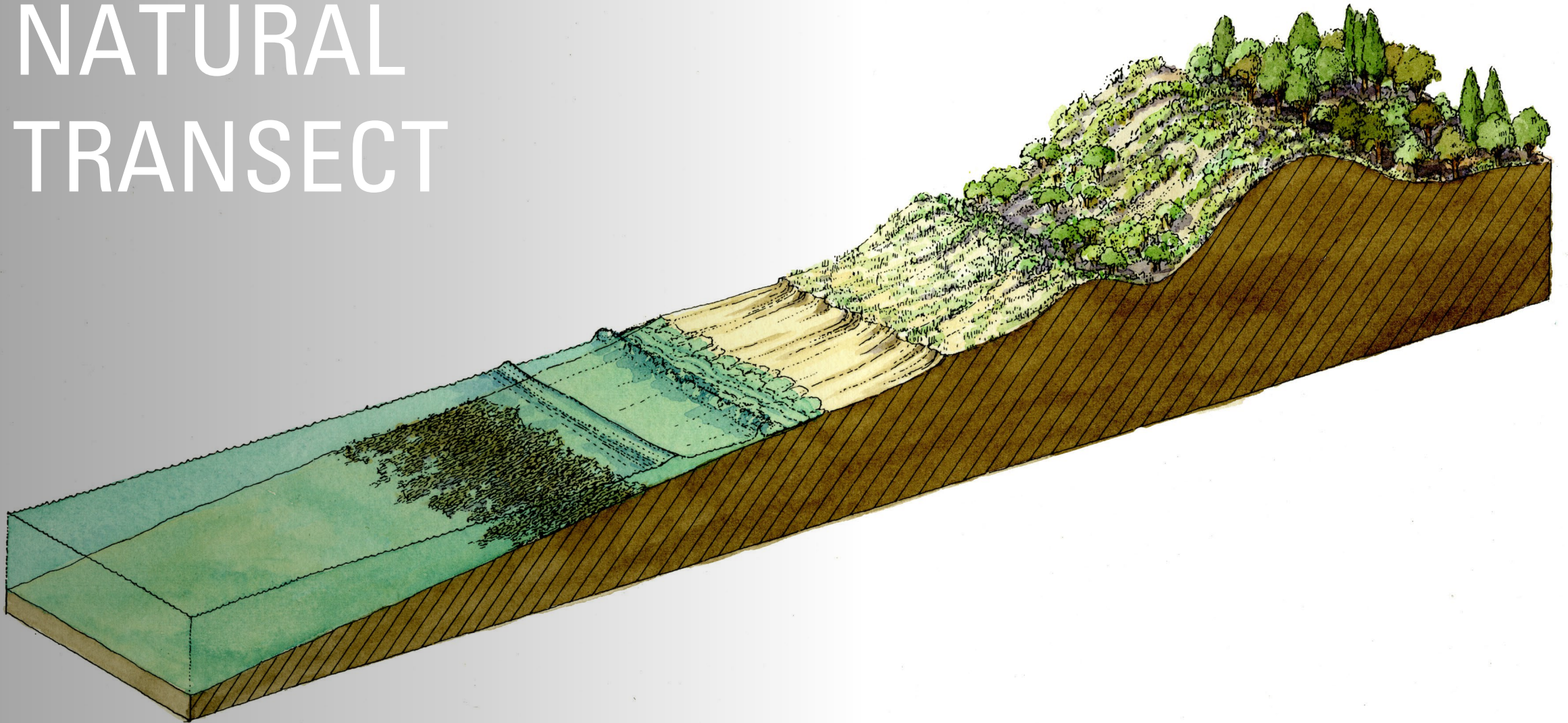
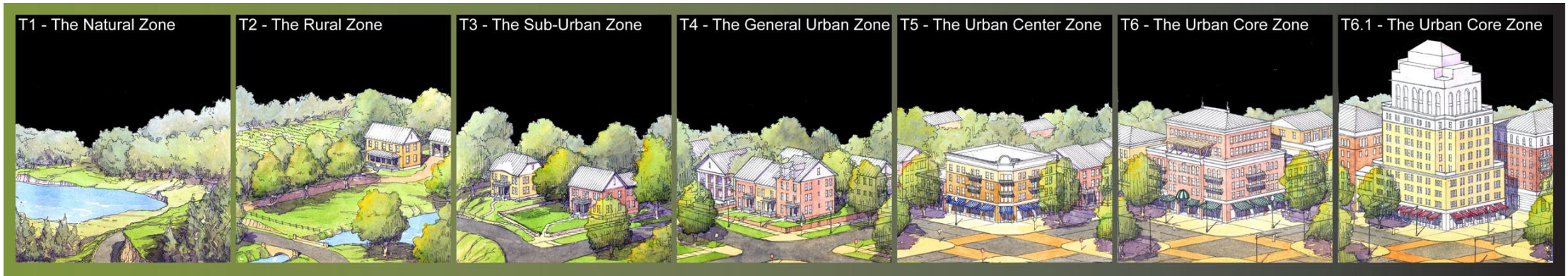

