Single dwellings = single-family detached Multiple dwellings = duplex, condominium, townhouse, apartment or other multiple types

Development Standard	Current	Proposed	
Small Lot Option	References to small lot option in chapters 18.09, 18.27, and 18.29.	Deleted references since this text amendment, if approved, will render Small Lot Option unnecessary.	
CR-4			
Minimum site areo (single & multiple dwellings)	7,000 sf.	7,000 sf. (No change)	
Minimum site setbacks (single & multiple dwellings) (Moved "C" to "B")	F: 20' S: 10' R: 10'	F: 20' (No change) S: 10' (No change) R: 10' (No change)	
Average area per dwelling unit for single detached dwelling	7,000 sf.	Reduced to 3,500 sf.	
Average area per dwelling unit for multiple dwelling	3,500 sf.	3,500 sf. (No change)	
Maximum lot coverage	50% main buildings 60% 1 story dwellings	Increased to 60% far main buildings (including 1 story) therefore increased for more than 1 story.	
Lot setbacks	States: "Minimum setback requirements: None. Zero lot line siting of dwelling units on individual lots is permissible, subject to Pima County building codes (Title 15)."	Clarified statement to mean zero lot-line only applies to interior lots, not to perimeter site setbacks.	
Minimum distance between main multiple dwelling buildings	10'	Reduced to that required by Pima County building codes.	
CR-5			
Minimum site area (single & multiple dwellings)	6,000 sf.	6,000 sf. (No change)	
Minimum site setbacks (single & multiple dwellings)	F: 20' S: 10' R: 10'	F: 20' (No change) S: 10' (No change) R: 10' (No change)	
Average area per dwelling unit for single detached dwelling	6,000 sf.	Reduced to 2,000 sf.	
Average area per dwelling unit for multiple dwellings	2,000 sf.	2,000 sf. (No change)	
Maximum lot coverage	50% main buildings 60% 1 story dwellings	Increased to 60% for moin buildings (including 1 story) therefore increased for more than 1 story.	
Lot setbacks	States: "Minimum setback requirements: None. Zero lot line siting of dwelling units on individual lots is permissible, subject to Pima County building codes (Title 15)."	Clarified statement to mean zero lat-line only applies to interior lats, not to perimeter site setbacks.	
Minimum distance between main multiple dwelling buildings	10'	Reduced to that required by Pima County building codes.	
TR			
Single family detached dwelling unit minimum lot area	4,500 sf.	Deleted minimum lot area, which applied only to single family.	
Multiple dwellings minimum site area	10,000 sf. (currently opplies only to multi)	4,500 sf. applicable to single and multi dwellings. Reduced for multi and Added for single.	
inimum area per dwelling unit 4,500 sf. (applies only ta multi, "lot" area applies to single)		Deleted and replaced by average area per dwelling unit applying to both single and multi at 1,000 sf.	
Single family detached dwelling unit minimum lot width	40'	Deleted and replaced by minimum site width applying to both single and multi at 40'.	
Multiple dwelling minimum site width	60'	Reduced to 40'.	

Attachment A

Single dwellings = single-family detached Multiple dwellings = duplex, condominium, townhouse, apartment or other multiple types

