

## B. RURAL INTENSITY CATEGORIES

The following land use categories shall be applied to designate rural development intensities on the land use plan.

### 1. **Rural Crossroads (RX)**

- a. 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.
- b. Residential Gross Density: Residential gross density shall conform to the following:
  - 1) Minimum – 1.2 RAC
  - 2) Maximum – 10 RAC.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
  - 1) Minimum – 1.2 RAC
  - 2) Maximum – 5.0 RAC.

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

- a. Objective: To designate rural villages within confines of the Coronado National Forest.
- b. Residential Gross Density: Residential gross density shall conform to the following:
  - 1) Minimum – none
  - 2) Maximum – 1.2 RAC.
- c. Zoning Districts: Only the ML Mount Lemmon Zone shall be deemed in conformance with the Land Use Plan.

### 3. Medium Intensity Rural (MIR)

- a. Objective: To designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials, or suburban areas.
- b. Residential Gross Density: Residential gross density shall conform to the following:
  - 1) Minimum – none
  - 2) Maximum – 1.2 RAC.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
  - 1) Minimum – none
  - 2) Maximum – 1.2 RAC.

### 4. Low Intensity Rural (LIR)

- a. Objective: To designate areas for residential uses at densities consistent with rural and resource-based characteristics.
- b. Residential Gross Density: Residential gross density shall conform to the following:
  - 1) Minimum – none
  - 2) Maximum – 0.3 RAC.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
  - 1) Minimum – none
  - 2) Maximum – 0.3 RAC.

## C. 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)**

- a. 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).
- b. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the Land Use Plan:
  - 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)**

- a. Objective: To designate adequate area for higher-intensity industrial uses that are not compatible with non-industrial uses.
- b. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the Land Use Plan:
  - 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)**

- a. 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.

- b. Residential Gross Density:
  - 1) Minimum – none
  - 2) Maximum – 0.3 RAC.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
  - 1) Minimum – none
  - 2) Maximum – 0.3 RAC.

#### 4. Resource Conservation (RC)

- a. 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.
- b. Residential Gross Density: None, other than allowances for life estates, ranch caretakers and similar uses.

#### 5. Resource Extraction (RE)

- a. Objective: To designate mining lands and to protect these areas from encroachment by incompatible uses.
- b. Residential Gross Density: Residential gross density shall conform to the following:
  - 1) Minimum – none
  - 2) Maximum – 0.3 RAC.

#### 6. Military Airport (MA)

- a. 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.
- 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 subject to compliance with the zoning code:
- 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 Zone.

## 8.2 Land Use Maps

The thirteen Land Use maps which follow, cover the unincorporated County except for the Tohono O’odham Nation and the Pascua Yaqui Tribe. They should be used as a resource along with the Regional Hydrology maps in Section 4.9 of this plan and the Maeveen Marie Behan Conservation Lands System map in Section 3.4 of this plan. The land use legend is described in Section 8.1 above. Application and interpretation of the maps is addressed in Chapter 10, Plan Administration.

