






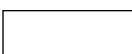


# SAM HUGHES NEIGHBORHOOD

## FIGURE 6: FUTURE LAND USE CONCEPT MAP

### LEGEND\*

-  Sunshine Mile Urban Overlay District
-  Sunshine Mile Urban Overlay District Mid-Century Subdistrict, Restricted Uses
-  Office/Commercial
-  Mixed Use
-  Medium Density Multi-Family Residential
-  High Density Multi-Family Residential
-  Office/High Density Multi-Family Residential
-  Low Density Single-Family Residential

★ Rincon Market Village Parking per Resolution #18868 Adopted March 26, 2001

Map Created: February 27, 2023

\*See next page for future land use designations definitions

# FUTURE LAND USE DESIGNATION DEFINITIONS

## **Sunshine Mile Urban Overlay District (SMUOD)**

An individual may choose to develop property within the SMUOD in conformance with the existing underlying zoning or utilize the SMUOD's flexible, mixed-use standards, which promote transit-oriented site and building design. For specific uses and development standards in the SMUOD, go to [https://www.tucsonaz.gov/files/integrated-planning/SMD\\_Document\\_FINAL\\_9-14-21.pdf](https://www.tucsonaz.gov/files/integrated-planning/SMD_Document_FINAL_9-14-21.pdf). If there are changes over time to the SMUOD, the link should provide the most up-to-date version.

## **Sunshine Mile Urban Overlay District Mid-Century Subdistrict, Restricted Uses**

An individual may choose to develop property within the SMUOD Mid-Century Subdistrict, Restricted Uses in conformance with the existing underlying zoning or utilize the SMUOD Mid-Century Subdistrict, Restricted Uses uses and standards. For specific uses and development standards in the SMUOD Mid-Century Subdistrict, Restricted Uses, go to [https://www.tucsonaz.gov/files/integrated-planning/SMD\\_Document\\_FINAL\\_9-14-21.pdf](https://www.tucsonaz.gov/files/integrated-planning/SMD_Document_FINAL_9-14-21.pdf). If there are changes over time to the SMUOD, the link should provide the most up-to-date version.

## **Office/Commercial**

An individual may choose to develop property with office and/or commercial uses found in O-1, O-2, O-3, C-1, and C-2 zones. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights).

## **Mixed Use**

An individual may choose to develop property with residential, office and/or commercial uses found in R-3, O-1, O-2, O-3, C-1, and C-2 zones. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights and densities).

## **Medium Density Multi-Family Residential**

An individual may choose to develop property with residential uses found in R-1 and R-2 zones. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights and densities).

## **High Density Multi-Family Residential**

An individual may choose to develop property with residential uses found in R-2 and R-3 zones. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights and densities).

## **Office/High Density Multi-Family Residential**

An individual may choose to develop property with office and/or residential uses found in O-1, O-2, O-3, and R-3 zones. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights and densities).

## **Low Density Single-Family Residential**

An individual may choose to develop property with residential uses found in the R-1 zone. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights and densities).