



PIMA COUNTY COMPREHENSIVE PLAN UPDATE



Policies and Land Use Intensity Legend

Part I: Land Use Intensity Legend pp. 1-18

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Pima County Board of Supervisors
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NOTE: THIS DOCUMENT IS NOT THE ENTIRE PIMA COUNTY COMPREHENSIVE PLAN, BUT IS A COMPENDIUM OF THE COMPREHENSIVE PLAN LAND USE LEGEND AND ALL ADOPTED PLAN POLICIES REFLECTING AMENDMENTS THROUGH OCTOBER 2009. THE FULL COMPREHENSIVE PLAN IS AVAILABLE IN THE OFFICE OF THE PLANNING AND ZONING DIVISION OF THE PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT, CITY-COUNTY PUBLIC WORKS BUILDING, 201 N. STONE AVENUE, SECOND FLOOR, TUCSON, ARIZONA 85701 AND IS AVAILABLE ON-LINE AT WWW.DSD.PIMA.GOV. THE REQUIRED 10-YEAR UPDATE TO THE COMPREHENSIVE PLAN IS SCHEDULED TO BE COMPLETED BY THE END OF THE CALENDER YEAR 2011.

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Land Use Intensity Legend

PREFACE:

The following land use intensity categories are designated on the *Pima County Comprehensive Plan Update (Plan)*, adopted by the Pima County Board of Supervisors on December 18, 2001.

The designation of land use intensity categories on the Plan and its linkage to the Zoning Code (Chapter 18.89) provides a mechanism to assure that rezoning and specific plan approvals are consistent with the Plan. Rezonings and specific plans (Sections 18.91.040C and 18.90.030E, respectively) must comply with the Plan.

The Land Use Intensity Legend comprises a number of “urban” and “rural” land use categories, within each of which resides a prescribed list of “permitted” zoning districts (please refer to the Appendices – the single page document Illustration A - at the end of this document). To be in compliance, applications for rezonings must select the zoning districts listed as “permitted” and comply with the gross density limitation for the land use intensity category in which the property is located.

An amendment to the Plan is necessitated when a rezoning or specific plan application does not comply with the Plan. Amendments to the Plan are processed annually, where applications are accepted only between the first regular working day of February and the last regular working day of April (Section 18.89.040B).

Land Use Intensity Categories

A. **URBAN INTENSITY CATEGORIES:** The following intensity categories shall be applied to designate planned land use within urban areas only:

1. **Regional Activity Center REAC on the Land Use Plan Maps**

- a. Purpose: To designate high intensity mixed-use areas designed to provide the fullest range of goods and services and compatible multiple residential housing.
- b. Objective: Goods and services are provided that attract customers living significant distances from the center. A regional shopping mall may be the nucleus of the activity center. The center provides a variety of high density housing types and employment opportunities, including government services and educational institutions. The center has direct access to regional transportation facilities, including public transit and pedestrian and bicycle paths. Regional Activity Centers are generally greater than one hundred acres in size.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - 12 RAC
 - 2) Maximum - 44 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 12 RAC
 - 2) Maximum – 44 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CR-3 Single Residence Zone
 - 2) CR-4 Mixed-Dwelling Type Zone
 - 3) CR-5 Multiple Residence Zone
 - 4) TR Transitional Zone
 - 5) CMH-2 County Manufactured And Mobile Home-2 Zone
 - 6) MR Major Resort
 - 7) CB-1 Local Business Zone
 - 8) CB-2 General Business Zone
 - 9) CPI Campus Park Industrial Zone

2. Community Activity Center

CAC on the Land Use Plan Maps

- a. Purpose: To designate medium intensity mixed-use areas designed to provide goods and services needed generally on a weekly basis along with compatible medium to high density housing types.
- b. Objective: The center provides the range of goods and services necessary to satisfy the weekly shopping and service needs of the surrounding community. The center may include a major supermarket, along with other anchor tenants such as a discount department store, large variety store, or specialty stores such as a hardware/building/home improvement store. The center includes complementary uses, such as high density housing, offices, and government services. Public transit provides direct access to these centers as well as connections to regional activity centers. The center has direct access to a major arterial roadway, with pedestrian and bicycle paths providing access from surrounding neighborhoods. Community Activity Centers are generally less than forty acres in size.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 24 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 6 RAC
 - 2) Maximum – 12 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CR-2 Single Residence Zone
 - 2) CR-3 Single Residence Zone
 - 3) CR-4 Mixed-Dwelling Type Zone
 - 4) CR-5 Multiple Residence Zone
 - 5) TR Transitional Zone
 - 6) CMH-2 County Manufactured and Mobile Home-2 Zone
 - 7) MR Major Resort Zone
 - 8) CB-1 Local Business Zone
 - 9) CB-2 General Business Zone
 - 10) CPI Campus Park Industrial Zone