## Exhibit 8.2.1: Avra Valley Planning Area Planned Land Use (Planning Area 1)

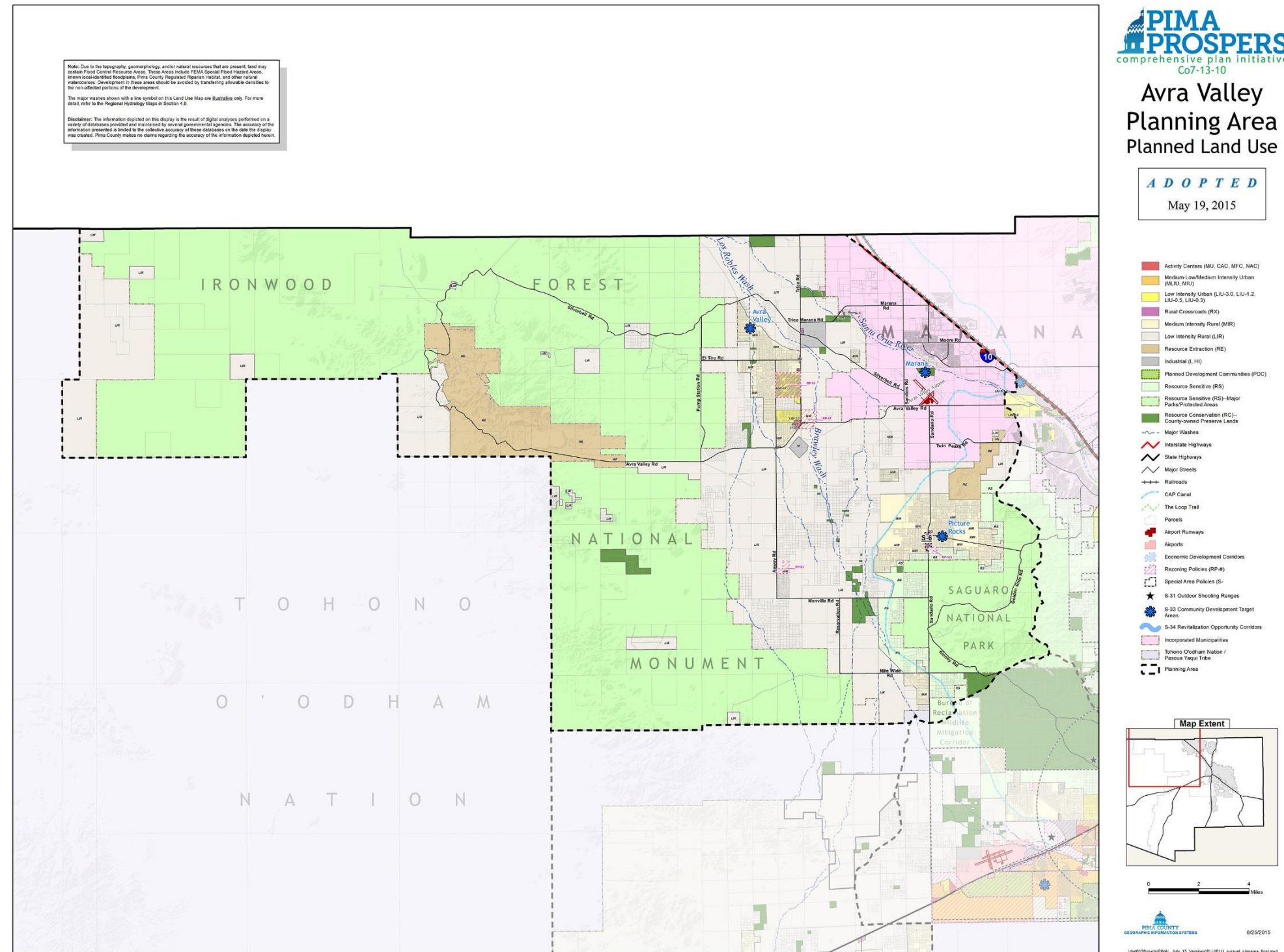
