



CODE TUCSON '26

Overview

Community Ordinances and Development Enhancements (CODE)Tucson '26 is a proposed update to the City of Tucson's planning and development codes, as directed by the Mayor and Council. The effort is intended to modernize, clarify, and streamline parts of the code that affect development review, signs, parking, housing, adaptive reuse, sidewalks, landscaping, and related City processes.

This guide is designed to help community members and other interested readers understand the proposed code update topics in plain language. It does not replace the formal code language or public hearing materials. Instead, it provides a clear summary of the types of issues being reviewed, why they matter, and what kinds of changes may be considered.

The proposed update package builds on the City's 2023 code clean-up effort, which addressed several development code and process improvements. At that time, staff identified additional amendments for future consideration. CODE Tucson '26 continues that work, includes reauthorization of the City's Sign Code (scheduled to sunset on August 31, 2026), and builds on recent initiatives as directed by the Mayor and Council.

Theme Overview

Theme	Number of Items	Focus	Pages
1. Clarify Parking Standards	3	Simplify parking requirements to better align with how sites are used today.	1
2. Code Clarity and Usability	12	Clean-up items that improve wording, organization, consistency, and ease of use.	2-5
3. Emerging Land Uses and Adaptive Reuse	13	Respond to newer land uses, changing business models, and reuse of existing buildings.	6-9
4. Modernize Design Standards	7	Update design-related standards to reflect current practices, technologies, and development needs.	10-11
5. Remove Barriers to Housing	2	Support housing flexibility and reduce avoidable regulatory barriers.	12
6. Sidewalk Repair	1	Clarify sidewalk and landscaping requirements on public streets, as regulated in the City Code.	13
7. Sign Code Reauthorization	11	Update sign standards to improve organization, interpretation, and use. Remove sunset date.	14-16
8. Simplify Review Processes	11	Administrative or procedural changes intended to make reviews more clear, predictable, efficient and reflective of current practices.	17-19

How to read each item

Issue	What issue was identified in the existing code or process
Change	The type of revision, clarification, or process adjustment being considered
Impact	How the change may help code users

Types of City Codes

- Tucson City Code (TCC): the City's overarching code for the whole City
- Unified Development Code (UDC): the City's zoning and development code, a section of the TCC
- Technical Standards Manual (TSM): a supplement to the UDC that includes technical requirements and diagrams



Theme 1: Clarify Parking Standards



This theme focuses on simplifying parking requirements to better align with how sites are used today. This section includes 3 items.

UDC — UDC 7.4.4.A

Topic	Parking calculations for mixed use developments
Issue	When part of a mixed use development Entertainment, Food Service, and Alcoholic Beverage Service uses must meet their own parking requirement.
Change	Remove the requirement to calculate parking separately from other uses in a mixed or multiple use development.
Impact	Reduces parking requirements, which then removes a parking-related barrier and makes developments more feasible. Reduces unnecessary parking areas.

UDC — Table 7.4.4-1

Topic	Parking for recreational uses
Issue	Parking requirements are unnecessarily complex and specific for many different recreation uses.
Change	Combine recreational uses such as mini golf, batting cages, gymnasiums, and pool halls into a single category with a standardized parking calculation.
Impact	Limits confusion, reduces parking requirements, makes more options for recreation development. Reduces unnecessary parking areas.

UDC — Table 7.4.4-1, Table 7.4.8-1

Topic	Parking for self-service uses without staff
Issue	Self-service uses are impacted by parking requirements which are unnecessary.
Change	Create a new parking minimum for all self-service uses without employees on site, such as self-service car washes, donation containers, unattended fuel pumps without stores, mail/package delivery lockers, ATMs, and water and ice kiosks
Impact	Reduces parking requirements and helps make a variety of modern uses more achievable. Reduces unnecessary parking areas.

Theme 2: Code Clarity and Usability



This theme focuses on cleaning-up items that improve wording, organization, consistency, and ease of use. This section includes 11 items.

UDC and TCC — UDC Section 1.7.4 and TCC Sections 6-2, 6-3, 6-12, 6-35, 6-36, 6-37, 6-171, 6-172, and 6-173

Topic	Update references to Land Use Code and Building Code
Issue	Inaccurate and outdated code language, provisions, and references to the Land Use Code and adopted Building Code.
Change	Make administrative changes including updating obsolete transitional provisions, aligning code references with current practice, removing outdated copy filing language, and consolidating older standalone technical code references into the current Building Code framework.
Impact	Makes the code correctly reference current applicable codes for ease of use.

