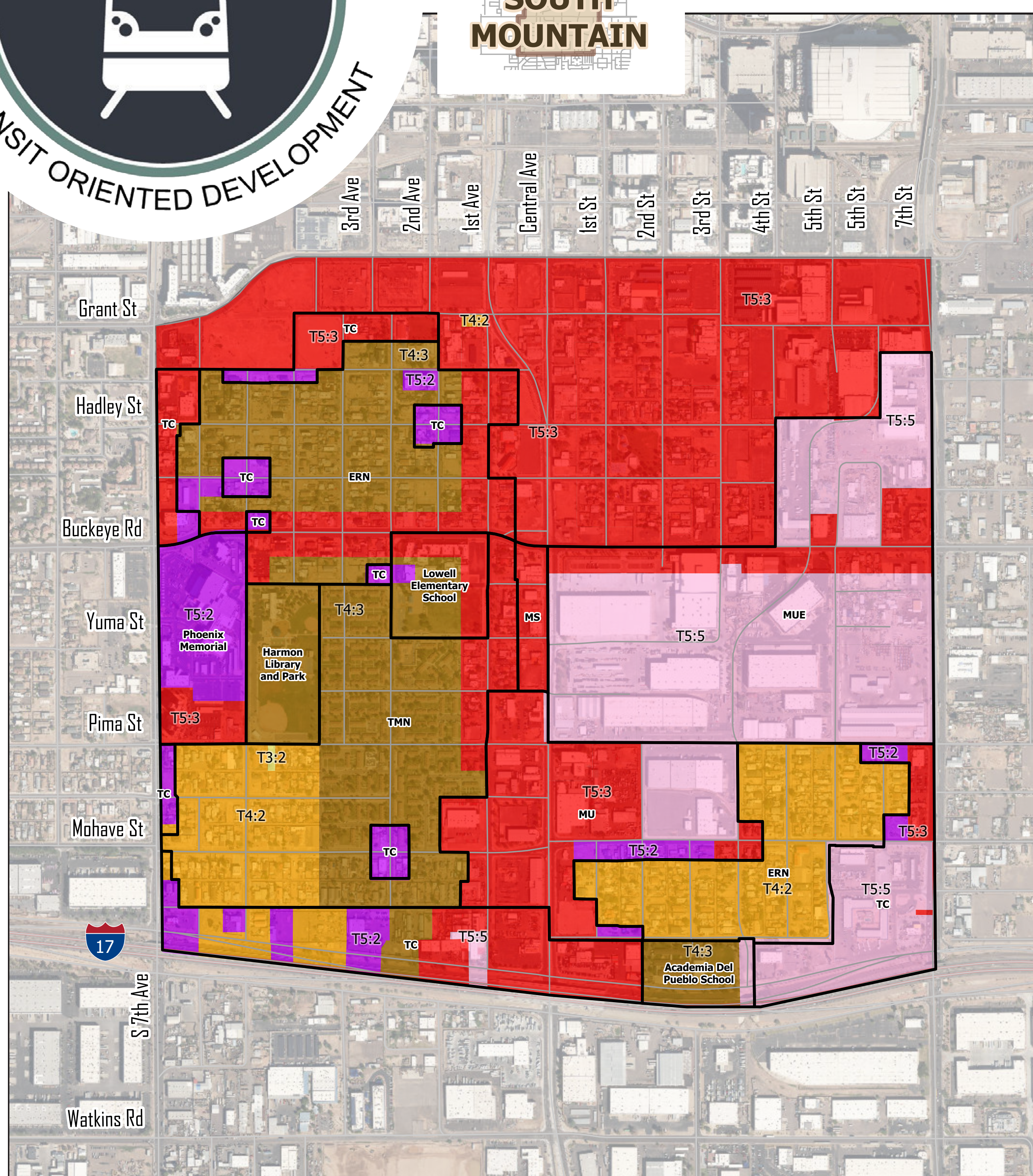