TRANSECT REVIEW

July 27, 2022



NATURAL TRANSECT





BUILT TRANSECT



REGIONAL SECTOR

COMMUNITY
UNIT TYPE

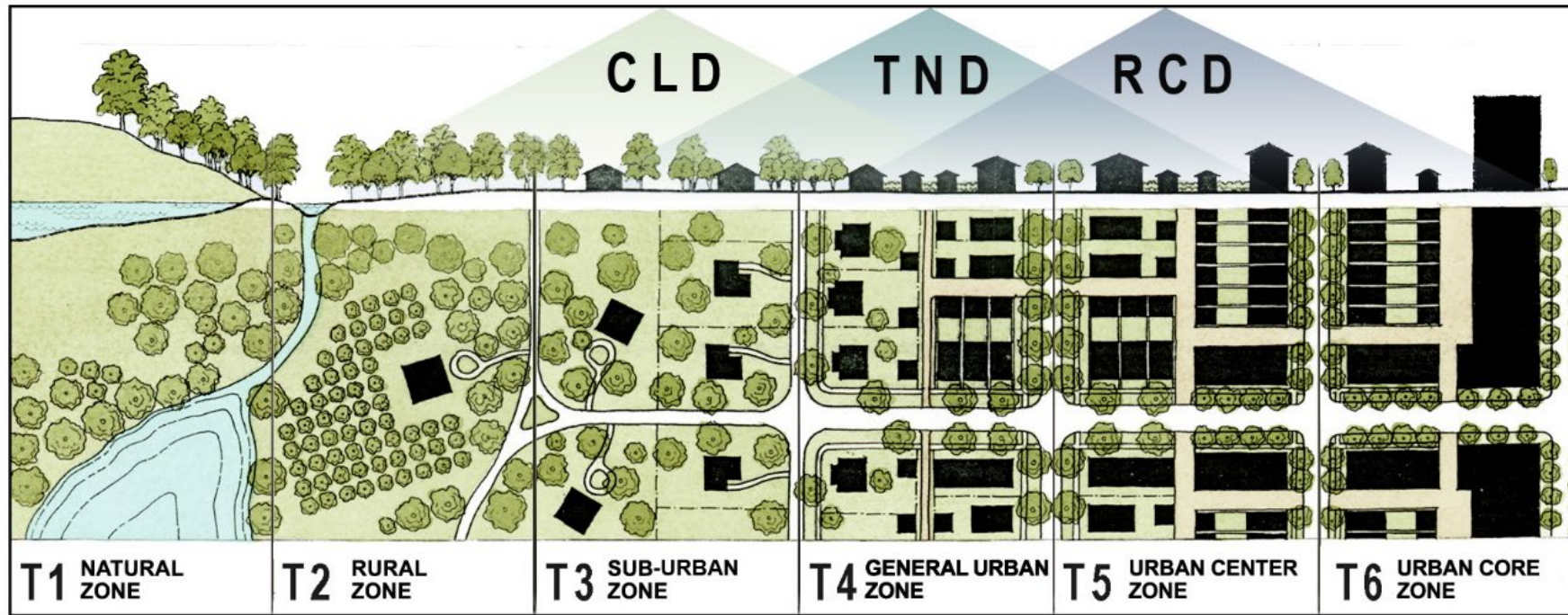
TRANSECT
ZONE

REGION SECTORS

- O-1 - The Preserved Open Sector
- O-2 - The Reserved Open Sector
- G-1 - The Restricted Growth Sector
- G-2 - The Controlled Growth Sector
- G-3 - The Intended Growth Sector
- G-4 - The Infill Growth Sector
- SD - Special District