Development Standard	Current	Proposed	
Single family detached dwelling unit minimum lot setback requirements	F: 20' S: None. Zero lot line siting of dwelling units on individual lots is permissible, subject to Pima County Building Cades (Title 15) R: 10'	Deleted and replaced by minimum site setbacks for both single and multi at F: 20' S: 7' ['Zero lot line siting' statement moved & clarified] R: 10' Reduced to that required by Pima County building codes.	
Minimum distance between main multiple dwelling buildings	14'		
CB-1			
Single family detached dwelling unit minimum lot area	4,500 sf.	Deleted minimum lot area, which applied only to single family.	
Multiple dwellings minimum site area	10,000 sf. (currently applies only to multi)	4,500 sf. applicable to both single and multi dwellings. Reduced for multi and Added for single.	
Minimum area per dwelling unit	4,500 sf. (applies only to multi, "lot" area applies to single)	Deleted and replaced by average area per dwelling unit applying to both single and multi at 1,000 sf.	
Single family detached dwelling unit minimum lot width	40'	Deleted and replaced by minimum site width applying to both single and multi at 40'.	
Multiple dwelling minimum site width	60'	Reduced to 40'.	
Single family detached dwelling unit minimum lot setback requirements	F: 20' S: None. Zero lot line siting of dwelling units on individual lots is permissible, subject to Pima County Building Codes (Title 15) R: 10'	Deleted and replaced by minimum site setbacks for both single and multi at F: 20' S: 7' ['Zero lat line siting' statement moved & clarified] R: 10'	
Minimum distance between main multiple dwelling buildings	14'	Reduced to that required by Pima County building codes.	
CB-2			
Single family detached dwelling unit minimum lot area	4,500 sf.	Deleted minimum lot area, which applied only ta single family.	
Multiple dwellings minimum site area	10,000 sf.	4,500 sf. applying to single and multi dwellings. Reduced — multi and Added — single.	
Minimum area per dwelling unit	4,500 sf. (applies only to multi, "lot" area applies ta single)	Deleted and replaced by average area per dwelling unit applying to both single and multi at 1,000 sf.	
Single family detached dwelling unit minimum lot width	40'	Deleted and replaced by minimum site width applying to both single and multi at 40'.	
Multiple dwelling minimum site width	60'	Reduced ta 40'.	
Single family detached dwelling unit minimum lot setback requirements	F: 20' S: None. Zero lot line siting of dwelling units on individual lots is permissible, subject to Pima County Building Codes R: 10'	Deleted and replaced by minimum site setbacks for both single and multi at F: 20' S: 7' ['Zero lot line siting' statement moved & clarified] R: 10'	
Minimum distance between main multiple dwelling buildings	14'	Reduced to that required by Pima County building codes.	

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING: AMENDING CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS) SECTION 18,09,080 (SMALL LOT SUBDIVISION OPTION) TO REPEAL THE SMALL LOT SUBDIVISION OPTION; AMENDING CHAPTER 18.27 (CR-4 MIXED-DWELLING TYPE ZONE) SECTION 18.27.030 (DEVELOPMENT STANDARDS GENERAL) TO REDUCE THE AVERAGE AREA PER DWELLING UNIT FOR SINGLE DETACHED DWELLINGS, TO INCREASE THE MAXIMUM LOT COVERAGE FOR MAIN BUILDINGS, AND TO CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES: AMENDING SECTION 18.27.050 (SMALL LOT SUBDIVISION OPTION) TO REPEAL SMALL LOT SUBDIVISION OPTION; AMENDING CHAPTER 18.29 (CR-5 MULTIPLE RESIDENCE ZONE) SECTION 18.29.030 (DEVELOPMENT STANDARDS GENERAL) TO REDUCE THE AVERAGE AREA PER DWELLING UNIT FOR SINGLE DETACHED DWELLINGS. TO INCREASE THE MAXIMUM LOT COVERAGE FOR MAIN BUILDINGS, AND TO CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES; AMENDING SECTION 18.29.050 (SMALL LOT SUBDIVISION OPTION) TO REPEAL THE SMALL LOT SUBDIVISION OPTION: AMENDING CHAPTER 18.31 (TR TRANSITIONAL ZONE) SECTION 18.31.030 (DEVELOPMENT STANDARDS - RESIDENTIAL) TO REPEAL THE MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM AREA PER DWELLING UNIT FOR MULTIPLE DWELLINGS, ADD AN AVERAGE AREA PER DWELLING UNIT, REPEAL THE MINIMUM LOT WIDTH AND ADD A MINIMUM SITE WIDTH FOR SINGLE FAMILY DETACHED DWELLING UNITS. REDUCE THE MINIMUM SITE WIDTH FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM LOT SETBACK REQUIREMENTS, AND ADD THE MINIMUM SITE SETBACK REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM REAR SITE SETBACK FOR MULTIPLE DWELLINGS, AND CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES; AMENDING CHAPTER 18.43 (CB-1 LOCAL BUSINESS ZONE) SECTION 18.43.060 (DEVELOPMENT STANDARDS - RESIDENTIAL) TO REPEAL THE MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE