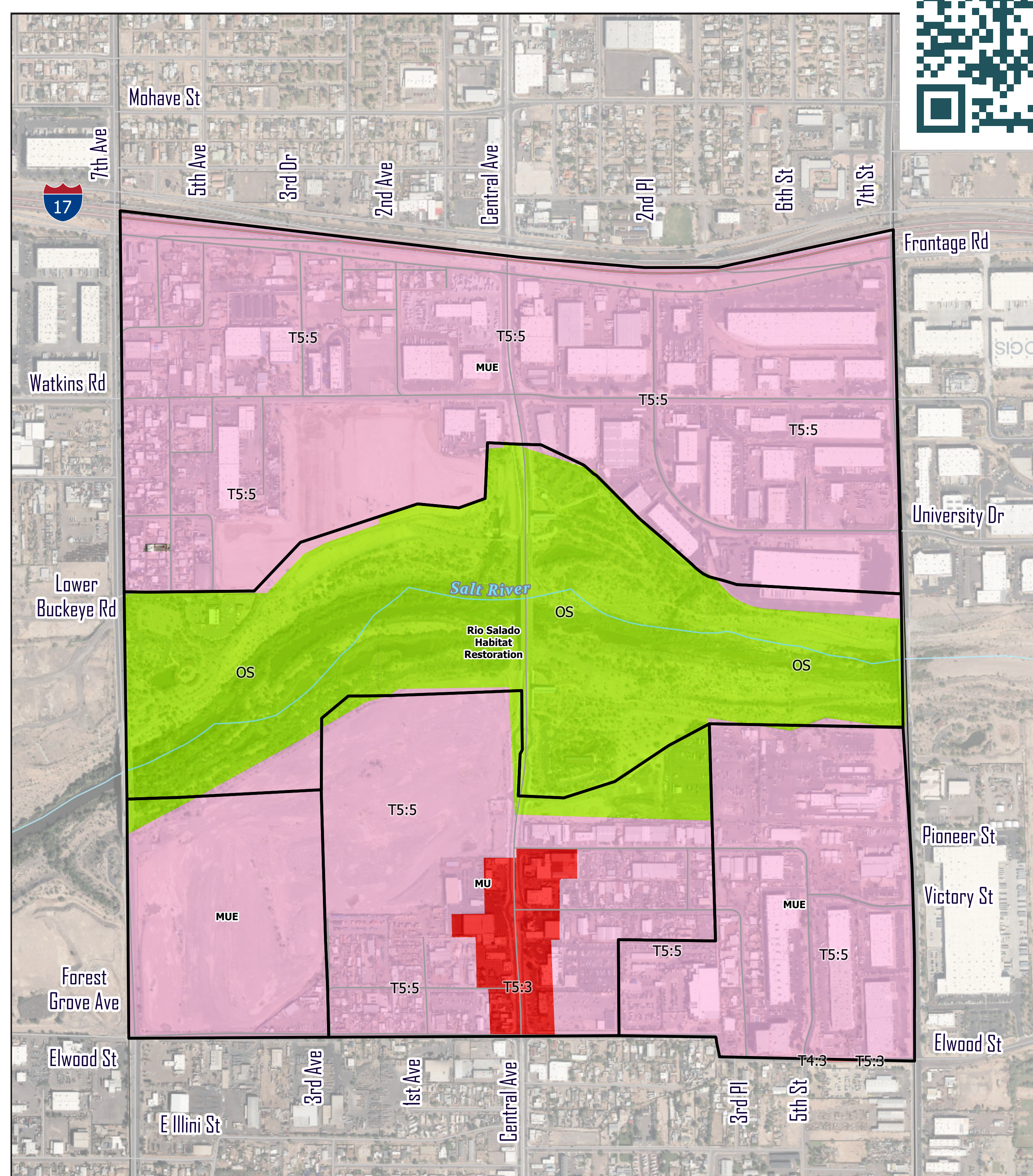


