

**CITY OF TUCSON**  
**SUMMARY OF ZONING CLASSIFICATIONS AND DEVELOPMENT DESIGNATORS**

The *Land Use Code (LUC)* applies development criteria on individual uses within each zone, and the criteria do not necessarily apply to all uses permitted in the zone. The development criteria listed in the table below are provided for only the most common use allowed in each zone. The *LUC* should be consulted to verify the applicable Development Designator for a specific use.

| Zone<br>(Code Section)        | Development<br>Designator <sup>1</sup> | Minimum<br>Lot or Site<br>Area<br>(Sq. Ft.) <sup>1</sup> | Units<br>Per<br>Lot <sup>2</sup> | Density<br>Per<br>Acre <sup>2</sup> | Maximum<br>Lot<br>Coverage<br>(Percent) <sup>3</sup> | Floor<br>Area<br>Ratio <sup>4</sup> | Maximum<br>Building<br>Height<br>(Ft.) <sup>5</sup> | Perimeter<br>Yard (Same<br>Zone) <sup>6</sup> |
|-------------------------------|----------------------------------------|----------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------------------------|-------------------------------------|-----------------------------------------------------|-----------------------------------------------|
| <a href="#">OS (2.9.1)</a>    | 4                                      | 4,000                                                    |                                  |                                     | 10                                                   | 0.03                                | 12                                                  | 25'                                           |
| <a href="#">IR (2.2.1)</a>    | 21                                     | 1,568,160                                                | 1                                |                                     |                                                      |                                     | 30                                                  | 25'                                           |
| <a href="#">RH (2.2.2)</a>    | 25                                     | 180,000                                                  | 1                                |                                     |                                                      |                                     | 30                                                  | 25'                                           |
| <a href="#">SR (2.2.4)</a>    | C                                      | 144,000                                                  | 1                                |                                     |                                                      |                                     | 30                                                  | 25'                                           |
| <a href="#">SH (2.2.6)</a>    | E                                      | 36,000                                                   | 2                                |                                     |                                                      |                                     | 30                                                  | 20'                                           |
| <a href="#">RX-1 (2.3.2)</a>  | D                                      | 36,000                                                   | 1                                |                                     |                                                      |                                     | 30                                                  | 20'                                           |
| <a href="#">RX-2 (2.3.3)</a>  | F                                      | 16,000                                                   | 1                                |                                     |                                                      |                                     | 25                                                  | 20'                                           |
| <a href="#">R-1 (2.3.4)</a>   | G                                      | 7,000                                                    | 1                                |                                     | 70                                                   |                                     | 25                                                  | 6' or 2/3(H)                                  |
| <a href="#">R-1 (2.3.4)</a>   | H                                      | 10,000                                                   | 2                                |                                     | 70                                                   |                                     | 25                                                  | 6' or 2/3(H)                                  |
| <a href="#">R-2 (2.3.5)</a>   | I                                      | 5,000                                                    | 1                                |                                     | 70                                                   |                                     | 25                                                  | 6' or 2/3(H)                                  |
| <a href="#">R-2 (2.3.5)</a>   | K                                      | 5,000                                                    |                                  | 15                                  | 75                                                   |                                     | 25                                                  | 10' or 3/4(H)                                 |
| <a href="#">R-3 (2.3.6)</a>   | P                                      |                                                          |                                  | 36                                  | 70                                                   |                                     | 40                                                  | 10' or 3/4(H)                                 |
| <a href="#">MH-1 (2.3.7)</a>  | G                                      | 7,000                                                    | 1                                |                                     |                                                      |                                     | 25                                                  | 6' or 2/3(H)                                  |
| <a href="#">MH-1 (2.3.7)</a>  | M                                      | 7,000                                                    |                                  | 8                                   | 70                                                   |                                     | 16                                                  | 10' or 3/4(H)                                 |
| <a href="#">MH-2 (2.3.8)</a>  | I                                      | 5,000                                                    | 1                                |                                     | 70                                                   |                                     | 25                                                  | 6' or 2/3(H)                                  |
| <a href="#">MH-2 (2.3.8)</a>  | K                                      | 5,000                                                    |                                  | 15                                  | 75                                                   |                                     | 25                                                  | 10' or 3/4(H)                                 |
| <a href="#">O-1 (2.4.1)</a>   | 26                                     | 10,000                                                   |                                  |                                     |                                                      | 0.25                                | 16                                                  | 10' or 3/4(H)                                 |
| <a href="#">O-2 (2.4.2)</a>   | 27                                     |                                                          |                                  |                                     |                                                      | 0.50                                | 26                                                  | (H)                                           |
| <a href="#">O-3 (2.4.3)</a>   | 30                                     |                                                          |                                  |                                     |                                                      | 0.75                                | 40                                                  | 0                                             |
| <a href="#">RVC (2.5.1)</a>   | 29                                     |                                                          |                                  |                                     |                                                      | 0.50                                | 30                                                  | 0                                             |
| <a href="#">NC (2.5.2)</a>    | 26                                     | 10,000                                                   |                                  |                                     |                                                      | 0.25                                | 16                                                  | (H)                                           |
| <a href="#">C-1 (2.5.3)</a>   | 28                                     |                                                          |                                  |                                     |                                                      | 0.35                                | 30                                                  | 0                                             |
| <a href="#">C-2 (2.5.4)</a>   | 30                                     |                                                          |                                  |                                     |                                                      | 0.75                                | 40                                                  | 0                                             |
| <a href="#">C-2 (2.5.4)</a>   | 31                                     |                                                          |                                  |                                     |                                                      | 0.90                                | 40                                                  | 0                                             |
| <a href="#">C-3 (2.5.5)</a>   | 33                                     |                                                          |                                  |                                     |                                                      | 1.50                                | 50                                                  | 0                                             |
| <a href="#">C-3 (2.5.5)</a>   | 34                                     |                                                          |                                  |                                     |                                                      | 2.00                                | 75                                                  | 0                                             |
| <a href="#">P (2.5.6)</a>     | 40                                     | 5,000                                                    |                                  |                                     |                                                      | 0.90                                | 16                                                  | (H)                                           |
| <a href="#">RV (2.5.7)</a>    | M                                      | 7,000                                                    |                                  | 8                                   | 70                                                   |                                     | 16                                                  | (H)                                           |
| <a href="#">OCR-1 (2.6.1)</a> | 35                                     |                                                          |                                  |                                     |                                                      | 6.00                                | 140                                                 | 0                                             |
| <a href="#">OCR-2 (2.6.2)</a> | 36                                     |                                                          |                                  |                                     |                                                      | 10.50                               | 300                                                 | 0                                             |
| <a href="#">MU (2.6.4)</a>    | G                                      | 7,000                                                    | 1                                |                                     | 70                                                   |                                     | 25                                                  | 6' or 2/3(H)                                  |
| <a href="#">MU (2.6.4)</a>    | K                                      | 5,000                                                    |                                  | 15                                  | 75                                                   |                                     | 25                                                  | 10' or 3/4(H)                                 |
| <a href="#">MU (2.6.4)</a>    | 29                                     |                                                          |                                  |                                     |                                                      | 0.50                                | 30                                                  | 1 1/2(H)                                      |
| <a href="#">P-I (2.7.1)</a>   | 33                                     |                                                          |                                  |                                     |                                                      | 1.50                                | 50                                                  | 0                                             |
| <a href="#">I-1 (2.7.2)</a>   | 34                                     |                                                          |                                  |                                     |                                                      | 2.00                                | 75                                                  | 0                                             |
| <a href="#">I-2 (2.7.3)</a>   | 35                                     |                                                          |                                  |                                     |                                                      | 6.00                                | 140                                                 | 0                                             |