UDC — Section 2.2.9.16

Topic	Update HCD responsibilities to reflect current structure
Issue	States that HCD is responsible for the general plan and specific plans, as well as UDC enforcement. Clarify roles and responsibilities to reflect actual organizational structure
Change	Change to codify that these are areas of PDSD responsibility.
Impact	Improves clarity for users of the code, especially related to enforcement cases that may be heard in a court setting.

UDC — Sections 2.2.10, 3.3.3, 3.12.3, 4.9.2, 4.9.3.F, 4.9.4, 4.9.5, 4.9.6, 4.9.7, 4.9.10, 5.4.6, 5.8.9, 5.11.5, 5.11.6, 5.12.9, 5.12.10, 5.12.12, 6.3.3, 6.3.4, 6.4.5, 6.4.6, 6.6.2, 6.6.5, 7.4.5, 8.3.1, 8.7.3, 11.3.7, 11.4.3, 11.4.5, 11.4.6, 11.4.8, 11.4.17, and 11.4.20

Topic	Change perimeter yard to setbacks for consistency
Issue	The code uses the terms "perimeter yard" and "setback" interchangeably, which can be confusing for people trying to find setback requirements.
Change	Replace "perimeter yard" with "setback" throughout the code.
Impact	Makes the code easier to use and understand by aligning with common terminology.

UDC Sections 3.2.4, and 3.3.4

Topic	Address inconsistent notice periods
Issue	Current UDC and policy notice periods have some inconsistency in the code leading to confusion.
Change	Increase notice periods for timing of notice, public comments to public notice periods and public comment periods to avoid misalignment and allow for longer mailing periods.
Impact	Makes the code easier to use by bringing consistency across different notice periods. Allows for more timely notice to affected parties.

UDC — Sections 4.3.3 and 4.8.1

Topic	Clarify when accessory uses are permitted
Issue	Currently any accessory use permitted in a zone may also be permitted as a principal use, per a Zoning Administrator determination.
Change	Clarify that uses permitted in a particular zone can be a principal or accessory use.
Impact	Provides clarity by codifying a Zoning Administrator determination and make the code easier to use.

UDC — Section 4.11.2

Topic	Remove cash bond requirement
Issue	The City no longer processes cash bonds.
Change	Remove any references to cash bonds to reflect current practice.
Impact	Makes the code easier for applicants, neighbors, and staff to align with current practices.

UDC — Section 5.1

Topic	Community Corridors Tool (CCT) reference
Issue	Language referencing the Community Corridors Tool in the Purpose of Overlay Zones section was unintentionally omitted from the adopted ordinance.
Change	Include the Community Corridors Tool in the Purpose section
Impact	Aligns the adopted CCT overlay with other overlay zones.

UDC — Sections 5.8.8.B and 5.8.8.C

Topic	Remove physical copy requirement
Issue	Three physical copies of plans/elevations are currently required for Historic Review, but physical copies are no longer accepted in practice.
Change	Strike physical copy requirements in the Historic review standards.
Impact	Improves ease of use by removing outdated requirements that are not consistent with current practice.

UDC — Section 11.3.4

Topic	Address inconsistencies in automobile service definition
Issue	It is currently unclear whether automobile washing constitutes a minor service and repair use.
Change	Clarify that automotive minor service and repair includes automobile washing
Impact	Improves ease of use for automotive service business owners.

UDC — Sections 11.4.3

Topic	Clarify definition of a bedroom
Issue	The current definition of bedroom should be clarified to distinguish between a bedroom and other similar spaces such as a study connected to a living space. A prior Zoning Administrator determination has provided long-standing direction.
Change	Add additional information to the definition of a bedroom, further clarifying what is and is not a bedroom.
Impact	Provides clarity by codifying a Zoning Administrator determination and makes the code easier to use.

TSM — Section 6-01.0.0

Topic	Address technical/spelling errors
Issue	Concerns include minor technical and spelling errors that should be corrected, outdated references, and other clarifications.
Change	Address minor technical and spelling errors, remove outdated ‘medical’ reference to marijuana dispensaries. Clarify how separation distances are calculated for dispensaries, especially regarding distances from parks.
Impact	Makes the code more clear and easier to use.

Theme 3: Emerging Land Uses and Adaptive Reuse



This section includes updates that respond to newer land uses, changing business models, and reuse of existing buildings. This section includes 14 items.