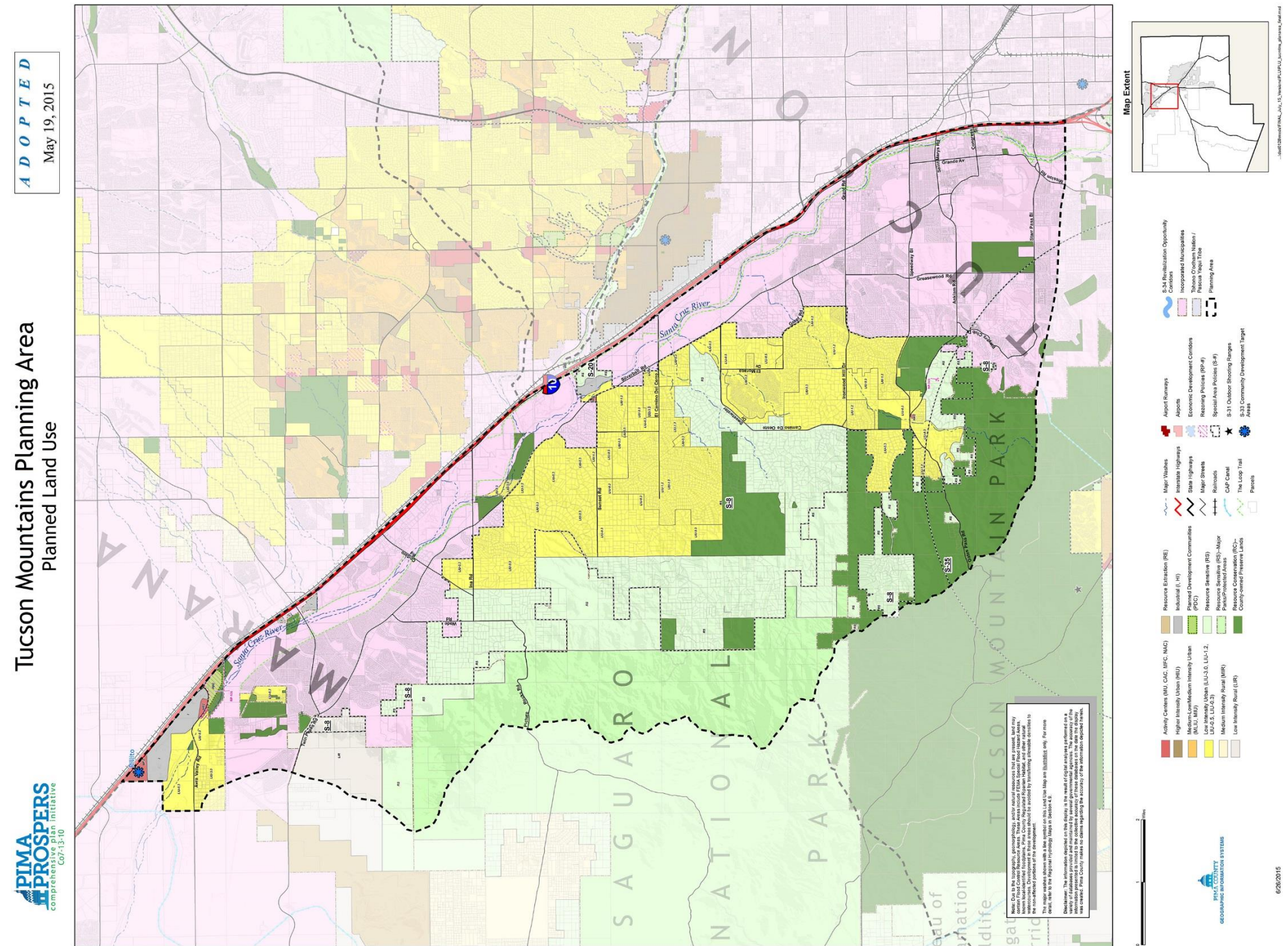
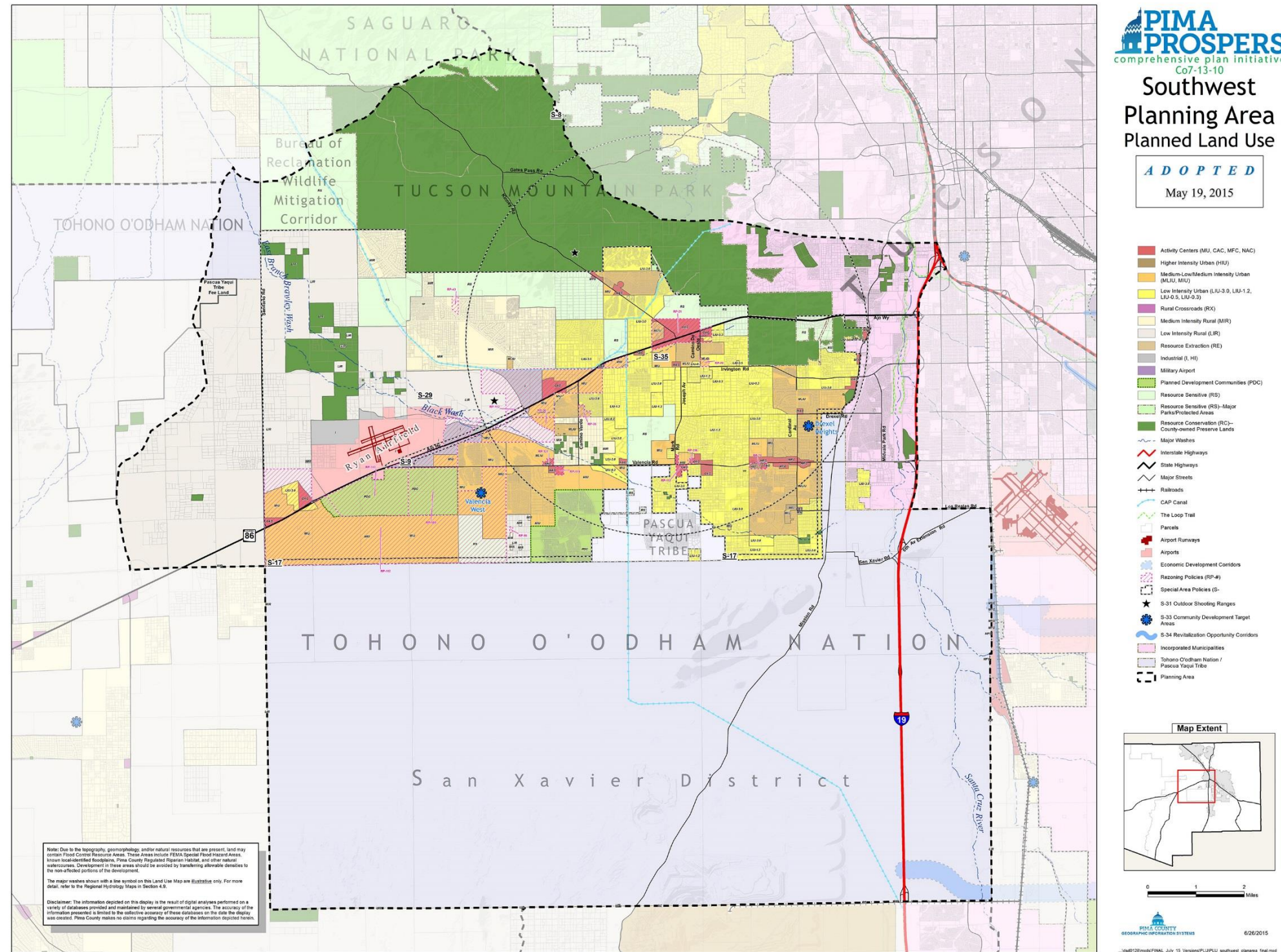


