

TYPICAL LAND USE CLASSIFICATIONS

Explanation: Following are classification terms typically referenced on Area and Neighborhood Plan Land Use Concept Maps, as well as in accompanying descriptive text. While there may be cases where classification terms vary from those below, these terms generally cover the most often referenced land uses. *See other side for example of a Land Use Concept Map.*

- **Low-Density Residential:** Typically zoned SR, RX-1, RX-2, and R-1. Densities allowed in these zones are generally up to 6 units per acre.
- **Medium-Density Residential:** Typically zoned R-2 (or mobile home zoning). Medium-density residential areas usually have the greatest mix of housing types, ranging from single-family housing to apartment complexes.
- **High-Density Residential:** Generally zoned R-3 within Tucson, although high-density residential can occur in all of the business or commercial zones. In Tucson, apartments are typically developed at approximately 25 residential units per acre in areas designated for high-density residential.
- **Office:** Provides for office, medical, civic, and other land uses that provide reasonable compatibility with adjoining residential uses. Typically this development ranges from residentially-scaled office, like that allowed in the O-1 zone, to mid-rise development, like that allowed in the O-3 zone.
- **Commercial:** Involves the retailing and/or wholesaling of products or business services and limited manufacturing activities.
- **Residentially-Scaled Neighborhood Level Commercial:** Provides for uses intended primarily to serve a local neighborhood market, and that are similar in scale with the surrounding residential area. Structures may consist of either converted residential structures or new structures limited to a building height of 16 feet. For example, commercial uses for which architectural and site design are guided by criteria outlined within the NC commercial zone.
- **Neighborhood Level Commercial:** Provides for uses intended primarily to serve a local neighborhood market -- for example, those allowed within NC or C-1 zones.
- **Community Level Commercial:** Provides for uses intended primarily to serve an area-wide market -- for example, those allowed within C-2 and C-3 zones.
- **Industrial:** Includes research, commercial, and industrial parks and campuses. Uses include research and development, publishing, fabricating and assembly, and other business and industrial uses.