

Subject: Planning and Development Services Newsletter: October 2026
From: "City of Tucson" <Tucson@public.govdelivery.com>
Sent: 10/14/2026 10:16:01 AM
To: ELGHEKONA@gmail.com



**Mayor and Council to Review
CODE Tucson '26 and Living
Landscapes in Study Sessions**



Through the [Community Ordinances & Development Enhancements \(CODE Tucson '26\)](#) initiative, the Planning and Development Services Department (PDSD) continues to work toward modernizing and streamlining several development-related codes and standards, including the Unified Development Code, Technical Standards Manual, Administrative Manual, and related sections of the Tucson City Code. Community meeting feedback and public surveys informed the proposed amendments.

In addition to the CODE modernization effort, the [Living Landscapes Phase 1](#) initiative is also underway. This effort advances amendments designed to strengthen stormwater capture, increase tree canopy and shade, and update how commercial developments capture rainwater.

After a public hearing, [the Planning Commission sent its recommendation, with modifications](#), to the Mayor and Council. Each item will now be presented to Mayor and Council at a Study Session:

- **CODE Tucson '26:** Tuesday, October 20, 2026
- **Living Landscapes Phase 1:** Wednesday, November 4, 2026



**Boards, Committee, &
Commission Meetings**

All public meetings are held either virtually or in a hybrid format using Microsoft Teams or Zoom. Check individual meeting agendas for instructions on how to connect or attend meetings and participate.

**[Armory Park Historic Zone
Advisory Board](#)**

Tuesday, October 20
Tuesday, November 17
6:30 p.m.

**[Barrio Historico Historic Zone
Advisory Board](#)**

Monday, November 9
4 p.m.

[Board of Adjustment](#)

No October Meeting Scheduled

[Design Review Board](#)

Friday, October 16
Friday, November 20
8:30 a.m.

**[Fort Lowell Historic Zone
Advisory Board](#)**

[Study Session agenda materials will be posted on the Mayor and Council](#) website approximately one week before each meeting.

Shelter Care Code Amendment: Online Survey Open Through October 15



PDSD, in collaboration with the [Drachman Institute at the University of Arizona](#), is seeking community input on updates to the City's zoning regulations for shelter care. [An online survey](#) is open through **Sunday, October 25, 2026**, and you are encouraged to share your feedback.



[On February 3, 2026, the City of Tucson declared a Housing and Homelessness Emergency](#) to remove zoning and permitting barriers and expedite the creation of shelter beds.

Under the City's current Unified Development Code, shelter care uses are permitted in a limited number of locations and are subject to requirements that can make it difficult to add shelter capacity. PSDS is reviewing those regulations to identify changes that would make it easier to establish shelter facilities in appropriate locations while maintaining standards for surrounding neighborhoods.

Thank you to everyone who attended the community feedback sessions held between September 13 and October 4, 2026. Attendance at the Coalition Space, on Zoom, and at Park Place Mall helped inform this work. If you could not attend or want to add to what you shared, you can participate through the survey.

If you have questions, email Amanda Smith at Amanda.Smith@tucsonaz.gov. Visit the [Housing and Homelessness Emergency Shelter Care Code Amendment website](#) for more information.

Monday, November 23
5:30 p.m.

[Outdoor Lighting Code Committee](#)

Wednesday, November 4
1 p.m.

[Planning Commission](#)

Wednesday, October 21
Wednesday, November 11
Wednesday, November 25
6 p.m.

[Tucson-Pima County Historical Commission](#)

Wednesday, October 14
Wednesday, November 11
12 p.m.

[Tucson-Pima County Historical Commission Plans Review Subcommittee](#)

Thursday, October 22
Thursday, November 12
Thursday, November 26
1 p.m.

[Tucson-Pima County Joint Code Committee](#)

Wednesday, October 21
10 a.m.

[West University Historic Zone Advisory Board](#)

Tuesday, November 3
6 p.m.