3. Neighborhood Activity Center

NAC on the Land Use Plan Maps

- a. Purpose: To designate low intensity mixed-use areas designed to provide convenience goods and services within or near suburban residential neighborhoods for day-to-day living needs.
- b. Objective: The center provides commercial services that do not attract vehicle trips from outside the immediate service area. A grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, church, and bank. The center may include a mix of medium density housing types. Neighborhood Activity Centers are generally less than fifteen acres in size.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 3 RAC
 - 2) Maximum – 5 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CR-2 Single Residence Zone
 - 2) CR-3 Single Residence Zone
 - 3) CR-4 Mixed-Dwelling Type Zone
 - 4) CMH-1 County Manufactured and Mobile Home-1 Zone
 - 5) CMH-2 County Manufactured and Mobile Home-2 Zone
 - 6) TR Transitional Zone
 - 7) RVC Rural Village Center Zone
 - 8) CB-1 Local Business Zone
 - 9) CB-2 General Business Zone, provided however that the uses in such zone shall be limited to those set forth in Section 18.45.030B through 18.45.030C.

4. **Multifunctional Corridor**

MFC on the Land Use Plan Maps

- a. Purpose: To designate areas for the integrated development of complementary uses along major transportation corridors.
- b. Objective: These areas contain commercial and other non-residential use services and 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, such as standards for building setbacks, open space, signs, parking, and landscaping. Special attention is given in site design to provide an atmosphere that is pleasant to the pedestrian.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 44 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 6 RAC
 - 2) Maximum – 18 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GC Golf Course Zone
 - 2) TH Trailer Homesite Zone
 - 3) CR-3 Single Residence Zone
 - 4) CR-4 Mixed-Dwelling Type Zone
 - 5) CR-5 Multiple Residence Zone
 - 6) TR Transitional Zone
 - 7) CMH-2 County Manufactured And Mobile Home-2 Zone
 - 8) MR Major Resort Zone
 - 9) CB-1 Local Business Zone
 - 10) CB-2 General Business Zone
 - 11) CPI Campus Park Industrial Zone

5. **High Intensity Urban** **HIU (or F) on the Land Use Plan Maps**

- a. Purpose: To designate areas for a mix of high density housing types and other compatible uses.
- b. Objective: These areas have direct access to major transportation corridors and are within walking or bicycling distance from major commercial services and employment centers.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 44 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 6 RAC
 - 2) Maximum – 18 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GC Golf Course Zone
 - 2) TH Trailer Homesite Zone
 - 3) CR-2 Single Residence Zone
 - 4) CR-3 Single Residence Zone
 - 5) CR-4 Mixed Dwelling Type Zone
 - 6) CR-5 Multiple Residence Zone
 - 7) TR Transitional Zone
 - 8) CMH-1 County Manufactured And Mobile Home-1 Zone
 - 9) CMH-2 County Manufactured And Mobile Home-2 Zone
 - 10) MR Major Resort Zone
 - 11) CPI Campus Park Industrial Zone

6. **Medium/High Intensity Urban** **MHIU (or E) on the Land Use Plan Maps**

- a. Purpose: To designate areas for a mix of medium to high density housing types and other compatible uses.
- b. Objective: These areas provide opportunities for a variety of residential housing types, including cluster option developments, single family attached dwellings, and apartment complexes. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.

- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 24 RAC

- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 3 RAC
 - 2) Maximum – 6 RAC

- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GC Golf Course Zone
 - 2) CR-1 Single Residence Zone
 - 3) CR-2 Single Residence Zone
 - 4) CR-3 Single Residence Zone
 - 5) CR-4 Mixed-Dwelling Type Zone
 - 6) CR-5 Multiple Residence Zone
 - 7) TR Transitional Zone
 - 8) CMH-1 County Manufactured And Mobile Home-1 Zone
 - 9) CMH-2 County Manufactured And Mobile Home-2 Zone
 - 10) MR Major Resort Zone
 - 11) CPI Campus Park Industrial Zone

7. **Medium Intensity Urban**

MIU (or D) on the Land Use Plan Maps

- a. Purpose: To designate areas for a mix of medium density housing types and other compatible uses.