Exhibit 8.2.2: Tucson Mountains Planning Area Planned Land Use (Planning Area 2)



**Exhibit 8.2.3: Southwest Planning Area Planned Land Use (Planning Area 3)**



**PIMA COUNTY**  
comprehensive plan initiative  
C07-13-10

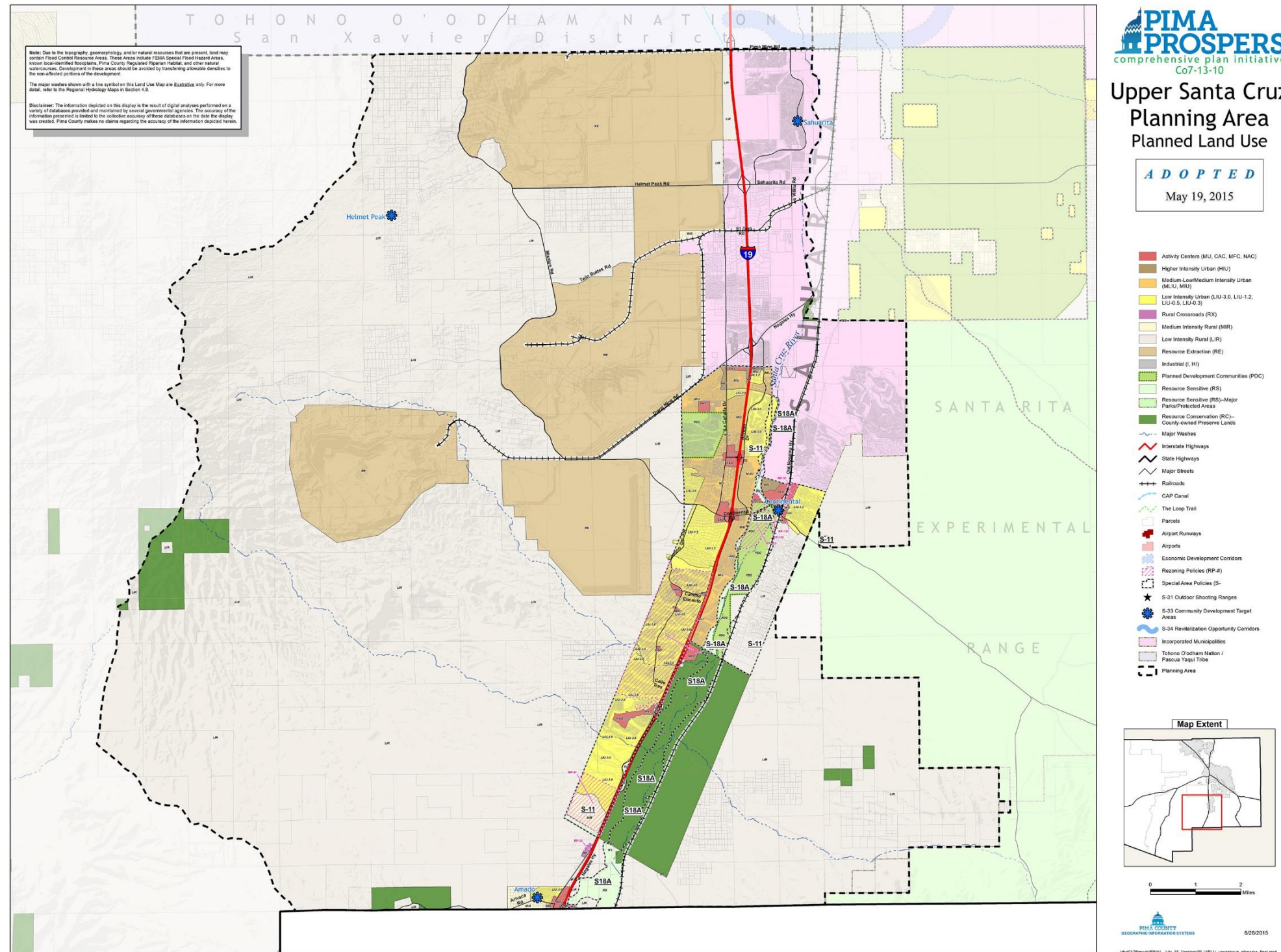
**Altar Valley Planning Area  
Planned Land Use**

