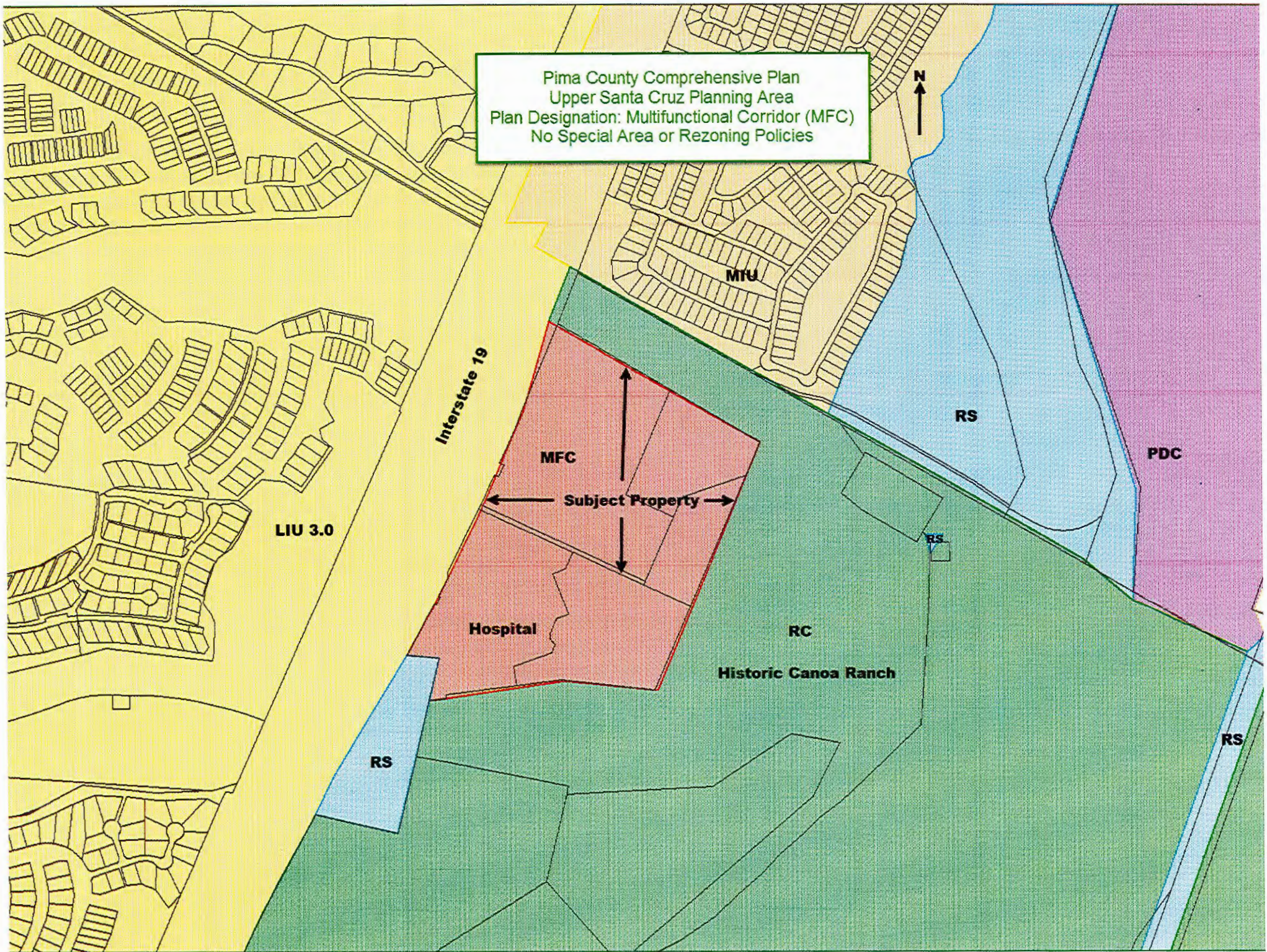


Pima County Comprehensive Plan
Upper Santa Cruz Planning Area
Plan Designation: Multifunctional Corridor (MFC)
No Special Area or Rezoning Policies



Multifunctional Corridor (MFC)

a. 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.

b. Residential Gross Density: Residential gross density, if applicable, shall conform to the following:

- 1) Minimum – 6 RAC
- 2) Maximum – As allowed by the requested conforming zoning district.

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 – 6 RAC
- 2) Maximum – 18 RAC.

**MMB Conservation
Lands System**

Outside CLS

Subject Property

**Multiple Use
Management Area
(MUMA)**

**Important Riparian
Area (IRA)**

MUMA

IRA

**Biological Core
Management Area**

MUMA

MUMA

Santa Cruz River



N 119

S 119 FRONTAGE RD

S 119

S 119 FRONTAGE RD

IRA