- b. Objective: These areas provide an opportunity for a variety of residential types, including cluster option developments, and single family attached dwellings. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.

- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)

- 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 3 RAC
 - 2) Maximum – 5 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GC Golf Course Zone
 - 2) CR-1 Single Residence Zone
 - 3) CR-2 Single Residence Zone
 - 4) CR-3 Single Residence Zone
 - 5) SH Suburban Homestead Zone
 - 6) CR-4 Mixed-Dwelling Type Zone
 - 7) CR-5 Multiple Residence Zone
 - 8) CMH-1 County Manufactured And Mobile Home-1 Zone
 - 9) CMH-2 County Manufactured And Mobile Home-2 Zone
 - 10) MR Major Resort Zone
 - 11) TR Transitional Zone

8. **Low Intensity Urban** **LIU (or C) on the Land Use Plan Maps**

- a. Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:
 - 1) Low Intensity Urban 3.0:
 - (a) Minimum - (none)
 - (b) Maximum - 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
 - (i) Gross density of 4.0 RAC with 30 percent cluster open space.
 - (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at

public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.

Minimum – 1.5 RAC

Maximum – 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:

(i) Gross density of 4.0 RAC with 30 percent cluster open space.

2) Low Intensity Urban 1.2:

(a) Minimum - (none)

(b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:

(i) Gross density of 2.5 RAC with 30 percent cluster open space, plus 15 percent natural open space; or

(ii) Gross density of 4.0 RAC with 30 percent cluster open space, plus 30 percent natural open space.

(c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:

Minimum – (none)

Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster option:

(i) Gross density of 2.0 RAC with 30 percent cluster open space plus 20 percent natural open space.

3) Low Intensity Urban 0.5:

(a) Minimum - (none)

(b) Maximum - 0.5 RAC. The maximum gross density may be increased in accordance with the following cluster options:

(i) Gross density of 1.2 RAC with 30 percent cluster open space, plus 20 percent natural open space; or

(ii) Gross density of 2.5 RAC with 30 percent cluster open space, plus 35 percent natural open space.

(c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:

Minimum – (none)

Maximum – 0.5 RAC. The maximum gross density may be increased in accordance with the following cluster option:

(i) Gross density of 1.0 RAC with 30 percent cluster open space plus 20 percent natural open space.

4) Low Intensity Urban 0.3:

(a) Minimum - (none)

- (b) Maximum - 0.3 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 0.7 RAC with 30 percent cluster open space, plus 20 percent natural open space, or
 - (ii) Gross density of 1.2 RAC with 30 percent cluster open space, plus 40 percent natural open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:

Minimum – (none)

Maximum – 0.3 RAC. The maximum gross density may be increased in accordance with the following cluster option:

- (i) Gross density of 0.7 RAC with 30 percent cluster open space plus 30 percent natural open space.

(d) Zoning Districts:

- 1) Within Low Intensity Urban 3.0 and Low Intensity Urban 1.2, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:

- (a) GC Golf Course Zone
- (b) SR Suburban Ranch Zone
- (c) SR-2 Suburban Ranch Estate Zone
- (d) SH Suburban Homestead Zone
- (e) CR-1 Single Residence Zone
- (f) CR-2 Single Residence Zone
- (g) CR-3 Single Residence Zone
- (h) CR-4 Mixed-Dwelling Type Zone
- (i) CR-5 Multiple Residence Zone
- (j) CMH-1 County Manufactured And Mobile Home-1 Zone
- (k) MR Major Resort Zone

- 2) Within Low Intensity Urban 0.5 and Low Intensity Urban 0.3, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:

- (a) GC Golf Course Zone
- (b) SR Suburban Ranch Zone
- (c) SR-2 Suburban Ranch Estate Zone
- (d) SH Suburban Homestead Zone
- (e) CR-1 Single Residence Zone
- (f) CR-2 Single Residence Zone
- (g) CR-3 Single Residence Zone
- (h) MR Major Resort Zone

(e) Open Space Standards for MR Major Resort Zone: In Low Intensity Urban 1.2, 0.5, and 0.3, the following minimum open space requirements shall apply within areas rezoned MR Major Resort Zone. Open space for purposes of these requirements shall be natural open space.