COMMUNITY UNIT TYPES

- CLUSTERED LAND DEVELOPMENT (CLD)
- TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)
- REGIONAL CENTER DEVELOPMENT (RCD)
- TRANSIT ORIENTED DEVELOPMENT (TOD)

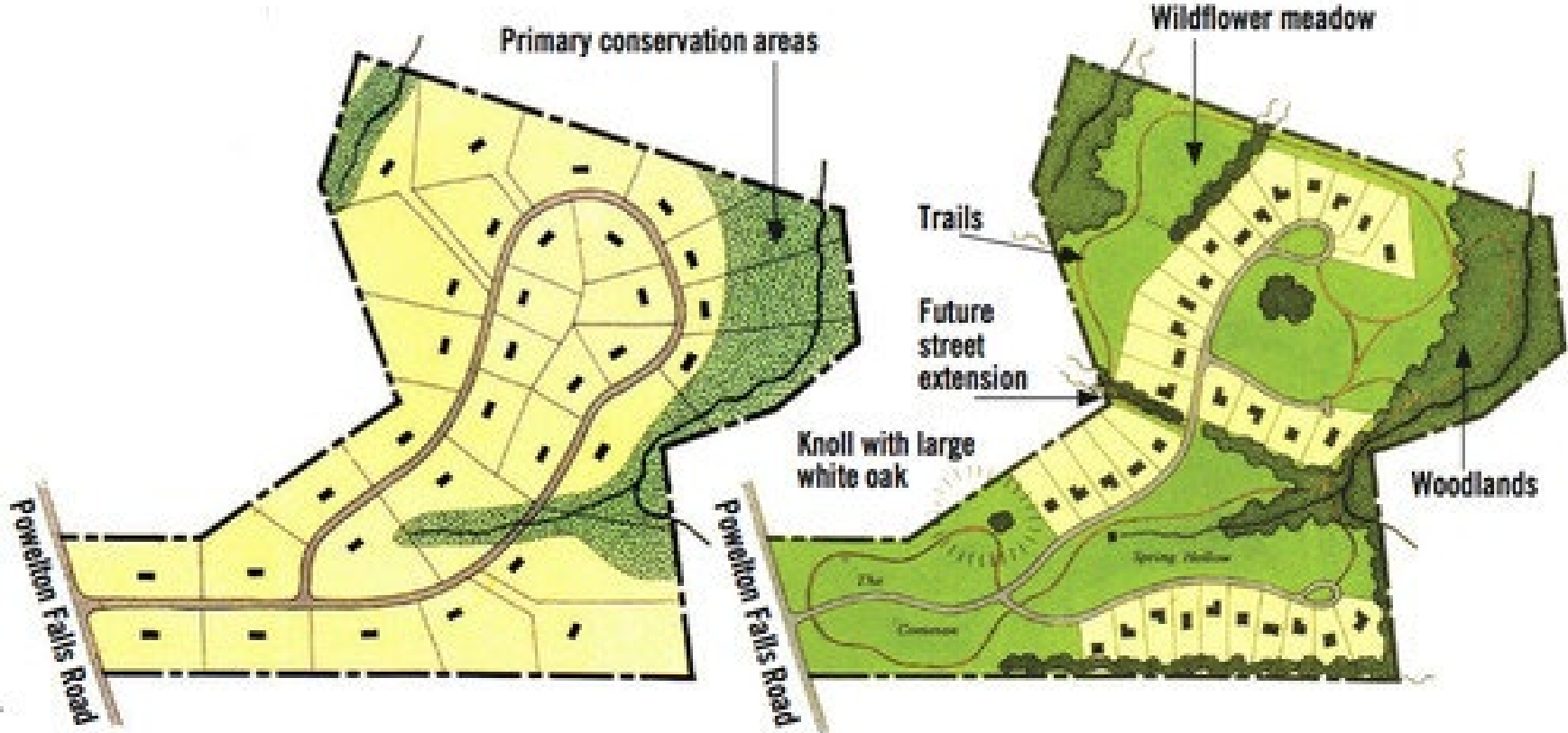


COMMUNITY UNIT TYPE

Combining with Transect Zone

COMMUNITY UNITS

CLUSTERED LAND DEVELOPMENT (CLD)



COMMUNITY UNITS



Artist renderings showing the urban character of this proposed TND project (Juniper Point) reflecting the City of Flagstaff's mountain architectural vernacular, with a corner store on the left, and a residential street on the right.

