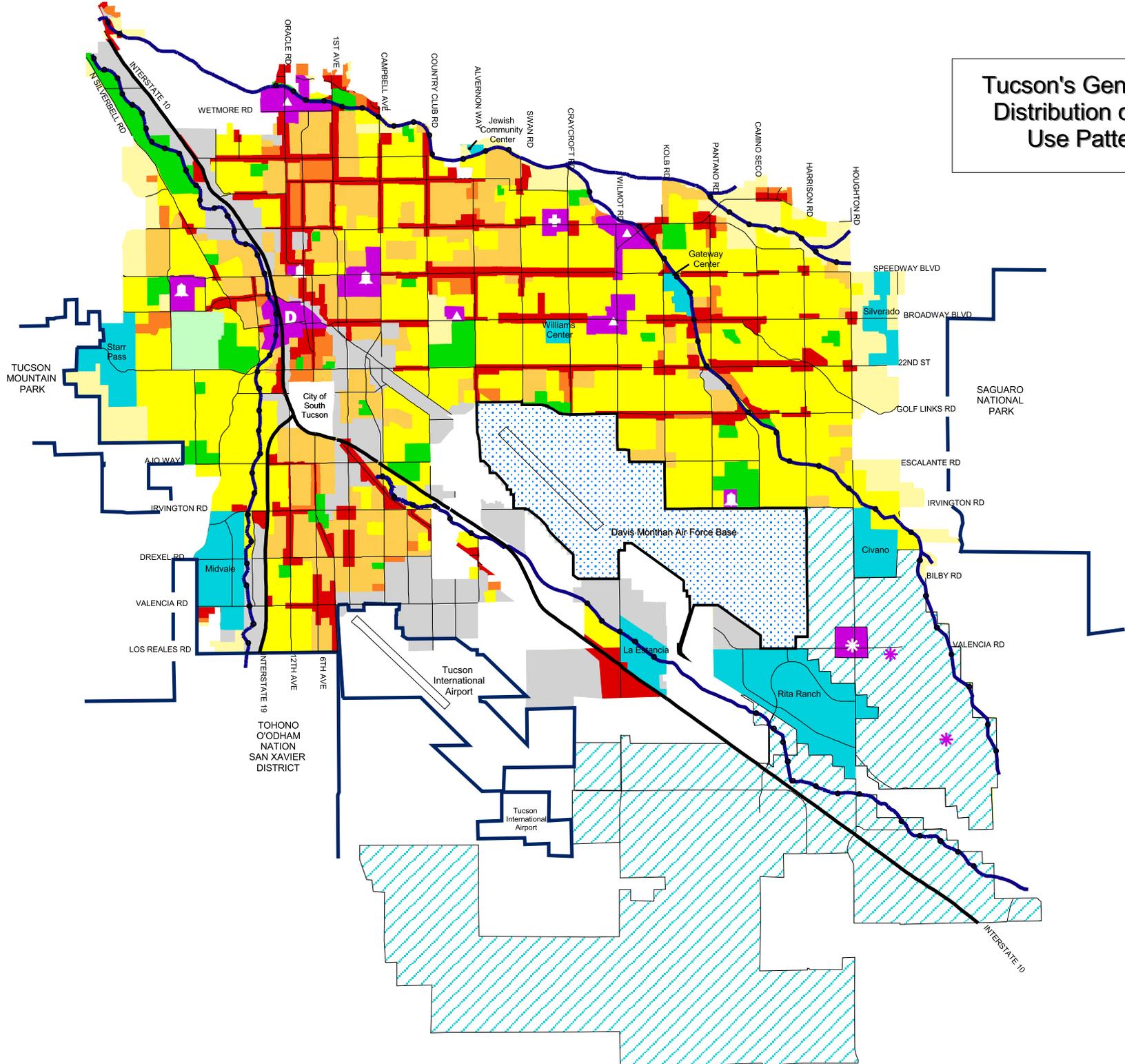


Tucson's Generalized Distribution of Land Use Patterns



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TUCSON GENERALIZED DISTRIBUTION OF LAND USE PATTERNS

LEGEND CATEGORIES:

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Rural Character
Primarily residential areas with predominate densities generally up to two units per acre. This land use pattern is usually located in existing edge areas and may include limited office and commercial services at the intersections of major streets. Planned residential developments with clustered natural open space may be located in these areas. Public and semi-public facilities and services may also occur in this intensity category.
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Suburban Character
Primarily residential areas with predominate densities generally up to six units per acre, though higher densities may occur along major streets or as a result of historic zoning patterns. This designation may also include neighborhood commercial and office uses, churches, private and public schools, park and recreation areas, and, a range of public facilities and services.
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Mid-Urban Character
Mixed neighborhood uses with residential densities up to 14 units per acre. Land uses include a mixture of housing types and densities, with higher densities and office and commercial uses located along major streets. This designation may also include churches, private and public schools, park and recreation areas, and a range of public facilities and services.
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Urban Character
High-density residential areas and supportive uses with densities generally greater than 14 units per acre. Typically land uses include apartments and townhomes located along major transportation corridors and/or close to activity centers such as the University of Arizona, the Downtown area and other commercial and employment generators. The general land use pattern may also include a range of office, commercial, churches, private and public schools, park and recreation areas and semi-public land uses as well as lower density residential uses.
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Mixed Use Character
Denotes areas of diverse land use activities in close proximity. Typically located along transportation corridors, the general land use pattern is a diverse mix of predominately nonresidential uses including office, commercial, churches, private and public schools, parks and recreation areas, public and semi-public land uses that may also support dispersed residential uses.
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Activity Centers
Signifies a high intensity cluster of mix-uses or major commercial and/or employment centers of significant size to impact the general economy of the City. These centers are typically located at major intersections or along major transportation corridors. The legend recognizes five categories of activity centers; commercial such as Tucson Mall, public universities and colleges, medical such as Tucson Medical Center, the Downtown Core and high intense mixed use Desert Village centers in Master Planning Areas.
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Industrial
Major industrial and business employment generators, existing or planned. Includes research, commercial, and industrial parks and campuses. Uses include research and development, publishing, fabricating and assembly, and other business and industrial uses.
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Existing Master Planned Communities
Master Planned Communities and Planned Area Development sites are mixed use areas designed for the integration of various uses and/or neighborhoods and the preservation of open space. They may have an urban character such as the Williams Center with it's high density residential and commercial mixed uses, or a more suburban character such as Silverado, a predominately residential community with integrated open space.
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Master Planning Areas
Predominately large tracts of undeveloped land located on the southeast and southern perimeters of the City. A large portion of this area is administered by the State Land Department. Prior to releasing these lands for development, the State will initiate planning efforts to promote orderly phased development that reflects sustainable and innovative community design. Land uses would include those uses generally consistent with the Master Planned Communities. Pursuant to State law, the City shall cooperate with the State Land Department regarding integrating the conceptual State land use plan into the municipality's general land use plan.
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Park
Regional and district parks within the City providing public recreation and open space.
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Future River Park System
General location is along or near major watercourses and made possible through the purchase or dedication for the establishment of a regional trail system.
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Tumamoc Hill Environmental Study Area
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Davis Monthan Air Force Base
A military installation of regional significance and a key factor in Tucson's economy.

Tucson's Generalized Distribution of Land Use Patterns illustrates the general land use distribution and development patterns that have evolved as elements of the history and culture of the City. The denoted land use character designations are general in nature and other land uses, densities, or development patterns may exist or be deemed appropriate with more micro analysis. The policies of the General Plan provide appropriate City wide land use direction for development in each of the legend designations. The General Plan Land Use element and other elements also provide for the preparation of specific plans. Policy direction regarding future growth for any specific area of the City can be obtained from the appropriate neighborhood, area, or subregional plan where land use policy direction is provided at the neighborhood and individual parcel scale.

Additionally, the land use patterns convey predominate neighborhood character for an area, suggesting development strategies that address issues such as project scale and compatibility with the surrounding neighborhood and land uses. This general view of land use distribution and patterns is not intended to precisely define the character of a specific neighborhood. It attempts to recognize that those land use and compatibility issues deemed appropriate in one urban form may differ from another established land use pattern. All new development is judged on a case by case basis for compatibility with area character and adjacent land uses through the rezoning process. Specific design solutions that enhance the ability of future development to achieve compliance with neighborhood character and compatibility are offered in the Design Guideline Manual.