- 1) Low Intensity Urban 1.2 - 15 percent.
- 2) Low Intensity Urban 0.5 - 20 percent.
- 3) Low Intensity Urban 0.3 - 30 percent.

B. **RURAL INTENSITY CATEGORIES:** The following land use categories shall be applied to designate rural development intensities on the land use plan.

1. **Rural Activity Center** **RUAC on the Land Use Plan Maps**

- a. Purpose: To designate mixed-use areas where convenience goods and personal services are provided to rural residents on a daily or weekly basis.
- b. Objective: The intent is to minimize vehicle travel between rural settlements and suburban areas. Residential densities slightly higher than the surrounding rural neighborhoods are permitted to provide opportunities for special housing needs, i.e. elderly, single households, low income. The center is not intended to attract vehicle trips from outside the immediate rural service area. A grocery market may be the principal anchor tenant, along with other uses such as a drugstore, variety/hardware store, self-service laundry, church, and bank. The site area requires generally less than twenty acres.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - 1.3 RAC
 - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – 1.3 RAC
 - 2) Maximum – 5.0 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GR-1 Rural Residential Zone
 - 2) SH Suburban Homestead Zone
 - 3) CR-2 Single Residence Zone
 - 4) CR-3 Single Residence Zone
 - 5) CR-4 Mixed Dwelling Type Zone
 - 6) CMH-1 County Manufactures And Mobile Home- 1 Zone

- 7) RVC Rural Village Center Zone
- 8) CB-1 Local Business Zone
- 9) CB-2 General Business Zone

2. **Rural Crossroads**

RX on the Land Use Plan Maps

- a. Purpose: To designate areas at major rural roadway intersections for the provision of limited commercial services to travelers and rural residents.
- b. Residential Gross Density: Residential gross density shall comply with existing zoning.
- c. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CB-1 Local Business Zone
 - 2) CB-2 General Business Zone

3. **Rural Forest Village**

- a. Purpose: To designate rural villages within confines of the Coronado National Forest.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 1.3 RAC
- c. Zoning Districts: Only the ML Mount Lemmon Zone shall be deemed in conformance with the land use plan.

4. **Medium Intensity Rural**

MIR (or B) on the Land Use Plan Maps

- a. Purpose: To designate areas for residential uses at densities consistent with rural settlements in close proximity to Rural Activity Centers.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 1.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:

- 1) Minimum – (none)
 - 2) Maximum – 1.3 RAC
- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
- 1) RH Rural Homestead Zone
 - 2) GR-1 Rural Residential Zone
 - 3) SR Suburban Ranch Zone
 - 4) SR-2 Suburban Ranch Estate Zone
 - 5) MR Major Resort Zone
- e. Open Space Standard for MR Major Resort Zone: In Medium Intensity Rural a minimum of 20 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space.

5. **Low Intensity Rural** **LIR (or A) on the Land Use Plan Maps**

- a. Purpose: To designate areas for residential uses at densities consistent with rural and resource-based characteristics.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
- 1) Minimum - (none)
 - 2) Maximum - 0.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
- 1) Minimum – (none)
 - 2) Maximum – 0.3 RAC
- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
- 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone
 - 3) SR-2 Suburban Ranch Estate Zone
 - 4) GR-1 Rural Residential Zone
 - 5) MR Major Resort
- e. Open Space Standard for MR Major Resort Zone: In Low Intensity Rural a minimum of 30 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space.

C. **URBAN AND RURAL INTENSITY CATEGORIES:** The following land use categories shall be applied to designate urban and rural development intensities on the land use plan.

1. **Urban Industrial** **I on the Land Use Plan Maps**

- a. Purpose: To designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities, but generally incompatible with residential uses.
- b. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 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) GC Golf Course Zone

2. **Heavy Industrial** **HI on the Land Use Plan Maps**

- a. Purpose: To designate adequate area for industrial uses that are incompatible with non-industrial uses.
- b. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CI-1 Light Industrial Zone
 - 2) CI-2 General Industrial Zone
 - 3) CI-3 Heavy Industrial Zone
 - 4) CPI Campus Park Industrial Zone
 - 5) GC Golf Course Zone

3. **Resource Transition** **RT on the Land Use Plan Maps**

- a. Purpose: Private land with environmentally sensitive characteristics that include wildlife corridors, natural washes, floodplains, peaks and ridges, buffers to public preserves, and other environmentally sensitive areas. Development of such land shall emphasize design that blends with the natural landscape and supports environmentally sensitive linkages in developing areas.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 0.3 RAC

- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – (none)
 - 2) Maximum – 0.3 RAC
- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone
 - 3) MR Major Resort
- e. Open Space Standard for MR Major Resort Zone: In Resource Transition a minimum of 30 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space.

