

Block 175

Location: 325 N. Church Ave. Tucson, AZ 85701, APN 117-10-089A

Zoning: C-3 and O-3



Size: Approximately 2 acres

Representative list of permitted uses (not intended to be a complete list, and use-specific standards may apply):

	C-3	O-3
Residential Uses	Multifamily, single family attached or detached, duplexes, flexible lot development, group dwelling, residential care services	Multifamily, single family attached or detached, duplexes, flexible lot development, residential care services
Commercial Uses	Office, alcoholic beverage service, commercial recreation, entertainment, financial service, food service, medical service, parking, personal service, research and product development, technical service, travelers accommodation	Office, medical service, research and product development

Retail Uses	Food and beverage sales, general merchandise sales, marijuana dispensary	-
Civic Uses	Civic assembly, cultural use, education uses, religious uses	Civic assembly, educational uses, religious uses

Dimensional standards (exceptions apply):

	C-3	O-3
Height	75 ft.	Residential: 25 ft. Non-residential: 40 ft.
Residential density	87 units per acre	17 units per acre
Residential Lot Coverage	80%	90%
Minimum lot size	0	2,500 sf for residential uses
Setbacks	0	Non-residential: Greater of 10 ft. or $\frac{3}{4}$ of the height of the exterior wall Residential: 0

Optional overlay zones (others may apply):

- Infill Incentive District (“IID”) Downtown Links subdistrict, El Presidio sub-area
 - Permits similar uses as underlying zoning, but with reduced parking requirements, reduced setbacks, increase height limits, and increased density.
 - Requires additional approval processes and community engagement.

Utilities: Wastewater, water, natural gas, electric are either on the property or at the property boundary.

Potentially available economic incentives:

- Located in an Opportunity Zone.
- City of Tucson Primary Jobs Incentive (100% reimbursement of construction sales tax if a certain number of jobs are created).
- GPLET: Qualifying properties can receive up to eight years of property tax abatement.
- Site Specific Sales Tax Incentive.
- Potential bond financing opportunities through the Tucson IDA

Learn more: <https://www.connecttucson.com/pages/incentives>