**ADOPTED**  
May 19, 2015

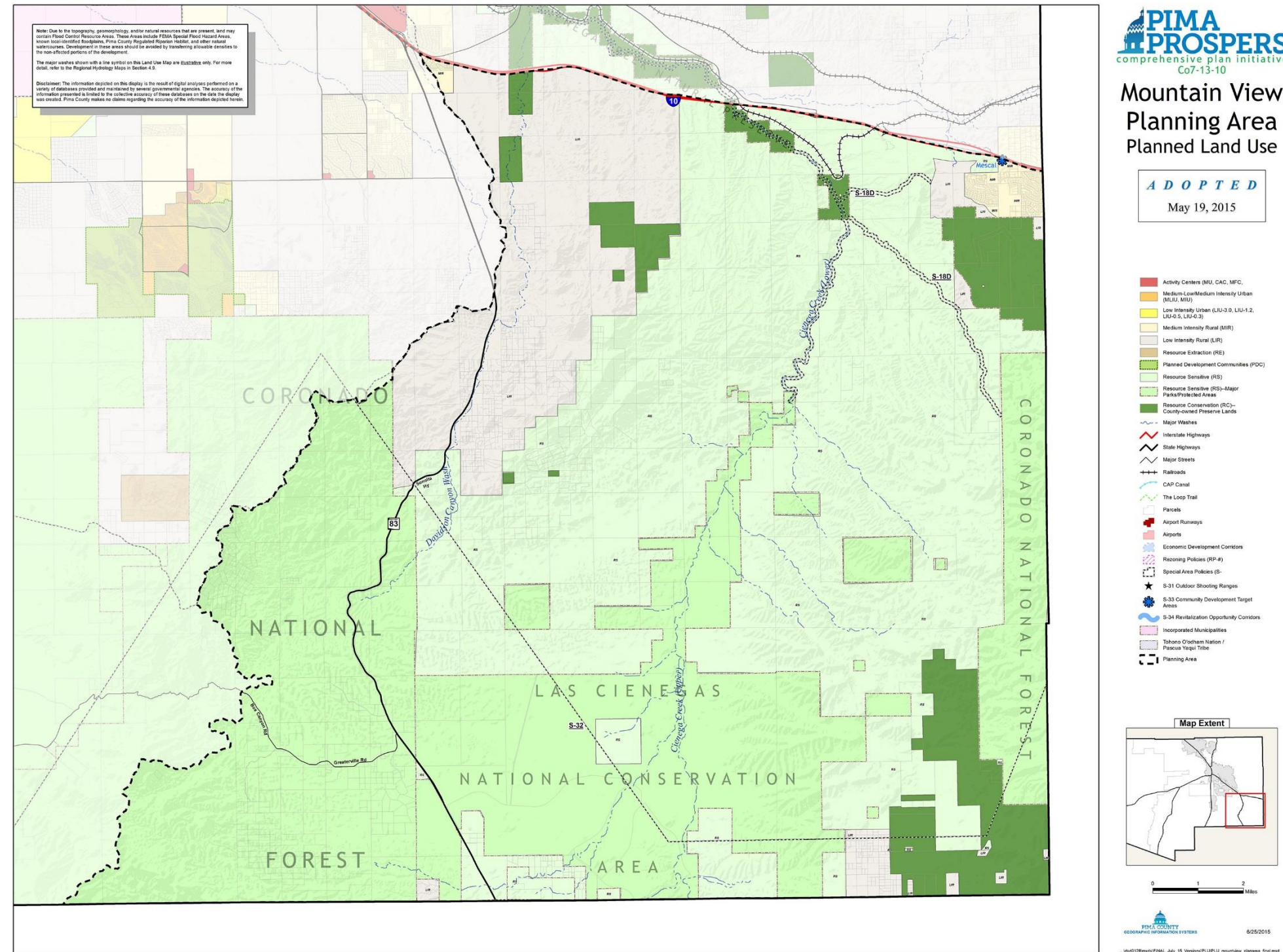
Notes: Due to the topography, geology, and natural resources that are present, the map may show some areas that are not currently zoned for development. These areas are shown in light green. The map is not intended to be a legal document. It is intended to be a planning tool. The map is not intended to be a legal document. It is intended to be a planning tool. The map is not intended to be a legal document. It is intended to be a planning tool.