UDC — Section 2.2.4. and 9.2.4

Topic	Substitution of a non-conforming use from a different land use class
Issue	Substitution of non-conforming uses from a different land use class is currently only permitted through a Zoning Examiner Special Exception procedure, limiting the opportunities for businesses.
Change	Allow substitution through a PDSD Director Approval Procedure, similar to non-conforming uses from the same land class.
Impact	Makes it easier to accommodate new uses and reuse existing sites responsibly.

UDC — Sections 3.3.3, 7.4.2, and 7.4.3.D

Topic	Expand adaptive reuse provisions
Issue	Update applicability date for adaptive reuse to allow for broader utilization
Change	Change the date for eligibility from 2005 to ten years prior to date of application for any improvements in existence at that time.
Impact	Provides opportunity for new businesses and responsible reuse of existing sites.

UDC — Section 3.3.3.H

Topic	Adaptive reuse options for food service (restaurant) uses
Issue	Food service uses are currently prohibited from using the City's main adaptive reuse tool, which impacts how existing sites can be utilized.
Change	Allow food service uses to utilize adaptive reuse option.
Impact	Increase the economic vitality of existing commercial areas by increasing permitted uses.

UDC — Section 3.12.3

Topic	Address changes made by Arizona House Bill 2110
Issue	Regulations relating to Adaptive Reuse were adopted by the City in 2024 per HB2297. In 2025 the State passed HB 2110, which made minor language changes which need to be reflected in the UDC.
Change	Make minor adjustments, such as changing "building: to "parcels" and updating definitions per HB 22110.
Impact	Brings the City into compliance with State mandated requirements.

UDC — Table 4.8-3

Topic	Cultural uses in office zones
Issue	Privately owned and operated cultural uses are only permitted in office zones through a special exception, limiting opportunities for businesses and residents.
Change	Allow cultural uses by right in office zones.
Impact	Provide amenities near existing neighborhoods and increase economic vitality of office zones.

UDC — Table 4.8-3

Topic	Accessory retail uses in office zones
Issue	Uses currently permitted in office zones are limited, and do not reflect current market conditions.
Change	Allow retail trade as an accessory use within all office zones.
Impact	Helps maintain the economic vitality of existing office zones and provide services near employment areas.

UDC — Tables 4.8-4, and 4.8-5

Topic	Permit food service as an accessory use with retail uses
Issue	Accessory food service uses are not currently permitted with retail uses, limiting businesses that may have multiple functions, such as a bookstore with a café.
Change	Allow “food service” as an accessory use. Specify that these uses can be up to 25% of gross floor area within a retail use.
Impact	Makes it easier to accommodate unique businesses which serve the public.

UDC - Tables 4.8-4 and 4.8-5

Topic	Perishable goods manufacturing
Issue	Perishable goods manufacturing uses (such as bakeries, coffee roasters, or tortilla factories) are extremely restricted in the UDC.
Change	Allow perishable goods manufacturing uses in all commercial zones as both primary and accessory uses, with limitations on scale and impacts.
Impact	Could encourage more local manufacturing, make it easier to accommodate new uses and reuse existing sites responsibly.

UDC — Table 4.8-5

Topic	Personal services in industrial and office zones
Issue	Personal services are not currently permitted in the I-2 industrial zone, limiting land uses that may otherwise be economically viable. This appears to be a code oversight as personal service is permitted in other industrial zones
Change	Minor update to allow personal service, by right in the I-2 zone.
Impact	Helps maintain the economic vitality of existing industrial zones and provide services near employment areas.

UDC — Sections 4.9.4 and 11.3.4.R

Topic	Clarify medical service definition
Issue	Acupuncture and acupressure services are not currently permitted as a minor medical use, limiting what zones they may be located in.
Change	Allow these services as minor medical use.
Impact	Increases flexibility and the availability of minor medical services which serve the public. Maintain economic vitality of office zones.

UDC — Section 4.9.7.F

Topic	Home occupation day care in C-2, C-3 zones
Issue	Home occupation day care uses are not permitted in homes located in C-2 and C-3 Zones, limiting options for families in the area.
Change	Permit home occupation day care in the C-2 and C-3 zones
Impact	Increases the availability of day care uses and economic opportunity for residents to use their homes similar to other zones.

