

Pima Prospers Changes to the Map Legend (Land Use Designations)

	Designation	Proposed Change	Reason for Change	Existing Density Range	Proposed Density Range	Zone Change
Existing Designations						
Urban/Suburban Intensity Categories	REAC Regional Activity Center	Delete designation & incorporate into CAC.	Designation rarely used in unincorporated Pima County, found only at Foothills Mall and around the Ajo/Kinney intersection.	Density is 12-44 RAC For TDRs - 12-44 RAC	NA	Delete CR-3 thru 5, TR, CMH-2, MR, CB-1, CB-2, CPI
	CAC Community Activity Center	Retain designation; add minimum density; remove maximum density; absorb REAC designation; delete list of zones for which rezoning requests have to comply. Avg. size 25-100 acres or more depending on area served & services provided.	Becomes highest-intensity Activity Center designation; minimum density of 6 RAC rather than 12 RAC from the former REAC increases residential development options.	12-24 RAC For TDRs - 6-12 RAC	6 RAC - to density allowed by the conforming zone For TDRs - 6-18 RAC	Delete CR-2 thru 5, TR, CMH-2, MR, CB-1, CB-2, CPI
	NAC Neighborhood Activity Center	Retain designation; add minimum & extend maximum density; delete list of zones for which rezoning requests have to comply. Generally less than 25 acres.	New minimum RAC of 5 RAC may help preclude lower-density residential uses from consuming some planned activity centers.	0-10 RAC For TDRs - 3-5 RAC	5-12 RAC For TDRs - 5-8 RAC	Delete CR-2 thru 4, TR, CMH-1, CMH-2, RVC, CB-1, CB-2
	MFC Multifunctional Corridor	Retain designation; add minimum & extend maximum density; delete list of zones for which rezoning requests have to comply.	No major changes - still useful to have a separate transportation corridor-oriented commercial/mixed use designation.	0-44 RAC For TDRs - 6-18 RAC	6 RAC - to density allowed by the conforming zone For TDRs - 6-18 RAC	Delete GC, TH, CR-3 thru 5, TR, CMH-2, MR, CB-1, CB-2, CPI
	HIU Higher Intensity Urban	Retain designation; add minimum & extend maximum density; change name from "high" to	Absorbs upper-end of residential density range and non-residential	0-44 RAC	8 RAC - to density allowed by the zone For TDRs -	Delete GC, TH, CR-2 thru 5, TR, CMH-1,

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		“higher”; delete list of zones for which rezoning requests have to comply. Allows local commercial uses in mixed-use setting.	uses of deleted MHIU designation and also allows local commercial uses. Much of the prior MHIU-designated properties were recoded to HIU.	For TDRs – 6-18 RAC	8-18 RAC	CMH-2, MR, CPI
	MHIU Medium High Intensity Urban	Delete this designation.	Re-allocated to either HIU or MIU; generally HIU if location was appropriate and property was vacant. Otherwise recoded based on approved uses and zoning.	0-24 RAC For TDRs – 3-6 RAC		Delete GC, CR-1 thru 5, TR, CMH-1, CMH-2, MR, CPI
	MIU Medium Intensity Urban	Retain designation; add minimum & extend maximum density; delete list of zones for which rezoning requests have to comply.	Non-residential transitional uses are now more appropriate bundled with higher-density residential development above new 5 RAC minimum.	0-10 RAC For TDRs – 3-5 RAC	5-13 RAC For TDRs – 5-10 RAC	Delete GC, CR-1 thru 5, SH, CMH-1, CMH-2, MR, TR
	LIU 3.0 Low Intensity Urban 3.0	Retain designation; revise density range; delete list of zones for which rezoning requests have to comply. Reference to ‘cluster’ is removed from density bonus for provision of open space; cluster and natural open space thresholds are combined.	LIU series remains unchanged except deletion of the allowable zoning districts and combining cluster and natural open space requirements into one figure for calculating possible	0-3.0 RAC Or 4.0 w/ 30% cluster open space (os) For TDRs – 1.5-3.0 RAC or 4.0 w/30% cluster open space	0-3.0 RAC For TDRs – 1.5-3.0 RAC	Delete GC, SR, SR-2, SH, CR-1 thru 5, CMH-1, MR