Character Area Maps

More information about the Walkable Urban Code transect districts can be found [here](#).



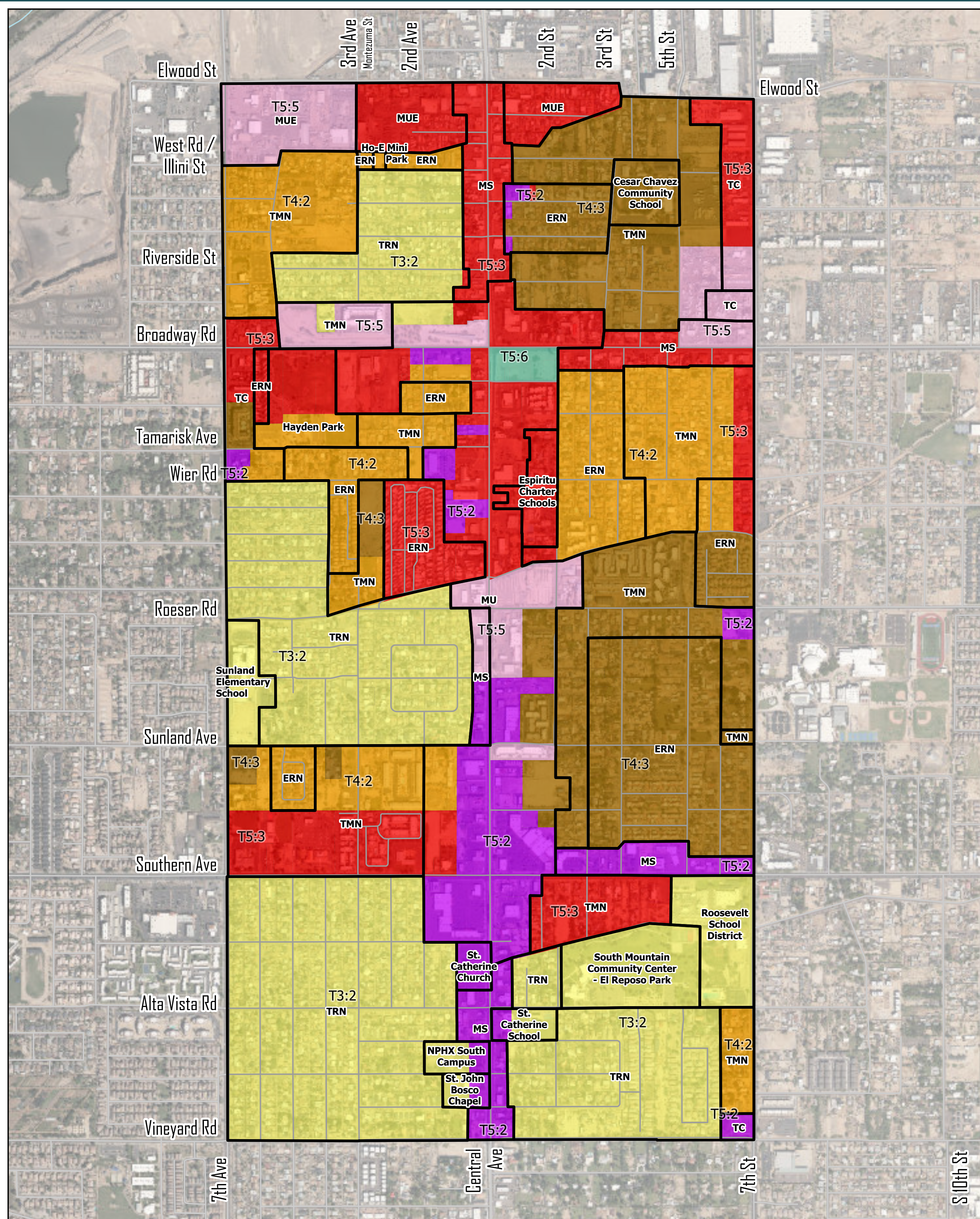
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|-----------------|--|--|
| Transect | Character Areas | ERN - Established Residential Neighborhood |
| T3:2 | TC - Transitional Commercial | TMN - Transitional Multi-Family Neighborhood |
| T4:2 | MS - Main Street | |
| T4:3 | MU - Mixed-Use | |
| T5:2 | MUE - Mixed-Use Employment | |
| T5:3 | TRN - Traditional Residential Neighborhood | |
| T5:5 | Character Area* | |
| | Highway | |
| | River | |