UDC — Section 11.3.11

Topic	Battery storage use undefined
Issue	Battery storage is an emerging land use that is not currently addressed in the UDC.
Change	Update the definition for distribution service (substations) to also include battery storage facilities.
Impact	Ensure that this emerging land use has appropriate standards governing its use.

Theme 4: Modernize Design Standards



This section includes updates to design-related standards to reflect current practices, technologies, and development needs. This section includes 8 item(s).

TCC — Section 16-31

Topic	Update noise regulations to align with state law
Issue	Existing noise regulations may not align with Arizona State Bill 1182 and may create inconsistent construction start times between summer and winter months.
Change	The change standardizes permitted construction hours by season and day of the week, adds an earlier summer start time for construction and concrete pouring, and clarifies when residential work is allowed on weekends and legal holidays.
Impact	Creates alignment with state law and allows for earlier construction during cooler daytime hours.

UDC — Section 4.9.11. A.

Topic	Setbacks for distribution systems
Issue	The setback standards use “existing adjacent residential zone” inconsistently, creating uncertainty about how setbacks are applied.
Change	Remove term “existing” to clarify setback requirements in relation to residential zoning.
Impact	Clarifies standards for users and impacted residents.

UDC — Section 6.6.2.A.

Topic	Height limits for small structures
Issue	Structure height has not kept up with modern construction techniques or needs.
Change	Increase from five feet to seven feet for small structures such as doghouse or play equipment.
Impact	Create opportunities for residential properties to have appropriately sized residential structures.

UDC — Section 6.6.2.I

Topic	Perimeter fence and wall height
Issue	Perimeter yard walls are limited to 6 feet in height, which does not align with the adopted building code.
Change	Increase wall height by 1 foot, from 6 feet.
Impact	Aligns with Building Code and creates more privacy and security options for residents.

UDC — Section 6.6.3.D.

Topic	Height limits for accessory structures
Issue	The existing 12-foot height limit for detached accessory structures may be too restrictive and may not provide enough clearance for practical use, vehicle access, or solar equipment design.
Change	Increase the allowable height of accessory structures from 12 feet to 15 feet.
Impact	Provides more flexibility for structures and flexibility for property owners.

UDC — Section 6.6.3.B.

Topic	ADU added to existing properties
Issue	With the adoption of Middle Housing regulations, it is not clear when an ADU can be added to a property with existing dwelling units.
Change	Clarify ADUs cannot be added to sites with three or four dwelling units or parcels which are created through a Middle Housing Subdivision.
Impact	Clarifies when an ADU can be added to a property, improving info for the user.

UDC — Sections 7.4.7, 11.4.5.,and Table 7.4.7-1

Topic	Drive-thru regulations
Issue	Existing standards may allow excessive lanes, unclear use of escape lanes, and inconsistent interpretation of ordering points, pickup windows, and points of service
Change	Limit certain food and alcohol-related drive-through uses to a maximum of two drive-through lanes, clarify that escape lanes cannot function as additional drive-through lanes, allow only one pickup window unless specific conditions are met, and replace “point of service” with “ordering point” for clearer interpretation.
Impact	Better control drive-through design, reduce confusion in review, and limit site and corridor impacts from excessive drive-through lane configurations.

Theme 5: Remove Barriers to Housing



This section focuses on supporting housing flexibility and reducing avoidable regulatory barriers. This section includes 2 item(s).

UDC — Section 6.6.3.B.11.

Topic	Setback requirements for accessory structure conversions
Issue	Existing legally established accessory structures may not meet current perimeter yard setbacks, creating uncertainty about whether additional setback approval is required when converting them to habitable living space.
Change	Add a standard that clarifies how existing accessory structures can be converted to habitable space.
Impact	Improves options for homeowners to add living space for their own household or create additional dwelling units.

UDC — Sections 6.6.3, 7.8.4, 8.4.5, and 8.4.6

Topic	Subdivision Standards for Middle Housing & Middle Housing Clean Ups
Issue	Update subdivision standards to address density changes brought about by middle housing, and address minor edits to improve the middle housing code amendment.
Change	Create regulations that allow property owners where residential development of 1-4 units is allowed to divide their land, and address clarifications as needed.
Impact	Supports more flexible housing options, including smaller and more affordable home ownership opportunities and aids middle housing implementation.

Theme 6: Sidewalk Repair



This section includes clarifying sidewalk and landscaping requirements on public streets, as regulated in the City Code. This section includes 1 item(s).