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		residential density bonus.			
LIU 1.2 Low Intensity Urban 1.2	Retain designation; delete list of zones for which rezoning requests have to comply. Reference to 'cluster' is removed from density bonus for provision of open space; cluster and natural open space thresholds are combined.	LIU series remains unchanged except deletion of the allowable zoning districts and combining cluster and natural open space requirements into one figure for calculating possible residential density bonus.	0-1.2 RAC Or 2.5 w/ 30% cluster os + 15% natural open space (nos); 4.0 w/30% cluster os + 30% nos For TDRs: 0-1.2 RAC 2 RAC w/30% cluster os + 20% nos	0-1.2 RAC Or 2.5 w/45% os; 4.0 w/60% os; For TDRs: 0-1.2 RAC Or 2 RAC w/50% os	Delete GC, SR, SR-2, SH, CR-1 thru 5, CMH-1, MR
LIU 0.5 Low Intensity Urban .5	Retain designation; revise density range; delete list of zones for which rezoning requests have to comply. Reference to 'cluster' is removed from density bonus for provision of open space; cluster and natural open space thresholds are combined.	LIU series remains unchanged except deletion of the allowable zoning districts and combining cluster and natural open space requirements into one figure for calculating possible residential density bonus.	Change from 0-.5 RAC Or 1.2 w/30% cluster os + 20% nos; 2.5 with 30% cluster os + 35% nos For TDRs: 0-.5 RAC Or 1.0 RAC w/30% cluster os + 20% nos	0-0.5 RAC Or 1.2 w/ 50% os; 2.5 w/65% os For TDRs: 0-.5 RAC Or 1.0 RAC w/50% os	Delete GC, SR, SR-2, SH, CR-1, CR-2, CR-3, MR
LIU 0.3 Low Intensity Urban .3	Retain designation; delete list of zones for which rezoning requests have to comply. Reference to 'cluster' is removed from density bonus for provision of open space; cluster and natural open space thresholds are combined.	LIU series remains unchanged except deletion of the allowable zoning districts and combining cluster and natural open space requirements into one figure for	0-.3 RAC Or .7 w/30% cluster os + 20% nos; 1.2 w/30% cluster os + 40% nos For TDRs: 0-.3 RAC Or .7 RAC w/30% cluster	0-0.3 RAC Or .7 w/50% open space; 1.2 w/65% open space For TDRs: 0-.3 RAC Or .7 RAC w/60% os	Delete list of complying zones: GC, SR, SR-2, SH, CR-1, CR-2, CR-3, MR

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			calculating possible residential density bonus.	os + 30% nos		
Rural Intensity	RUAC Rural Activity Center	Delete designation; incorporate into Rural Crossroads.	Seldom-used designation, the only example remaining was in Picture Rocks.	1.3 – 10 RAC For TDRs: 1.3-5 RAC		Delete GR-1, SH, CR-2 thru 4, CMH-1, RVC, CB-1, CB-2
	RX Rural Crossroads	Retain designation; mixed use for rural residential; absorb Rural Activity Center; delete list of zones for which rezoning requests have to comply.	Only one rural commercial / mixed-use designation is necessary.	Existing zoning	1.2-10 RAC For TDRs: 1.2-5 RAC	Delete CB-1, CB-2, RVC
	RFV Rural Forest Village	Retain designation; for rural villages within Coronado National Forest (exists only on Mt. Lemmon).	Maximum RAC adjustment (1.3 to 1.2) is technical correction of inconsistency in legend.	0-1.3 RAC	0-1.2 RAC	Retain Mt. Lemmon (ML) zone.
	MIR Medium Intensity Rural	Retain; rural settlements near RX, arterials, and suburban areas; delete list of zones for which rezoning requests have to comply.	Adjustment of maximum RAC (1.3 to 1.2) is technical correction of inconsistency in legend.	0-1.3 RAC For TDRs: 0-1.3 RAC	0-1.2 RAC For TDRs: 0-1.2 RAC	Delete RH, GR-1, SR, SR-2, MR
	LIR Low Intensity Rural	Retain designation; delete list of zones for which rezoning requests have to comply.	No significant change	0-.3 RAC For TDRs: 0-.3 RAC	0-0.3 RAC For TDRs: 0-.3 RAC	Delete RH, SR, SR-2, GR-1, MR
General Intensity	I Urban Industrial	Retain designation; change name to “Industrial”; “GC” Golf Course zone deleted; “SP” Specific Plans added; residential allowed in projects meeting the Mixed Use Option 18.51.070.	Allow use of Specific Plans for Industrial projects, enabling better response to economic development opportunities.	CI-1-zone mixed-use projects, residential from 20-50% of project.	CI-1-zone mixed-use projects, residential from 20-50% of project.	Replace CB-1, CB-2, CPI, CI-1, CI-2, GC with CB-1, CB-2, CPI, CI-1, CI-2, <u>SP</u>
	HI	Retain designation; “GC”	Allow use of	NA	NA	Replace CI-1,