DWELLINGS, REPEAL THE MINIMUM AREA PER DWELLING UNIT FOR MULTIPLE DWELLINGS, ADD AN AVERAGE AREA PER DWELLING UNIT. REPEAL THE MINIMUM LOT WIDTH, AND ADD A MINIMUM SITE WIDTH FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE WIDTH FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM LOT SETBACK REQUIREMENTS, AND ADD THE MINIMUM SITE SETBACK REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM REAR SITE SETBACK REQUIREMENT FOR MULTIPLE DWELLINGS, AND, CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES; AND, AMENDING CHAPTER 18,45 (CB-2 GENERAL BUSINESS ZONE) SECTION 18.45.060 (DEVELOPMENT STANDARDS – RESIDENTIAL) TO REPEAL THE MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM AREA PER DWELLING UNIT FOR MULTIPLE DWELLINGS, ADD AN AVERAGE AREA PER DWELLING UNIT, REPEAL THE MINIMUM LOT WIDTH AND ADD MINIMUM SITE WIDTH FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM LOT SETBACK REQUIREMENTS AND ADD THE MINIMUM SITE SETBACK REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM REAR SITE SETBACK REQUIREMENT FOR MULTIPLE DWELLINGS, AND CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES. (ALL DISTRICTS)

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

- 1. The Planning and Zoning Commission, at its July 26, 2017 meeting initiated amendments to the Pima County Zoning Code.
- 2. This ordinance repeals the Small Lot Subdivision Option because these revisions to the CR-4 and CR-5 zones make the option unnecessary, reduces the area requirements for single-family detached residences to the same as the existing requirements for multiple dwellings, removing the differential based on dwelling type, increases the maximum lot coverage requirements, and reduces the minimum distance between main multiple dwelling buildings for the CR-4 and CR-5 zones; and, replaces minimum lot requirements with minimum site requirements, replaces minimum area with average area per dwelling unit, reduces certain minimum site development standards for multiple dwellings, and reduces the minimum distance between main multiple dwelling buildings for the TR, CB-1 and CB-2 zones, to allow for more flexible housing design options.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY AS FOLLOWS:

SECTION 1. Pima County Zoning Code Chapter 18.09 – General Residential and Rural Zoning Provisions, is amended as follows:

Chapter 18.09 GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS

...

18.09.080 - Small lot subdivision option. Reserved.

- A. Scope: This option is permitted in the following zones:
 - 1. CR 4: Refer also to Section 18.27,050;
 - CR-5: Refer also to Section 18.29.050.

B. Procedure.

- 1. Public hearing:
 - a.—Single detached dwellings shall be permitted on individual lots with area less than that required by the zone in a subdivision of five acres or greater, recorded after April 4, 1983, if the designation "small lot single detached dwelling permitted" is approved by the board of supervisors at an advertised public hearing and is placed on the final plat at the time of recording,
 - b. The provisions for single detached dwellings on individual lots with area less than that required by the zone shall not apply to subdivisions recorded to satisfy the requirements of a conditional rezoning granted prior to April 5, 1983, unless approval is granted by the supervisors at an advertised public hearing.
- 2. Notice: Notice of hearing shall be given by mail to all owners of record within three hundred feet of the subdivision.
- C. Development standards: As provided for in the small lot subdivision option provisions of the individual zones.
- D. Recreation areas must be provided in accordance with Chapter 18.69.090 Recidential recreation areas.

SECTION 2. Pima County Zoning Code Chapter 18.27 CR-4 – Mixed-Dwelling Type Zone, Section 18.27.030 – Development standards – General, is amended as follows:

Chapter 18.27 CR-4 MIXED-DWELLING TYPE ZONE

18.27.030 - Development standards-General.

- A. Minimum site area: Seven thousand square feet.
- CB. Average area per dwelling unit:
 - 1. Single-detached dwelling: Seven thousand square feet;
 - 2. Duplex, condominium, townhouse, apartment, or other multiple dwelling-developments: Three thousand five hundred square feet.
- BC. Minimum site setbacks:
 - 1. Front: Twenty feet;
 - 2. Side: Ten feet each;
 - 3. Rear: Ten feet.
- D. Maximum lot coverage:
 - 1. Fifty Sixty percent for main buildings.
 - 2. Sixty percent for one story dwelling units.
- E. <u>Minimum-setback-requirements: None.</u> <u>With the exception of perimeter site</u> <u>setbacks, zZero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County building codes (Title 15).</u>
- F. Building height limitations:
 - 1. Maximum height: Thirty-four feet; and
 - 2. In all areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories;
 - 3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories.
- G. Minimum distance between main multiple dwelling buildings: Ten feet Subject to Pima County building codes (Title 15).

