

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Tucson will hold a public hearing on **Wednesday, November 12, 2025**, at or after **6:00 p.m., in a hybrid format**. All interested persons will have an opportunity to be heard in relation to the UDC Code Amendment proposal below:

MEETING NOTE: The public can join the Planning Commission hearing in person, virtually, or over the phone.

In-Person Participation

Mayor & Council Chambers
City Hall, 1st Floor.
255 W. Alameda
Tucson, AZ 85701
Doors open at 5:30 pm

Virtual Participation

Access the Planning Commission website and click "Join Meeting" at the top of the page. The Planning Commission website may be accessed at the following location:
<https://us06web.zoom.us/j/88124024492?pwd=Nis4WI3Ozz6SxzvZOGXaPwY7Iv51JQ.1>

Phone Participation

Dial in using your phone:
United States: +1 253-215-8782
Meeting ID: 881 2402 4492
Passcode: 040308

If you encounter difficulty accessing the hearing, please contact Nicholas Martell at (520) 603-1273 or PlanningCommission@tucsonaz.gov for technical assistance.

The public has the following options to provide comment to the Planning Commission:

- 1) Members of the public may submit written comments prior to the hearing by sending an email to PlanningCommission@tucsonaz.gov. The email should include the Planning Commission public hearing date, the case number or name, and your name. Or mail comments to: City of Tucson, Department of Planning and Development Services, located at 201 N. Stone Avenue, 3rd Floor, Tucson, Arizona. 85701. **Written comments must be received no later than 5:00 pm Tuesday, November 11, 2025.**
- 2) Individuals wishing to speak during the hearing may participate in person by commenting during the meeting or may join the hearing via teleconference. Teleconference participants should submit a written request to PlanningCommission@tucsonaz.gov. **Written requests should be received by no later than 5:00 pm Tuesday, November 11, 2025.** The email should include the Planning Commission public hearing date, your name, and the phone number you will use for the teleconference. The phone number provided will be used to identify the individual when/if being called upon to speak during the public hearing by the Planning Commission. Individuals wishing to speak who did not submit a prior written request will be provided instructions by the Planning Commission on how to provide comments at the time of the hearing.

MIDDLE HOUSING UNIFIED DEVELOPMENT CODE AMENDMENT (CITYWIDE)

The Middle Housing Unified Development Code proposed text amendments include additions and/or revisions to the Unified Development Code Chapter 23B, *Unified Development Code* (UDC), *with changes to the following*:

ARTICLE 3: GENERAL PROCEDURES

3.11. Administrative Modifications

3.11.1. Design Development Option (DDO)

ARTICLE 4: ZONES

4.7. Zones – Purpose

4.8. Use Tables

4.9. Use-Specific Standards

4.9.7. Residential Use Group

ARTICLE 6: DIMENSIONAL STANDARDS

6.3. Dimensional Standards

6.3.3. Explanation and Applicability of Terms Used in the Dimensional Standard Tables

6.3.4. Dimensional Standard and Exceptions Tables

6.6. Accessory Uses, Buildings, and Structures

ARTICLE 7: DEVELOPMENT STANDARDS

7.4.6. Motor Vehicle Use Area Design Criteria

7.6. Landscaping and Screening

ARTICLE 11: DEFINITIONS AND RULES OF CONSTRUCTION

11.3. Definitions of Land Use Groups, Classes, and Types

ADMINISTRATIVE MANUAL

Section 2-06.0.0: Development Package (Tentative Plats and Site Plans)

The Planning Commission of the City of Tucson will hold a Public Hearing on proposed amendments to the Unified Development Code (UDC) to allow **for Middle Housing**, which is defined as duplexes, triplexes, fourplexes, and townhomes, within designated areas of the city. This proposal responds to **House Bill 2721**, which requires municipalities of 75,000 or more to adopt regulations allowing middle housing on single-family zoned lots within one mile of the Central Business District by **January 1, 2026**.

The draft code amendments aim to both meet state law and address barriers to building Middle Housing in a designated area by doing the following:

- Establishing a Middle Housing area extending beyond the state minimum, aligning with neighborhood boundaries, transit corridors, and community feedback.
- Dimensional standard updates, including reducing minimum lot sizes, clarifying density allowances (up to four units per lot), and adjusting setback requirements.

- Development standards, such as new landscaping requirements, privacy mitigation measures, and parking flexibility near transit and bike routes.
- Administrative and building code clarifications to align local definitions and construction standards with state law.

A complete copy of the proposed UDC amendments can be obtained from the City of Tucson Planning and Development Services Department located on the 3rd Floor of 201 North Stone Avenue, Tucson, Arizona, or online at <https://www.tucsonaz.gov/PC> under "Planning Commission" approximately a week prior to the meeting. If you have any questions concerning the proposed amendments, please contact Carver Struve at (520) 837-4984 or carver.struve@tucsonaz.gov. The public hearing will not exceed 1 hour in length unless extended at the meeting. Time limits may be imposed on public speakers when appropriate.

If you require an accommodation or materials in accessible format or require a foreign language interpreter or materials in a language other than English for this event, call (520) 791-4213 at least five business days in advance. Si usted desea esta notificación en español, por favor llame al número de teléfono: (520) 791-4213. Cuando llame por este documento, por favor indique el título y el tema.