Illustrations by Dover, Kohl & Partners

TRADITIONAL
NEIGHBORHOOD
DEVELOPMENT (TND)

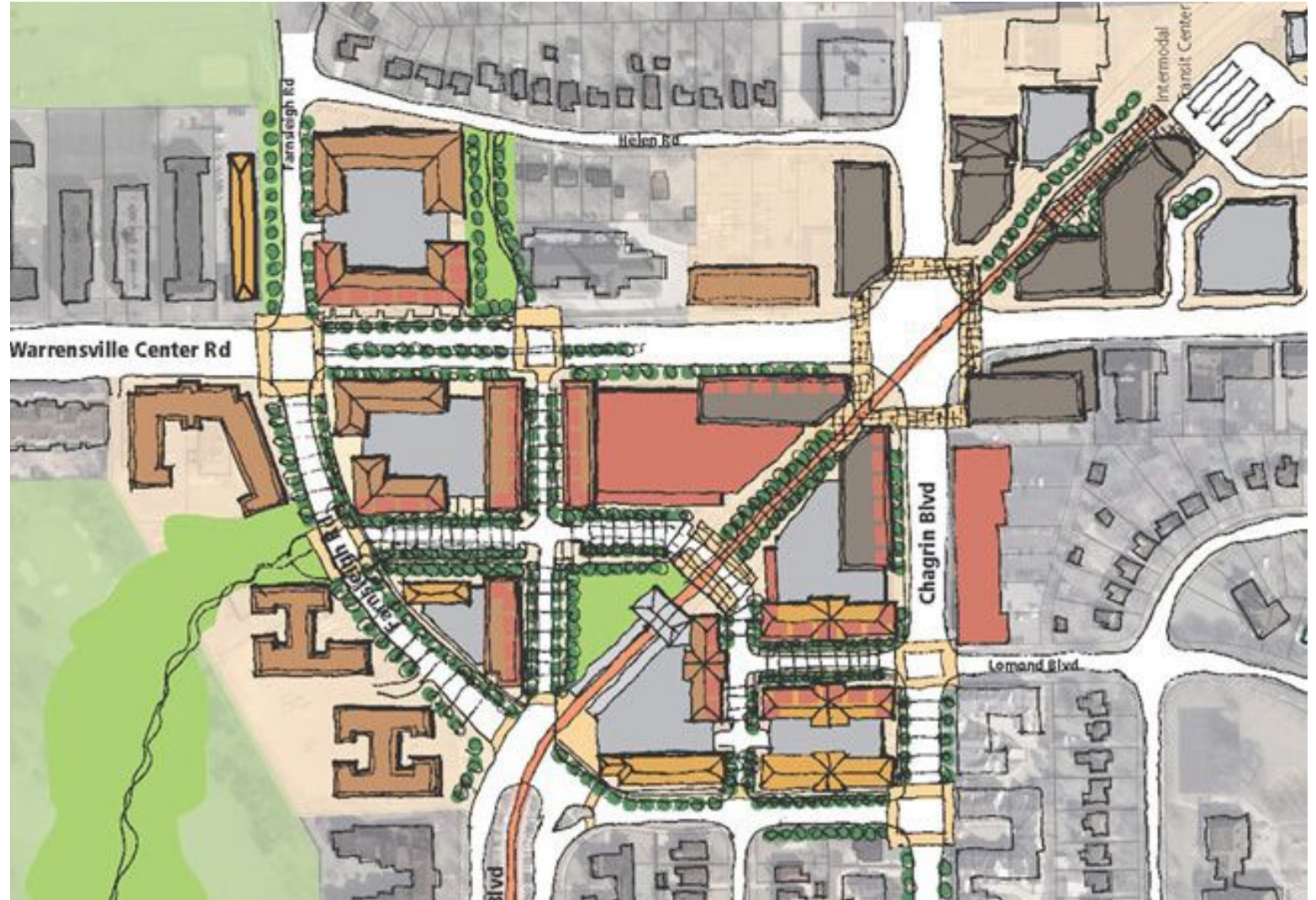
COMMUNITY UNITS

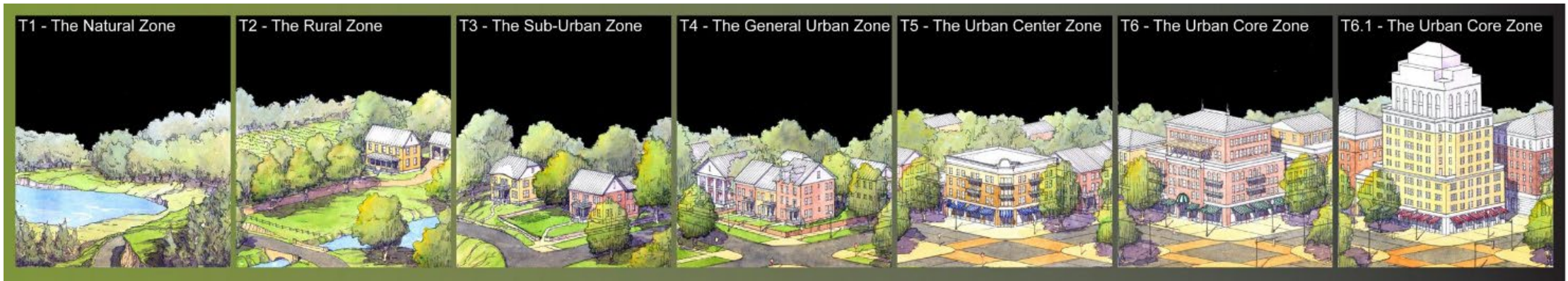


REGIONAL CENTER
DEVELOPMENT (RCD)

COMMUNITY UNITS

TRANSIT ORIENTED
DEVELOPMENT (TOD)





TRANSECT ZONES

TRANSECT ZONES

T-1 NATURAL ZONE CONSISTS OF LANDS APPROXIMATING OR REVERTING TO A WILDERNESS CONDITION, INCLUDING LANDS UNSUITABLE FOR SETTLEMENT DUE TO TOPOGRAPHY, HYDROLOGY OR VEGETATION.

T-2 RURAL ZONE CONSISTS OF SPARSELY SETTLED LANDS IN OPEN OR CULTIVATED STATES. THESE INCLUDE WOODLAND, AGRICULTURAL LAND, GRASSLAND, AND IRRIGABLE DESERT. TYPICAL BUILDINGS ARE FARMHOUSES, AGRICULTURAL BUILDINGS, CABINS, AND VILLAS.