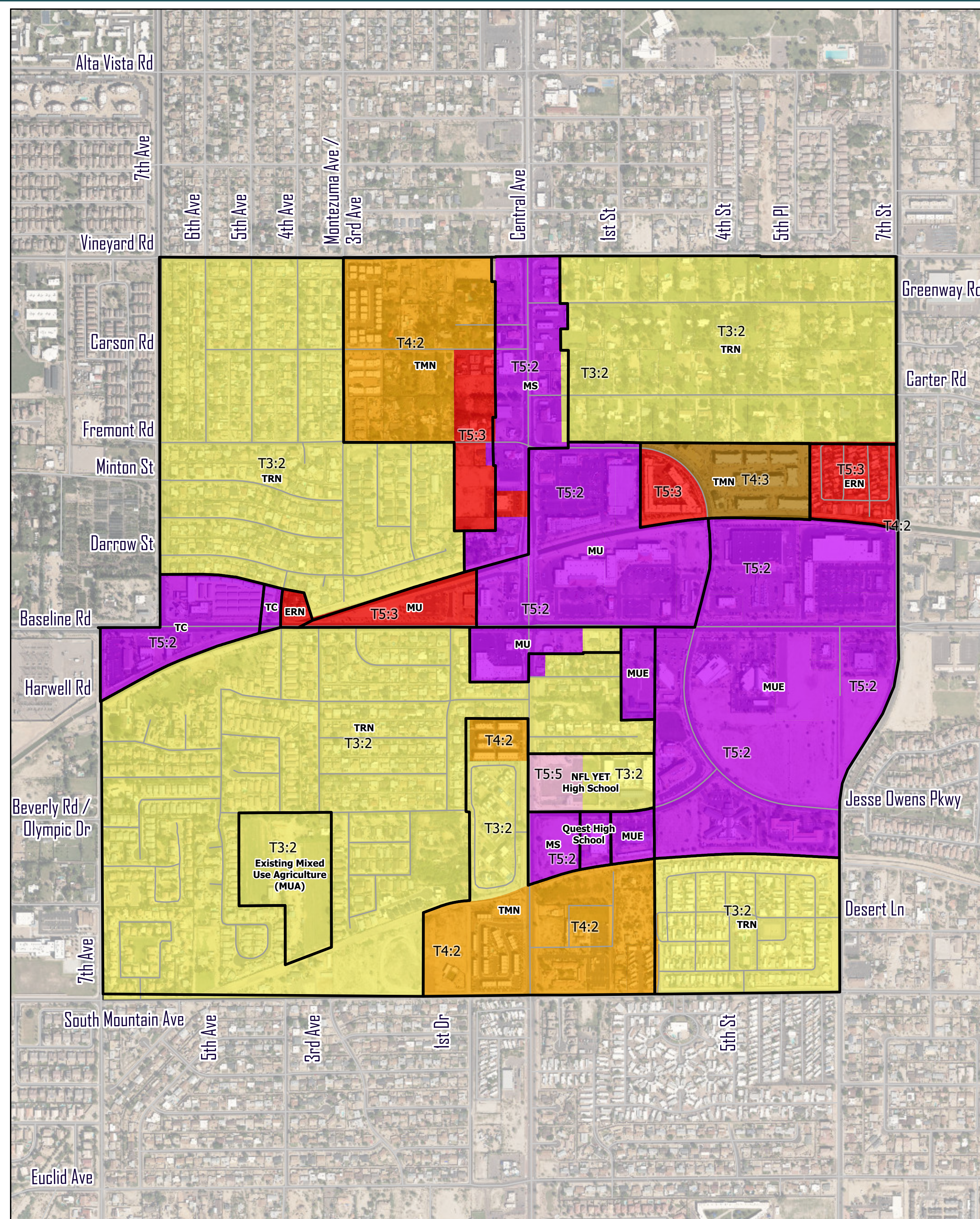
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|-----------------|--|--|
| Transect | Character Areas | ERN - Established Residential Neighborhood |
| T4:3 | TC - Transitional Commercial | TMN - Transitional Multi-Family Neighborhood |
| T5:3 | MS - Main Street | |
| T5:5 | MU - Mixed-Use | |
| OS | MUE - Mixed-Use Employment | |
| | TRN - Traditional Residential Neighborhood | |
| | Character Area | |
| | Highway | |
| | River | |