**PIMA COUNTY**  
GEORGIAN PLANNING SYSTEMS  
6/25/2015

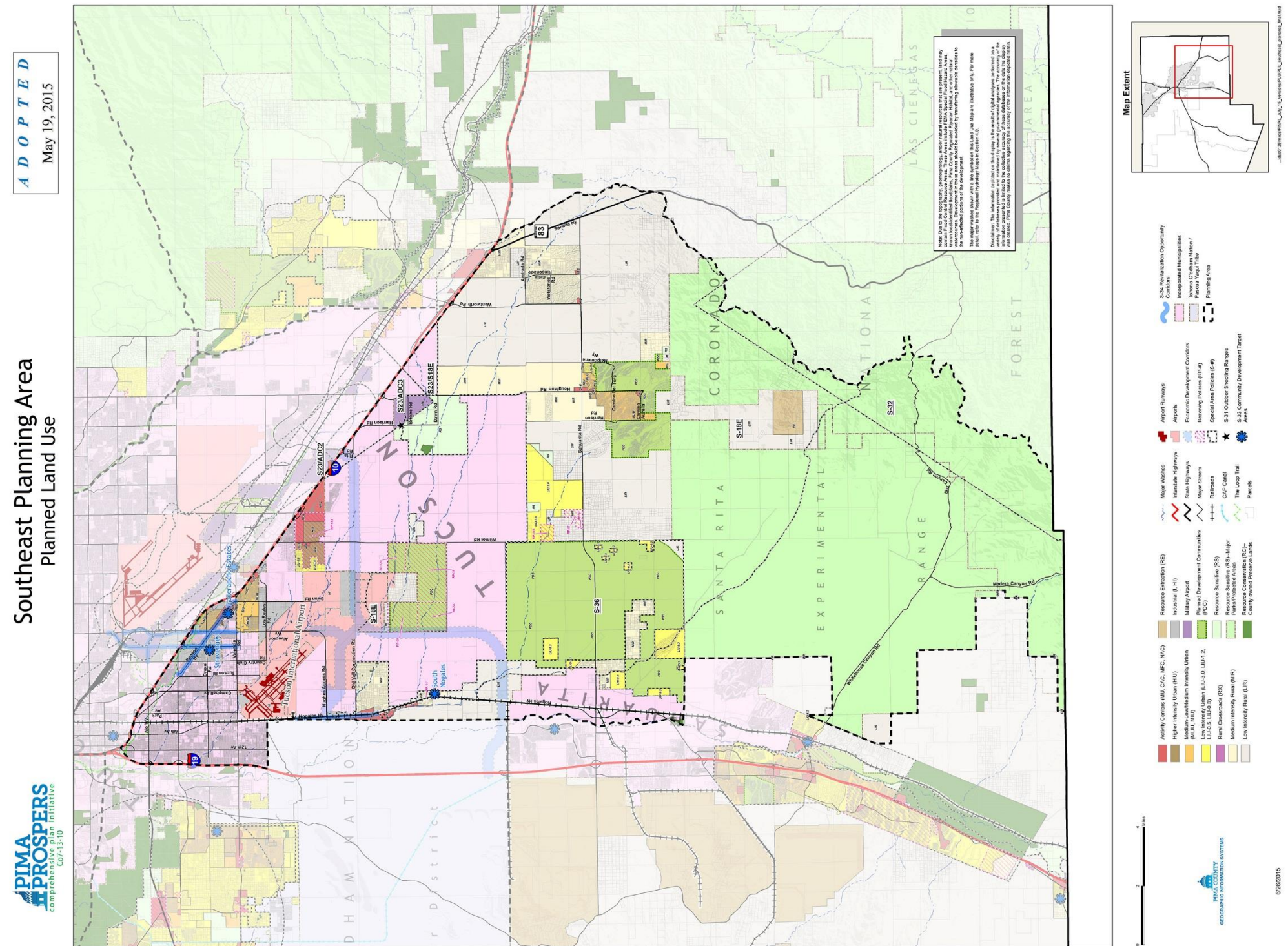
## Exhibit 8.2.5: Upper Santa Cruz Planning Area Planned Land Use (Planning Area 5)