<sup>1</sup>Section [3.2.3](#)

<sup>2</sup>Section [3.2.10](#)

<sup>3</sup>Section [3.2.9](#)

<sup>4</sup>Section [3.2.11](#)

<sup>5</sup>Section [3.2.7](#)

<sup>6</sup>Refer to the specific use and zone, then Section [3.2.6](#) to determine the Perimeter Yard applicable. The Perimeter Yards shown on the table are the interior yard setback requirements which are based on the adjacent property having the same zoning as the property in question. Perimeter yards are based on the height of the proposed building and the zoning of adjacent property. **If the zoning is not the same, the perimeter yard shown on the table may not be applicable.** Street Perimeter Yards, which are setbacks from the streets, are not shown on the table but are applied as two types, established area and developing area. See definition of established area setback in Sec. [6.2.5](#). Established area--greater of 20' or 1 1/2 (H) for front yard and 10' for street side yard. Developing area (includes all streets on *MS&R*)--Section [3.2.6.5](#).

**Mailing Address:** Development Services Department  
Zoning Administration  
P. O. Box 27210  
Tucson, Arizona 85726-7210

**Location:** Public Works Building  
201 North Stone  
Second Floor  
**Phone:** 520-791-5550  
**FAX:** 520-791-4475

## ZONING DISTRICT NARRATIVE SUMMARIES

(For a complete description refer to *Land Use Code*, Chapter 23, *Tucson Code*)

