

Urban / Suburban Intensity Categories

The following land use intensity categories shall be applied to designate planned land use within urban and suburban areas only:

1. Community Activity Center (CAC)

Objective: To designate medium and higher intensity mixed use districts designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and other similar uses as described in the Campus Park Industrial (CPI) zoning district (Section 18.49); and compatible medium to higher density housing. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how it serves to create or enhance the mixed use character of the designated activity center as a whole.

Larger centers may include a regional mall. Smaller centers may provide goods and services needed on a more frequent basis. These may include a major supermarket, discount department stores, large variety stores, or specialty stores such as a hardware/building/home improvement stores. Community Activity Centers may be located on major arterial roadways with access to public transportation. All centers will have direct pedestrian and bicycle access to surrounding neighborhoods. Community Activity Centers may range from 25 acres to up to 100 acres or more in size depending on the area served and services provided.

- Residential Gross Density: (if any) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC

2. Neighborhood Activity Center (NAC)

Objective: To designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed use centers may contain medium density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how the project serves to create or enhance the mixed use character of the designated activity center as a whole.

- Residential Gross Density: (if applicable) Minimum- 5 RAC; Maximum- 12 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 8 RAC

3. Multifunctional Corridor (MFC)

Objective: To designate areas for the integrated development of complementary uses along major transportation corridors. The MFC designation serves a similar purpose as the CAC plan designation. These areas contain commercial and other non-residential use services, research and development and similar uses (as delineated in the CPI zoning district) and medium to high density residential clusters in a linear configuration along major transportation corridors. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, in the zoning code and design manuals such as standards for access management, building setbacks, open space, signs, parking, and landscaping.

- Residential Gross Density: (if applicable) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC

4. Multiple Use (MU)

Objective:

To identify multiple-use areas that contain a wide range of uses, including residential, commercial and light industrial and 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.

- Residential Gross Density: (if applicable) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC

5. Planned Development Community (PDC)

a. Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

b. Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.

6. Higher Intensity Urban (HIU)

Objective: To designate areas for a mix of medium to high density housing types, such as higher density single-family development, townhomes, condominiums and apartment complexes, as well as other compatible uses, such as offices, hotels, research and development, and other similar uses. These areas have direct access to major transportation corridors and other arterials and are within walking or bicycling distance from major commercial services and employment centers. They generally do not abut land in low intensity urban categories. Small-scale residential compatible retail services are allowed on the first floor of a multi-story building, provided that they are accessed from an arterial and are oriented away from lower density residential development.

- Residential Gross Density: Minimum- 8 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 8 RAC; Maximum- 18 RAC

7. Medium Intensity Urban (MIU)

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

8. Medium Low Intensity Urban (MLIU)

Objective: To designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region.

- Residential Gross Density: Minimum- 2.5 RAC; Maximum- 5 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 2.5 RAC; Maximum- 4 RAC

9. Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

A. *Low Intensity Urban 3.0 (LIU-3.0)*

- Residential Gross Density: Minimum- none; Maximum- 3.0 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 1.5 RAC; Maximum- 3.0 RAC

B. *Low Intensity Urban 1.2 (LIU-1.2)*

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC; 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC; 2 RAC with 50 percent open space

C. *Low Intensity Urban 0.5 (LIU-0.5)*

- Residential Gross Density: Minimum- none; Maximum- 0.5 RAC;
1.2 RAC with 50 percent open space; or 2.5 RAC with 65 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.5 RAC;
1 RAC with 50 percent open space

D. *Low Intensity Urban 0.3 (LIU-0.3)*

- Residential Gross Density: Minimum- none; Maximum- 0.3 RAC;
0.7 RAC with 50 percent open space; or 1.2 RAC with 65 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC;
0.7 RAC with 60 percent open space

Rural Intensity Categories

The following land use categories shall be applied to designate rural development intensities on the Land Use Plan maps.

1. **Rural Crossroads (RX)**

Objective: To designate mixed use areas where basic goods and services are provided to rural settlements and rural residents as conveniently as possible. Residential densities slightly higher than the surrounding rural neighborhoods are allowed to provide opportunities especially for certain housing types such as those serving the elderly, single, and low income residents. In more developed communities, a grocery may be the principal anchor tenant, along with other uses such as a drugstore, variety/hardware store, self-service laundry, bank, and other similar uses. Such areas will generally be less than twenty acres. Smaller rural crossroads will generally be located at rural roadway intersections of collector or arterial roads for the provision of limited commercial services to rural residents and travelers.

- Residential Gross Density: Minimum- 1.2 RAC; Maximum- 10 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 1.2 RAC; Maximum- 5 RAC

2. **Rural Forest Village (RFV)**

Objective: To designate rural villages within confines of the Coronado National Forest.

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC
- Zoning Districts: Only the ML (Mount Lemmon) Zone shall be allowed

3. **Medium Intensity Rural (MIR)**

Objective: To designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials or suburban areas.

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC

4. **Low Intensity Rural (LIR)**

Objective: To designate areas for residential uses at densities consistent with rural and resource-based characteristics.

- Residential Gross Density: Minimum- none; Maximum- 0.3 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC

General Intensity Categories

The following land use categories shall be applied to designate urban and rural development intensities on the Land Use Plan maps.

1. **Industrial (I)**

Objective: To designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities. Residential development is permitted within a proposed project provided that it meets the requirements of the Mixed Use Option under the CI-1 zoning district (Section 18.51.070 of the Pima County Zoning code).

- Zoning Districts: Only the following zoning districts shall be allowed:
 1. CB-1 Local Business Zone
 2. CB-2 General Business Zone
 3. CPI Campus Park Industrial Zone
 4. CI-1 Light Industrial/Warehousing Zone
 5. CI-2 General Industrial Zone
 6. SP Specific Plans

2. **Heavy Industrial (HI)**

Objective: To designate adequate area for higher intensity industrial uses that are not compatible with non-industrial uses.

- Zoning Districts: Only the following zoning districts shall be allowed:
 1. CI-1 Light Industrial Zone
 2. CI-2 General Industrial Zone
 3. CI-3 Heavy Industrial Zone
 4. SP Specific Plans

3. **Resource Sensitive (RS)**

Objective: To designate key larger parcels and 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 and provides connectivity to environmentally sensitive linkages in developing areas.

- Residential Gross Density: Minimum- none; Maximum- 0.3 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC

4. **Resource Conservation (RC)**

Objective: To designate publically-owned lands that are public resource lands and preserves that protect sensitive and high-value biological, resource value cultural, recreational and 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 through a plan amendment process.

▪ Residential Gross Density: None, other than allowances for life estates, ranch caretakers and similar uses

5. **Resource Extraction (RE)**

Objective: To designate mining lands and to protect these areas from encroachment by incompatible uses.

▪ Residential Gross Density: Minimum- none; Maximum- 0.3 RAC

6. **Military Airport (MA)**

Objective: To recognize Davis-Monthan Air Force Base (DMAFB) as a unique and significant factor in shaping the history, character, and economy of Eastern Pima County; provide guidance for future compatible land uses to promote the health, safety and welfare of the community; and, to promote the long-term viability of the base and its missions.

▪ Residential Gross Density: New residential development is not a compatible use.

▪ Zoning Districts: Only the following zoning districts shall be allowed:

1. CB-1 Local Business Zone
2. CB-2 General Business Zone
3. CPI Campus Park Industrial Zone
4. CI-1 Light Industrial/Warehousing Zone
5. CI-2 General Industrial Zone
6. SP Specific Plan Zone