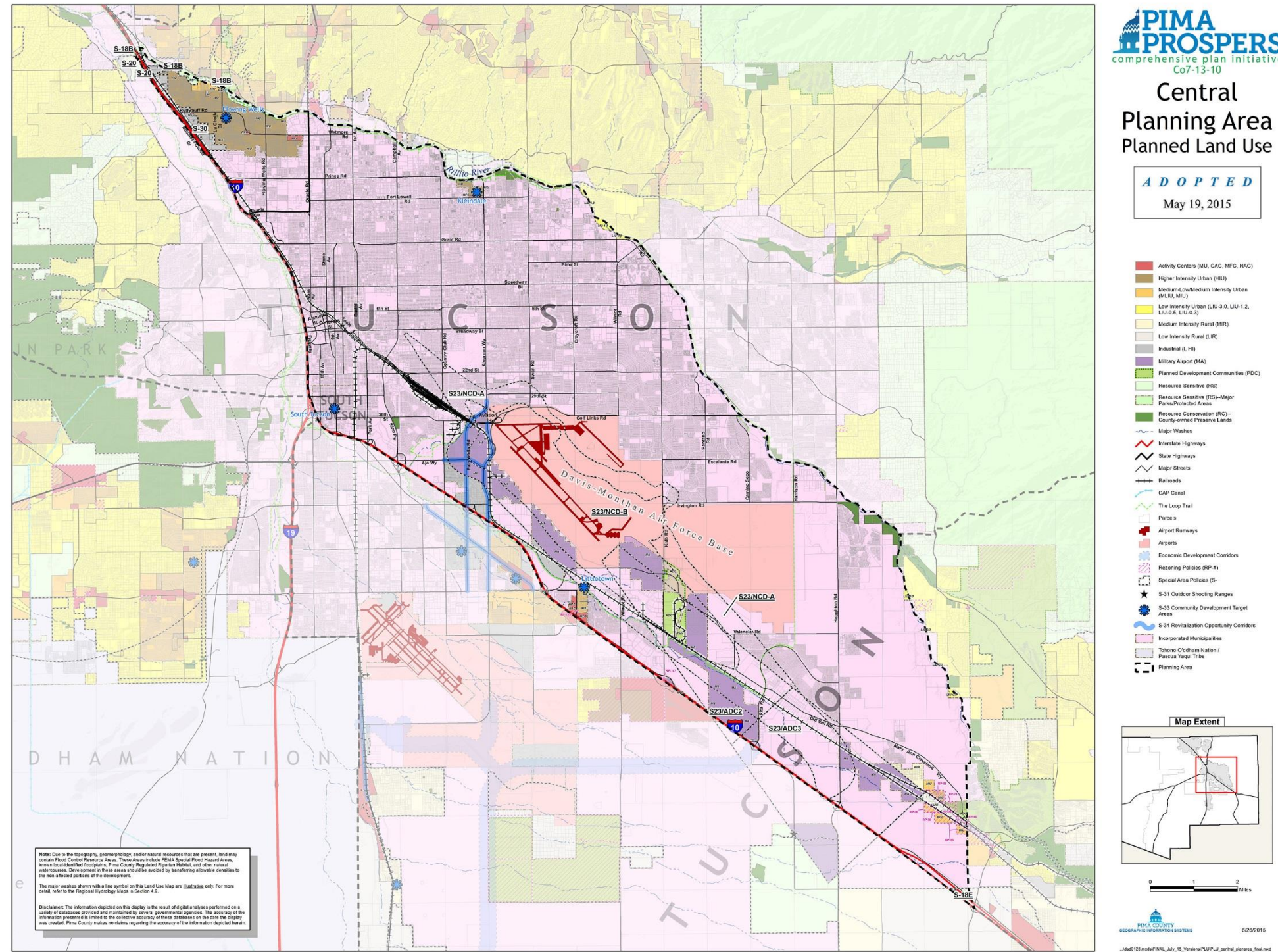
**Exhibit 8.2.6: Mountain View Planning Area Planned Land Use (Planning Area 6)**



### Exhibit 8.2.7: Southeast Planning Area Planned Land Use (Planning Area 7)



## Exhibit 8.2.8: Central Planning Area Planned Land Use (Planning Area 8)



**Exhibit 8.2.9: Catalina Foothills Planning Area Planned Land Use (Planning Area 9)**