|                       |                                                                                                                                                                                                                                                               |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OS</b>             | <b>OPEN SPACE</b> – Used for protection of permanent open space.                                                                                                                                                                                              |
| <b>IR*</b>            | <b>INSTITUTIONAL RESERVE</b> – Federal, State, City, County, and other properties under public ownership which are natural reserves or wildlife refuge reserves.                                                                                              |
| <b>RH*</b>            | <b>RURAL HOMESTEAD</b> – Primarily low density residential property, with limited commercial and industrial uses to service residential development.                                                                                                          |
| <b>SR, RX-1, RX-2</b> | <b>LOW DENSITY RESIDENTIAL</b> – Primarily low density residential property, with recreational/tourist related enterprises permitted subject to lot size.                                                                                                     |
| <b>SH*</b>            | <b>SUBURBAN HOMESITE</b> – Primarily low density (2 units per lot) residential property, with uses as permitted in the SR zone.                                                                                                                               |
| <b>R-1</b>            | <b>RESIDENTIAL - SINGLE-FAMILY</b> – Primarily for the use of single-family residences. Schools, churches, and public buildings permitted.                                                                                                                    |
| <b>R-2</b>            | <b>MEDIUM DENSITY RESIDENTIAL</b> – Multifamily and single-family residences permitted.                                                                                                                                                                       |
| <b>R-3</b>            | <b>HIGH DENSITY RESIDENTIAL</b> – Primarily for apartment houses; single-family development permitted.                                                                                                                                                        |
| <b>MH-1</b>           | <b>MOBILE HOME</b> – Mobile homes permitted, along with site-built structures. Medium density mobile home parks permitted.                                                                                                                                    |
| <b>MH-2</b>           | <b>MOBILE HOME PARK</b> – Mobile home parks or mobile home subdivisions, along with social, commercial, and recreation facilities permitted as secondary uses.                                                                                                |
| <b>O-1, O-2</b>       | <b>LOW INTENSITY OFFICE</b> – Allows for conversion of residential to office use, primarily for properties located on arterial and/or collector streets.                                                                                                      |
| <b>O-3</b>            | <b>OFFICE</b> – Professional and semiprofessional office, high density residential developments, and limited research and development uses permitted.                                                                                                         |
| <b>RVC*</b>           | <b>RURAL VILLAGE CENTER</b> – Retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood.                                                                                                         |
| <b>NC</b>             | <b>NEIGHBORHOOD COMMERCIAL</b> – Low-intensity, small-scale commercial and office uses that are compatible in size and design with adjacent residential uses.                                                                                                 |
| <b>C-1</b>            | <b>LOCAL COMMERCIAL</b> – A restrictive commercial zone, limited to retail sales with no outside display/storage. Office and residential development permitted. Restaurants permitted.                                                                        |
| <b>C-2, C-3</b>       | <b>GENERAL AND INTENSIVE COMMERCIAL</b> – Retail commercial with wholesale; nightclubs, bars, amusement enterprises permitted. Full range of automotive activities; sales, repair, leasing, etc. Limited manufacturing permitted. Residential uses permitted. |
| <b>P</b>              | <b>PARKING</b> – Off-street parking at or below grade.                                                                                                                                                                                                        |
| <b>RV</b>             | <b>RECREATIONAL VEHICLE PARK</b> – Travel trailer park only permitted use. Residences and social and recreational secondary uses allowed.                                                                                                                     |
| <b>OCR-1, OCR-2</b>   | <b>OFFICE/COMMERCIAL/RESIDENTIAL</b> – High-rise mixed office, commercial, and residential uses located in major activity centers.                                                                                                                            |
| <b>PAD</b>            | <b>PLANNED AREA DEVELOPMENT (PAD) ZONE</b> – A zoning classification which provides for the establishment of zoning districts with distinct regulations as adopted by Mayor and Council.                                                                      |
| <b>MU*</b>            | <b>MULTIPLE USE</b> – A mixed use zone permitting low to medium density residential development and various commercial activities commonly from the O-3 to C-2 zones.                                                                                         |
| <b>P-I</b>            | <b>PARK INDUSTRIAL</b> – The most restrictive of industrial zones. Administrative, manufacturing, and wholesale activities carried on entirely within an enclosed structure. Limited retail sales permitted when incidental to an industrial use.             |
| <b>I-1, I-2</b>       | <b>LIGHT AND HEAVY INDUSTRIAL</b> – Commercial, industrial, and manufacturing uses; residential restricted to caretakers residence, except for Resident Artisans in the Downtown Warehouse District.                                                          |

The following table lists the overlay zones, as provided in the *LUC*, which may have requirements which supersede requirements of the zone.

| OVERLAY ZONES                                                                      |                                       |        |
|------------------------------------------------------------------------------------|---------------------------------------|--------|
| HDZ                                                                                | Hillside Development Zone             | 2.8.1  |
| SCZ                                                                                | Scenic Corridor Zone                  | 2.8.2  |
| MS&R                                                                               | Major Streets and Routes Setback Zone | 2.8.3  |
|                                                                                    | Gateway Corridor Zone                 | 2.8.4  |
| AEZ                                                                                | Airport Environs Zone                 | 2.8.5  |
| ERZ                                                                                | Environmental Resource Zone           | 2.8.6  |
|                                                                                    | Reserved                              | 2.8.7  |
| HPZ                                                                                | Historic Preservation Zone            | 2.8.8  |
| DSO                                                                                | Drachman School Overlay Zone          | 2.8.9  |
| RND                                                                                | Rio Nuevo and Downtown (RND) Zone     | 2.8.10 |
| See also Chapter 25 (Floodplain) and Chapter 29 (WASH) of the <i>Tucson Code</i> . |                                       |        |

### GENERAL NOTES

\*Zoning for newly annexed areas only.

For a complete description of all zones, refer to the *Land Use Code*, Chapter 23 of the *Tucson Code*.

Home Occupations are permitted as secondary uses to all residential uses.

For specific off-street parking requirements by land use, refer to Section 3.3.4.

Screening and landscaping requirements are found in Section 3.7 and *Development Standards* 2-06 and 2-07.

For additional information on rezoning requirements, call (520) 791-4541.