

















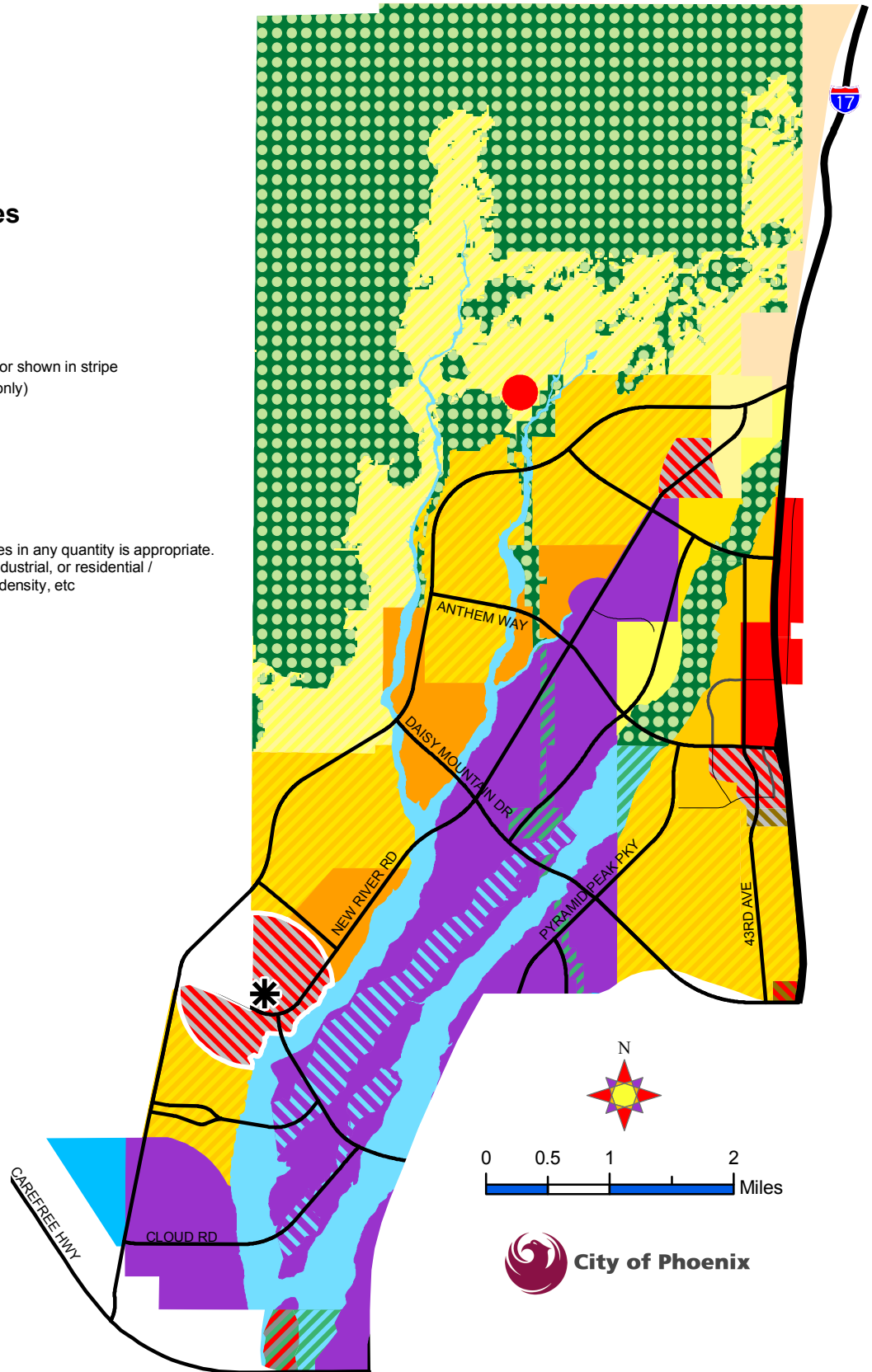


# Rio Vista Village

## General Plan Categories

**Note:** Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.

-  0 to 1 du/acre - Large Lot
  -  1 to 2 du/acre - Large Lot
  -  2 to 3.5 du/acre - Traditional Lot
  -  3.5 to 5 du/acre - Traditional Lot
  -  5 to 10 du/acre - Traditional Lot
  -  Parks/Open Space - Publicly Owned
  -  Parks/Open Space - Future 1 du / acre or color shown in stripe
  -  Mixed Use (Areas C, D and Northwest Area only)
  -  Commercial
  -  Commerce/Business Park
  -  Public/Quasi-Public
  -  Transportation
  -  Floodplain
  -  Undesignated Area
  -  Mixed Use (Striped)
- Color stripes indicate that any of the land uses in any quantity is appropriate. Can be any combination i.e., commercial / industrial, or residential / residential, or industrial / residential specific density, etc
-  Arterial Streets
  -  Collector Streets
  -  Primary Core



1 Mixed Use is an integrated variation of uses which may include residential, service, and basic commercial, general office, entertainment, and cultural functions, with a compatible relationship. This category would allow any or all of these uses within an area so categorized to be further determined by more specific plans, which would consider General Plan goals, existing zoning and uses, and site consideration.

2 As appropriate, and when in the best interests of the City to protect and preserve mountains and washes as open space, densities adjacent to mountains or washes may be greater than the General Plan category depicted on this plan.

3 Readers of this map are cautioned to refer to the adopted General Plan text and maps in the full document and other Adopted refinements - Special Planning Districts, Redevelopment Plans or Specific Plans for further guidance.

4 "R" depicts location of resorts. Those with an underlying commercial designation have corresponding zoning that permits resort hotel use. All other depictions are for existing resorts that are nonconforming, general locations for future resort sites, or indicate resort district zoning.

5 For special formats of this publication, call 602-262-6368 or 602-534-5500 TDD.

6 For questions concerning this publication call the Phoenix Planning Department, 602-262-6982