TCC - Section 25-12

Topic	Sidewalk Repair
Issue	Sidewalk maintenance standards and areas of responsibility and processes are unclear.
Change	Update to establish clear process to address violations and refine language.
Impact	Makes expectations clearer for sidewalk and landscape-related requirements.

Theme 7: Sign Code Reauthorization



This section focuses on updates to sign standards to improve organization, interpretation, and use , as well as removing the sunset date. This section includes 11 item(s).

Not in code – by ordinance adoption

Topic	Remove Sunset Date for the Sign Code Reauthorization
Issue	The Sign Code was heavily overhauled in 2017. At that time it included a sunset date which has been reauthorized twice. The Sign Code is performing well and should be adopted as a permanent ordinance.
Change	Remove the sunset date to make the ordinance permanent or ongoing, instead of allowing it to automatically expire.
Impact	Removing the sunset date allows the code to remain in effect without disruption.

UDC — Sections 2.2.12, 7A.6.9.C, 7A.7.D, and 7A.13

Topic	Update Sign Design Review Process
Issue	The Sign Design Review Committee is inactive and current sign reviews are being completed by design professionals, which does not align with the code.
Change	Remove the Sign Design Review Committee section and replace with the review to be completed by a “Design professional assigned by the City”.
Impact	Consistent and quicker reviews times.

UDC — Section 7A.4.1.A.

Topic	FCC compliance for electronic message centers and displays
Issue	Require proof of Federal Communications Commission compliance is required for signs that emit radio frequencies.
Change	Add code language requiring applicants to provide a manufacturer letter. The letter must identify the manufacturer and confirm the unit-specific information for review.
Impact	Makes sign requirements easier to understand and administer.

UDC — Article 7A.8.1.A.

Topic	Address drive through clearance signage
Issue	Drive-thru clearance bar signage needs to be permitted as a building permit, not a sign permit and should be included in exempt signs as the clearance information is non-advertising.
Change	Clearance bars above drive-thrus should be handled as a building permit as it is not advertising or directional signage.
Impact	Makes sign requirements easier to understand and administer.

UDC — Section 7A.10.1.B.

Topic	Interior mall signage
Issue	The code is unclear about the permit type required for interior mall signs, creating confusion over whether they need a sign permit or a commercial permit when they are generally exempt from sign standards but still must meet building, fire, electrical, and technical code requirements.
Change	Clarify interior mall signs do not require a sign permit, but they may still require a commercial permit.
Impact	Simplify and clarify sign permits for staff reviews and applicants.

UDC — Section 7A.10.1.F.

Topic	Menu Boards
Issue	The code does not clearly state whether menu boards are included in the calculation of sign area, creating uncertainty during review and interpretation.
Change	This change adds a specific definition and review standard for menu boards. It clarifies that menu boards are signs used with approved drive-through, drive-in, or walk-up services to display product options and pricing at the ordering point. Also clarifies when menu boards are subject to sign permitting
Impact	Simplify and clarify sign permits for staff reviews and applicants.

UDC - 7A.10.2.B. Table 2

Topic	Clarify square footage calculation
Issue	Need to clarify overall square footage on a permit application for shared buildings/businesses replacing only one sign, where there are multiple signs on site.
Change	Clarify references and how the overall allowed sign area is based on the zoning of the property, any special district regulations that might apply, and the frontage of the business. This is typically split between several signs on different elevations.
Impact	Makes sign requirements easier to understand and administer.

UDC — Section 7A.10.2.B. Table 2

Topic	Clarification on Street and building frontage determination
Issue	Confusion on when to use street frontage or building frontage in determining maximum sign area in General Business Zones.
Change	Update table to reference UDC 7A.6.2.C. for determination and additional clarification. Special Zone Standards in the General Business Zone clarifies the sign area allowance by establishing that maximum sign area may be calculated at a rate of 3 square feet per lineal foot of street frontage.
Impact	Makes sign requirements easier to understand and administer.

UDC — Section 7.A.10.2.C.

Topic	Access Point Sign Setbacks
Issue	The existing 10-foot setback requirement from the face of curb may not be practical for internal directional signs
Change	Remove the required minimum setback of 10 feet.
Impact	Improves options for access point signage within a development.

UDC — Section 11.4.7.A.

Topic	Clarify definition of freestanding – monument type sign (7A)
Issue	Signs with narrow, partial, or pole-like supports may be interpreted as monument signs even when the base does not span the full width of the sign face, leading to inconsistent review and classification.
Change	Clarify definition that states for a sign to qualify as a freestanding monument-type sign, the base must measure the full width of the sign it supports, or greater.
Impact	Creates a clearer physical distinction between sign types.