18.27.050 - Small lot subdivision option. Reserved.

- A. Refer to Section 18.09.080 (General Residential and Rural Zoning Provisions) for the general provisions of the small lot subdivision option.
- B. Development standards: As provided in Section 18.27.030, except that the average area per-dwelling unit shall be a minimum of three thousand five hundred square feet.

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SECTION 3. Pima County Zoning Code Chapter 18.29 CR-5 – Multiple Residence Zone, Section 18.29.030 – Development standards - General, is amended as follows:

Chapter 18.29 CR-5 MULTIPLE RESIDENCE ZONE

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18.29.030 - Development Standards-General.

- A. Minimum site area: Six thousand square feet.
- <u>CB</u>. Average area per dwelling unit:
 - 1. Single detached dwelling: Six thousand square feet;
 - 2. Duplex, condominium, townhouse, apartment, or other multiple-dwellings-developments: Two thousand square feet.
- BC. Minimum site setbacks:
 - 1. Front: Twenty feet;
 - 2. Side: Ten feet each;
 - 3. Rear: Ten feet.
- D. Maximum lot coverage:
 - 4. Fifty Sixty percent for main buildings.
 - 2. Sixty percent for one story dwelling units.
- E. <u>Minimum setback requirements: None.</u> <u>With the exception of perimeter site setbacks, z</u>Zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County building codes (Title 15).
- F. Building height limitations:
 - 1. Maximum height: Thirty-four feet; and

- 2. In all areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories;
- 3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories.
- G. Minimum distance between main multiple dwelling buildings: Ten feet. Subject to Pima County building codes (Title 15).

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- 18.29.050 Small lot subdivision option. Reserved.
 - A. Refer to Section 18.09.080 (General Residential and Rural Zoning Provisions) for the general provisions of the small lot subdivision option.
 - B. Development standards: As provided in Section 18.29.030, except that the average area per dwelling unit-shall be a minimum of two thousand square feet.

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SECTION 4. Pima County Zoning Code Chapter 18.31 TR — Transitional Zone, Section 18.31.030 — Development standards - Residential, is amended as follows:

Chapter 18.31 TR TRANSITIONAL ZONE

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18.31.030 - Development standards-Residential.

- A. Minimum lot or site area:
 - 1. Single-family detached dwelling unit minimum lot area: Four thousand five hundred square feet;
 - 2. Duplex condominium, townhouse, apartment, or other multiple dwellingunit development minimum site area: Ten thousand square feet.
- B. Minimum Average area per dwelling unit:
 - 1. Duplex, condominium, townhouse, apartment, or other multiple dwelling-unit: One thousand square feet.
- DC. Minimum lot or site setback requirements:
 - 1. Single family detached dwelling unit minimum lot setbacks:
 - a1. Front: Twenty feet;

- b2. Side: Seven feet; None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County Building Codes (Title 15);
- e3. Rear: Ten feet.
- 2. Duplex, condominium, townhouse, apartment, or other multiple dwellingunit development minimum-site-setbacks:
 - a. Front: Twenty-feet;
 - b. Side: Seven feet each;
 - c. Rear: Twenty five feet.
- CD. Minimum lot or site width:
 - 1. Single-family-detached dwelling unit minimum lot width: Forty feet;
 - 2. Duplex, condominium, townhouse, apartment, or other multiple dwellingunit development minimum site width: Sixty feet.
- E. With the exception of perimeter site setbacks, zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County building codes (Title 15).
- EF. Building height limitations:
 - 1. Maximum height: Thirty-four feet; and
 - 2. In areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories; and
 - 3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories; and
 - 4. For all conditionally approved rezonings that do not have an ordinance for TR, if a third story is requested within the thirty-four-foot height limit, approval shall be requested at a noticed board of supervisors public hearing.
- FG. Minimum distance between main multiple dwelling buildings: Fourteen feet. Subject to Pima County building codes (Title 15).