[Zoning Examiner](#)

Thursday, November 5
6 p.m.



Metrics & Development Activity

Updated daily at 5 a.m. MST, the [Permit Dashboard](#) allows users to explore permit completion

Help Choose New Middle Housing Designs for Tucson: People's Choice Survey Closes October 22



PDSD invites community members to select their preferred middle housing designs through the People's Choice Survey as part of the Middle Housing Design Competition. Community members can review the submitted designs and choose their top three by **5:00 p.m. on Thursday, October 22, 2026**. 50 designs were submitted, and public input will help shape which ones move forward.



Survey results, along with a review by a selection committee of architects and design professionals, will determine the 15 designs selected to receive a \$1,000 award, funded by AARP. Selected designs that are submitted for permitting as model plans will also have building review fees waived. Selected designs will join the City's existing Casita Model Plan Library, which will grow into a residential infill library with pre-approved options for Accessory Dwelling Units and middle housing, making it faster and easier for property owners to build housing.

PDSD and the American Institute of Architects (AIA) Southern Arizona have partnered to host the competition.

WHAT IS MIDDLE HOUSING?

Middle housing refers to smaller-scale residential building types that fall in size between single-family homes and large apartment complexes. Examples include duplexes, triplexes, fourplexes, townhomes, and cottage courts. [Mayor and Council voted 6-1 on December 16, 2025](#), to allow middle housing on most residential lots in Tucson, effective January 1, 2026, giving Tucsonans more housing options across life stages and income levels. Design costs can be a barrier to building, and this competition aims to create a catalog of pre-approved plans that reduces both the cost and complexity of adding housing.

times, permit turnaround times, permits issued turnaround times, permits issued per category, etc.

You can also review the latest [development activity](#) in the City of Tucson for the month of [September](#). Last month, Planning and Development Services issued 863 building permits.



Contact Planning and Development Services

Tucson Development Center

pdsdinquiries@tucsonaz.gov
520-791-5550

Building Safety

building_official@tucsonaz.gov

Development Packages or Pre-Applications

CDRC@tucsonaz.gov

Entitlements/Rezoning

tucsonrezoning@tucsonaz.gov

Historic

PDSDhistoric@tucsonaz.gov

Inspections

PDSDclearances@tucsonaz.gov

Media Inquiries

pdsdcommunications@tucsonaz.gov

Neighborhood Associations

neighborhood@tucsonaz.gov

Signs

PDSD_SignPermits@tucsonaz.gov

Zoning

zone1.desk@tucsonaz.gov

For more information about middle housing and the design competition, visit middlehousing.tucsonaz.gov or email MHDesign@tucsonaz.gov.

Build Your Career With Planning & Development Services

The City of Tucson's Planning and Development Services Department is continually growing and looking for passionate professionals to join our customer-focused team in shaping Tucson's future.



Customer Service Representative (Closes 10/18)

This position delivers exceptional customer service by phone and through the department's email inquiry system. This position supports the permit counter and permit application process and addresses inquiries, including public record requests.

Planner I (Closes 11/1)

The position assists with a variety of land use planning or historic preservation projects. This position reviews proposed development projects for compliance with local codes and standards, area plans, and policies.

Principal Planner (Closes 10/18)

This position leads community planning, land use, and code development initiatives. This position develops and implements amendments to the Unified Development Code, land use plans, and related policies; researches best practices; develops regulatory and policy recommendations; and presents them to the public, boards and commissions, and the Mayor and Council.

Technology Systems and Business Analyst (Closes 10/18)

This position manages and supports the department's technology needs. This position serves as a subject matter expert, assessing business and operational needs and identifying technology solutions that improve service delivery, efficiency, data management, and customer experience.

Explore all open positions, learn about City of Tucson benefits, and apply to join a team dedicated to making a difference. Visit the [City of Tucson job listings page](#) to review current opportunities within Planning and Development Services and across the City.



Planning and Development Services

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