

Draft Zoning Code Changes to Eliminate Barriers for Housing for Consideration by the Pima County Regional Affordable Housing Commission

- Plex's
 - Allow duplex, triplex and multifamily housing within existing density requirements in all zones that currently do not allow these types of residential housing types. This will allow property owners to yield the allowable density and potentially save costs on construction.
 - Time Frame – 6 months from starting point
- Loop Residential
 - Allow properties in close proximity to the loop to develop smaller lots than what the code allows. It is envisioned that the property would be able to get the same yield as allowed by code, but would permit clustering and smaller lots than listed by code. (Example – 10 acres in CR-1 – instead of developing 12 homes on 36,000 square foot lots, an owner could develop 12 homes as townhomes, or small lots and conserve the remainder of the property)
 - Time Frame – 1 year
- Guest House
 - Change current requirements of guest houses to eliminate 45% maximum size and to count as part of accessory building requirements. This would count a guest house as the same as all other accessory buildings. In addition, we would propose to reduce the setbacks to regular accessory building setbacks.
 - Time Frame – 6 months from starting point
- Vertical Height
 - Increase height limits in certain zones or along major streets and routes to allow higher residential uses. This could promote developers getting closer to the maximum allowed density in zones. Currently our density limits in CB-1, CB-2 and TR are so high that other restrictions become a barrier to density. If we increase height it would allow the potential of more density.
 - Time Frame – 1-2 years (We haven't thought this one through as much and there are numerous ways to proceed. Could be an overlay zone, could be along Major Streets and Scenic Routes, or could be increased by zone. We need to talk through this one more.)