Theme 8: Simplify Review Processes



This section focuses on administrative or procedural changes intended to make reviews more clear, predictable, efficient and reflective of current practices. This section includes 11 item(s).

UDC — Sections 2.2.4, 3.4.3, 3.4.4, and 3.5.3

Topic	Zoning Examiner procedures
Issue	There is a need to update requirements related to the Zoning Examiner's procedures.
Change	Clarify the role of support staff at the Zoning Examiner meetings, the process for how the hearing proceeds, and how the decisions are made and recorded.
Impact	Improves predictability and reduces avoidable process delays.

UDC — Section 3.2.2.C

Topic	Days from neighborhood meeting to application submittal
Issue	Increase from 60 to 90 days to allow more time for refinements following a meeting.
Change	Change to allow neighborhood meetings to occur a maximum of 90 days prior to formal application submittal. Applies to several application types.
Impact	Allows more time for applicants to make changes based on feedback from neighbors and work within realistic timeframes.

UDC — Section 3.4.6.B

Topic	Change of conditions for a Mayor and Council special exception procedure
Issue	The code does not currently outline a process to change the conditions placed on a project as part of a Mayor and Council special exception procedure.
Change	Add a process for changing conditions, similar to what is in place for the Zoning Examiner special exception procedure.
Impact	Improves predictability for applicants and neighbors on highly-visible projects.

UDC — Section 3.5.3

Topic	Ordinance adoption procedure for rezonings
Issue	The existing ordinance adoption procedure was adopted before development packages (DP's) were required. As a result, it includes an extra step for authorization by the Mayor and Council.
Change	Remove the Mayor and Council authorization process – rezoning requests would be approved by Mayor and Council via ordinance.
Impact	Streamlines the process and helps reduce avoidable process delays.

UDC — Section 3.12.4

Topic	Posted notice of demolition
Issue	Based on local concerns, there is a need to have a physical posting notifying all neighbors of a structure's pending demolition.
Change	Require posted notice 15 days ahead of a planned demolition.
Impact	Provides advance notice to adjacent properties.

UDC — Section 4.9.11

Topic	Expansion of substations within existing yards
Issue	Currently any expansion of electrical utility infrastructure within existing substations would require a zoning examiner special exception procedure.
Change	Allow substations upgrades or expansions by PDSD Director Approval, with limitations on additional height or noise.
Impact	Improves options for upgrading critical electrical infrastructure.

UDC — Section 4.9.11.A.12

Topic	Remove zoning examiner special exception for water well expansions
Issue	The existing review process for development or redevelopment of water well sites is time consuming and unnecessary. This largely impacts Tucson Water, requiring significant city resources for each well site upgrade.
Change	Would permit the development or expansion of water wells through a PDSD Director Approval Procedure, without the need for special exception.
Impact	Improves predictability and reduces avoidable process delays.

UDC — Section 5.8.8.C.1

Topic	Cost threshold for minor historic reviews
Issue	Difficult to allow any reasonable alteration at the current threshold of \$1,500 for minor historic reviews
Change	Remove cost maximum for repairs
Impact	Allows clarification of historic review steps while maintaining appropriate oversight.

UDC — Section 5.8.8.C.3

Topic	On site review for minor historic
Issue	Current code requires on site meetings that can be difficult to schedule to meet quorum
Change	Remove the requirement for an on-site meeting.
Impact	Allows flexibility in historic review steps while maintaining appropriate oversight.

UDC — Section 6.6.2.L

Topic	Simplify requirements for cisterns
Issue	Simplify code requirements and encourage water harvesting by exempting some cisterns from setbacks, per a Zoning Administrator determination.
Change	Remove placement restrictions for cisterns.
Impact	Supports sustainability goals by allowing more flexibility for residents.

UDC — Sections 8.7.3.C, and 8.7.3.P

Topic	Flexible Lot Development (FLD) process clean-up
Issue	To be in alignment with state law, revise the requirement for compliance with general and other plans. The neighborhood meeting requirement is not in alignment with other processes.
Change	Clarify that proposed FLD's that are part of a rezoning must comply with all relevant plans. Removed language requiring a neighborhood meeting and instead require mailed notice of an application submittal.
Impact	Improves predictability and reduce avoidable process delays.