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SECTION 5. Pima County Zoning Code Chapter 18.43 CB-1 – Local Business Zone, Section 18.43.060 – Development standards – Residential, is amended as follows:

Chapter 18.43

CB-1 LOCAL BUSINESS ZONE

18.43.060 - Development standards—Residential.

- A. Minimum lot or site area:
 - 1. Single family detached dwelling unit minimum lot area: Four thousand five hundred square feet;
 - 2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit development minimum site area: Ten thousand square feet.
- B. <u>Minimum Average</u> area per dwelling unit:
 - 1. Duplex, condominium, townhouse, apartment, or multiple dwelling unit: One thousand square feet.
- DC. Minimum lot or site setback requirements:
 - 1. Single family detached dwelling unit minimum lot setbacks:
 - a1. Front: Twenty feet;
 - b2. Side: Seven feet. None. Zero lot line siting of dwelling units on individual lots is permissible, subject to Pima County Building Codes (Title-15):
 - e3. Rear: Ten feet.
 - 2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit development minimum site setbacks:
 - a. Front: Twenty feet;
 - b. Side: Seven feet each;
 - c. Rear: Twenty-five feet.
- CD. Minimum lot or site width:
 - 1. Single-family detached dwelling unit minimum lot width: Forty feet;
 - 2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit development minimum site width: Sixty feet.
- E. With the exception of perimeter site setbacks, zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County building codes (Title 15).
- <u>EF</u>. Building height limitations:
 - 1. Maximum height: Thirty-four feet; and

- 2. In areas restricted by the Hillside Development Zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories;
- 3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories; and
- 4. For all conditionally approved rezonings that do not have an ordinance for CB-1, if a third story is requested within the thirty-four-foot height limit for residential use, approval shall be requested at a noticed board of supervisors public hearing.
- FG. Minimum distance between main multiple dwelling buildings: Fourteen-feet. Subject to Pima County building codes (Title 15).

SECTION 6. Pima County Zoning Code Chapter 18.45 CB-2 – General Business Zone, Section 18.45.060 – Development standards - Residential:

Chapter 18.45 CB-2 GENERAL BUSINESS ZONE

18.45.060 - Development standards—Residential.

- A. Minimum lot or site area:
 - 1. Single-family-detached dwelling unit minimum lot area: Four thousand five hundred square feet;
 - 2. Duplex, condominium, townhouse, apartment, or-multiple-dwelling-unit-development-minimum-site-area: Ten-thousand square feet.
- B. Minimum lot or Average site area per dwelling unit:
 - 1. Duplex, condominium, townhouse, apartment, or multiple-dwelling unit: One thousand square feet.
- <u>DC.</u> Minimum lot or site setback requirements:
 - 1. Single-family detached dwelling-unit-minimum-lot setbacks:
 - a1. Front: Twenty feet;
 - b2.Side: Seven feet. None. Zero-lot-line-siting-of-dwelling units on individual-lots is permissible, subject to Pima-County-Building Codes (Title 15);
 - e3. Rear: Ten feet.

		2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit				
		development minimum-site-setbacks:				
		a. Front: Twenty-feet;				
		b. Side: Seven feet each;				
		c. Rear: Twenty five feet.				
	<u> GD</u> .	Minimum lot or site width:				
		1. Single-family detached dwelling unit minimum let width: Forty feet;				
		2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit-				
		development-minimum site width: Sixty-feet.				
	E.	With the exception of perimeter site setbacks, zero lot-line siting of dwelling				
	units on individual lots is permissible, subject to Pima County building codes (Title 15).					
	Ę <u>F</u> .	Maximum building height: Thirty-nine feet.				
	<u> </u>	Minimum distance between main multiple dwelling buildings: Fourteen feet.				
	Subject to Pima County building codes (Title 15)					
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SECTION	ON 7. T	his ordinance is effective 30 days after its adoption.				
PASSE	ED AND	ADOPTED by the Board of Supervisors of Pima County, Arizona,				
this		day of, 2017.				
		Chair, Pima County Board of Supervisors				
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ATTES	3 [:					
Clerk F	Board o	of Supervisors				
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APPROVED AS TO FORM

Civil Deputy County Attorney Michael LeBlanc

Executive Secretary, Pima County Planning and Zoning Commission