4. **Resource Conservation**

RC on the Land Use Plan Maps

- a. Purpose: Public land that protects existing public open space land necessary to achieve objectives regarding environmental quality, public safety, open space, recreation and cultural heritage and to promote an interconnected regional open space network, including parks, trails, desert belts and other open space areas.
- b. Objective: Implementation options include acquisition, easements, dedications, and cluster development options.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 0.3 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – (none)
 - 2) Maximum – 0.3 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) IR Institutional Reserve Zone

- 2) RH Rural Homestead Zone
- 3) SR Suburban Ranch Zone

5. **Resource Productive** **RP on the Land Use Plan Maps**

- a. Purpose: To designate cultivated and ranching lands for their productive capabilities and to protect these areas from encroachment by incompatible uses.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 0.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – (none)
 - 2) Maximum – 0.3 RAC
- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone

6. **Resource Extraction** **RE on the Land Use Plan Maps**

- a. Purpose: To designate mining lands for their extractive capabilities and to protect these areas from encroachment by incompatible uses.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - (none)
 - 2) Maximum - 0.3 RAC
- c. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone

7. **Military Airport**

MA on the Land Use Plan Maps

- a. Purpose: 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. Applies to High Noise Areas, Accident Potential Zones (APZ), and Approach-Departure Corridors (ADC) for DMAFB.
- b. Residential Gross Density: New residential development is not a compatible use.
- c. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 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

D. **MAJOR RESORT COMMUNITY:** Notwithstanding the provisions of Sections 18.89.060A, B, or C, the following zoning districts shall be deemed in conformance with the land use plan provided such projects conform with the residential gross density, zoning district, and special development standards set forth herein.

- 1. Purpose: To promote the development of major resort development as an integrated, planned community and in a manner compatible with existing neighborhoods, physical site constraints, and sensitive environments.
- 2. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Gross residential densities shall not exceed that specified for each land use intensity category in which the project is located.
- 3. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - a. GC Golf Course Zone
 - b. CR-1 Single Residence Zone
 - c. CR-2 Single Residence Zone
 - d. CR-3 Single Residence Zone
 - e. CR-4 Mixed-Dwelling Type Zone
 - f. CR-5 Multiple Residence Zone
 - g. TR Transitional Zone
 - h. MR Major Resort Zone
 - i. CPI Campus Park Industrial Zone
 - j. CB-1 Local Business Zone

4. Special Development Standards:

- a. A minimum of 10 percent of the total project area shall be developed in accordance with the MR Major Resort Zone.
- b. Notwithstanding the provisions of Section 18.67.030, the project shall be subject to and action taken in accordance with Chapter 18.67 Buffer Overlay Zone.
- c. The developer shall demonstrated that the occupants of the project will create a need for the planned commercial uses proposed as part of the project and, in any case, the combined area of CB1 Local Business Zone shall not exceed 6.0 percent of the total project area.
- d. The combined area of CPI Campus Park Industrial Zone and TR Transitional Zone shall not exceed 15.0 percent of the total project area and CPI Campus Park Industrial Zone shall not be permitted, under the provisions set forth herein, in Special Area S-8.
- e. Areas classified Resource Conservation on the land use plan shall remain in their pre-development state.
- f. The provisions of this section shall not apply in areas classified Low Intensity Rural or Medium Intensity Rural on the land use plan.
- g. The entire land area within a project for which the provisions contained in this section are applied shall be part of a single rezoning request.
- h. Notwithstanding the provisions of paragraph c, above, CPI Campus Park Industrial Zone, TR Transitional Zone, and CB-1 Local Business Zone shall not be permitted in areas classified Resource Transition on the land use plan.
- i. The following minimum open space requirements shall apply in areas classified Low Intensity Urban 1.2, Low intensity Urban 0.5, Low Intensity Urban 0.3, and Resource Transition. Open space for purposes of these requirements shall be natural open space. Requirements are set forth as percentages of the total project site.
 - 1) Low Intensity Urban 1.2- 15 percent.
 - 2) Low Intensity Urban 0.5- 20 percent.
 - 3) Low Intensity Urban 0.3- 30 percent.
 - 4) Resource Transition - 30 percent.