North | Reconnect Communities
Character Areas and Transect Zones

Rio Salado | Celebrate Natural Resources
Character Areas and Transect Zones



- | | | |
|-----------------|--|--|
| Transect | Character Areas | ERN - Established Residential Neighborhood |
| T3:2 | TC - Transitional Commercial | TMN - Transitional Multi-Family Neighborhood |
| T4:2 | MS - Main Street | |
| T4:3 | MU - Mixed-Use | |
| T5:2 | MUE - Mixed-Use Employment | |
| T5:3 | TRN - Traditional Residential Neighborhood | |
| T5:5 | Character Area | |
| T5:6 | Highway | |
| | River | |



- | | | |
|-----------------|--|--|
| Transect | Character Areas | ERN - Established Residential Neighborhood |
| T3:2 | TC - Transitional Commercial | TMN - Transitional Multi-Family Neighborhood |
| T4:2 | MS - Main Street | |
| T4:3 | MU - Mixed-Use | |
| T5:2 | MUE - Mixed-Use Employment | |
| T5:3 | TRN - Traditional Residential Neighborhood | |
| T5:5 | Character Area | |
| T2:1 | Highway | |
| T2:1-T5:3 | River | |

South | Strengthen Traditions and Culture
Character Areas and Transect Zones

South Mountain | Health and Recreation Hub
Character Areas and Transect Zones



Recommendations

Building Height and Transitions

- Align a corridor-based height pattern with unique character areas and the long term community vision.
- Introduce clearer step-down requirements to ensure compatible transitions adjacent to established neighborhoods and environmentally sensitive areas.
- Tailor height adjustments by area:
 - **North:** Strengthen transit-oriented intensity by allowing additional height near major corridors.
 - **Rio Salado:** Maintain moderate heights with stronger transitions toward open space and habitat areas.
 - **South:** Introduce height bonuses along major roads for developments that enhance public realm with community prioritized investments.
 - **South Mountain:** Maintain lower, context-sensitive heights near neighborhoods while allowing increased height along key corridors such as Central Avenue.

Setbacks and Site Design

- Refine streetscape and building frontage standards to better support public realm improvements, including wider sidewalks, shade infrastructure, and pedestrian amenities.
- Increase setbacks where necessary to buffer open space and protect habitat, particularly in the Rio Salado area.
- Allow flexibility in more urban contexts where paseos and urban plazas can support active, walkable frontages.

Frontage Design and Property Improvements

- Strengthen frontage design by requiring shade elements such as arcades, awnings, or tree canopy in new development.
- Expand and formalize incentive programs to support voluntary upgrades to existing properties, particularly in the Rio Salado and South areas, including:
 - Removal of barbed-wire fencing.
 - Replacement with pedestrian-oriented fencing.
 - Landscaping improvements, including clearing and replanting vegetation.
- Improve visibility and orientation of building entrances along major corridors, with an emphasis on lighting and pedestrian access, particularly in the South Mountain area.

Parking and Site Layout

- Encourage shared parking where parking space may be limited to support local and small businesses.
- Tie reduced parking to incentives such as height bonuses or streamlined review processes.
- Create parking districts within the corridor that allow overflow from street parking in order to collect funds to support other community desired improvements.