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	Heavy Industrial	Golf Course & "CPI" Campus Park Industrial zones deleted; "SP" Specific Plans added.	Specific Plans for Industrial projects may enable better response to economic development opportunities.			CI-2, CI-3, CPI, GC with CI-1, CI-2, CI-3, <u>SP</u>
	RT Resource Transition	Delete designation; previously applied to floodplains (albeit not mapped up to date); deleted designation & replaced with "RS" Resource Sensitive; delete list of zones for which rezoning requests have to comply.	Floodplains previously shown as RT are updated and now shown on separate Planning Area map series "Regional Hydrology." RT that is translated to RS is mostly public preserve lands and adjacent areas roughly equivalent in intent to the Buffer Overlay Zone.	0-.3 RAC For TDRs: 0-.3 RAC		Delete RH, SR, MR
	RC Resource Conservation	To designate publicly owned lands that are public resource lands & preserves that protect sensitive & high-value biological, resource value cultural, recreational & other sensitive resources lands. These do not include private or state trust lands, whether or not they are leased by the County for open space purposes. If these lands become privately held during the lifespan of this plan, they will be treated as Resource Sensitive unless otherwise designated	Previously similar to the current RT (including designating mapped floodplains RC), with the 2001 Plan Update all areas designated RC were changed to RT due to definition considerations in Arizona Revised Statutes. The reconstituted RC now applies only to resource	0-.3 RAC For TDRs: 0-.3 RAC	None other than allowance for life estates, ranch caretakers, and similar uses.	Delete IR, RH, SR

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	through a plan amendment. Delete list of zones for which rezoning requests have to comply.	lands designated as such and owned in fee by Pima County.			
RP Resource Production	Delete designation; These were cultivation & ranching lands.	Seldom used and inconsistently applied designation, recoded to either LIR or RS.	0-.3 RAC For TDRs: 0-.3 RAC		Delete RH, SR
RE Resource Extraction	Retain; to designate mining lands & to protect these areas from encroachment by incompatible uses; delete list of zones for which rezoning requests have to comply.	Deleting zoning districts from the legend allows rezoning requests for compatible uses in mining districts (industrial or heavy commercial uses) without requiring a plan amendment; better response to changing employment opportunities.	0-.3 RAC	0-.3 RAC	Delete RH, SR
MA Military Airport	Retain; recognize DMAFB as significant factor in shaping the history, character, & economy of Pima County; provide guidance for future compatible land uses; to promote the long-term viability of the base & its missions.	Adding SP to the allowable zones adds another implementation tool to promote appropriate development in the Military Airport environs.	No new residential; residential is not a compatible use.	No new residential; residential is not a compatible use.	Replace CB-1, CB-2, CPI, CI-1, CI-2 with CB-1, CB-2, CPI, CI-1, CI-2, SP
MR Major Resort	Delete designation. The MR designation was never used..	A major resort project would likely be implemented through a Specific Plan now	Maximum gross residential density was calculated using plan designations in which the project was		GC, CR-1, CR-2, CR-3, CR-4, CR-5, TR, MR, CPI, CB-1

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				located.		
New Designations						
Urban/Suburban	MU Multiple Use	To identify multiple-use areas that contain a wide range of uses, including residential, commercial & light industrial & provide standards for how these areas should develop or redevelop in the future. Proposals for new non-residential uses must show how the uses will minimize negative impacts on existing residential uses.	Adds opportunity to designate vacant or redevelopment areas particularly suited for true mixed-use development, (larger properties, robust infrastructure, compatible surrounding uses, etc.).	NA	6 RAC – to density allowed by the conforming zone For TDRs: 6-18 RAC	NA
	PDC Planned Development Community	To identify existing approved specific plans. Specific plans comprise a unique zoning regimen within a master-planned project. Specific plan documents include detailed information on the intent of the community as a whole, as well as the individual planning & zoning districts within the specific plan area.	No land use designation or range of residential density is associated with a PDC, providing specific plans with more flexibility for processing future amendments. Exception: Arizona State Trust land in the proposed Sahuarita East Conceptual Planning Area is designated PDC as qualified by new Special Area Policy S-36, and is zoned RH.	NA	NA	NA
	MLIU Medium Low Intensity Urban	To designate areas for a mix of medium density single-family & lower density attached dwelling	To provide a new slightly higher-density residential-only		2.5-5 RAC For TDRs:	NA

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		types; to provide opportunities for a mix of housing throughout the region.	designation. Replaces the lower end of the MIU density range (to 5 RAC) but does not allow non-residential transitional uses such as office.		2.5-4 RAC	
General Intensity	RS Resource Sensitive	New designation to designate key larger parcels & land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert & provides connectivity to environmentally sensitive linkage in developing areas.	RS replaces RT on non hydrologically-significant Resource Transition (RT) designated areas including public preserves and adjacent low-density properties similar in intent to the Buffer Overlay Zone.		0-.3 RAC For TDRs: 0-.3 RAC	