T-3 SUB-URBAN ZONE CONSISTS OF LOW-DENSITY RESIDENTIAL AREAS, ADJACENT TO HIGHER ZONES THAT HAVE SOME MIXED USE. HOME OCCUPATIONS AND OUTBUILDINGS ARE ALLOWED. PLANTING IS NATURALISTIC AND SETBACKS ARE RELATIVELY DEEP. BLOCKS MAY BE LARGE AND THE ROADS IRREGULAR TO ACCOMMODATE NATURAL CONDITIONS.

T-4 GENERAL URBAN ZONE CONSISTS OF A MIXED USE BUT PRIMARILY RESIDENTIAL URBAN FABRIC. IT MAY HAVE A WIDE RANGE OF BUILDING TYPES: SINGLE, SIDEYARD, AND ROWHOUSES. SETBACKS AND LANDSCAPING ARE VARIABLE. STREETS WITH CURBS AND SIDEWALKS DEFINE MEDIUM-SIZED BLOCKS.

T-5 URBAN CENTER ZONE CONSISTS OF HIGHER DENSITY MIXED USE BUILDING THAT ACCOMMODATE RETAIL, OFFICES, ROW- HOUSES AND APARTMENTS. IT HAS A TIGHT NETWORK OF STREETS, WITH WIDE SIDEWALKS, STEADY STREET TREE PLANTING AND BUILDINGS SET CLOSE TO THE SIDEWALKS.

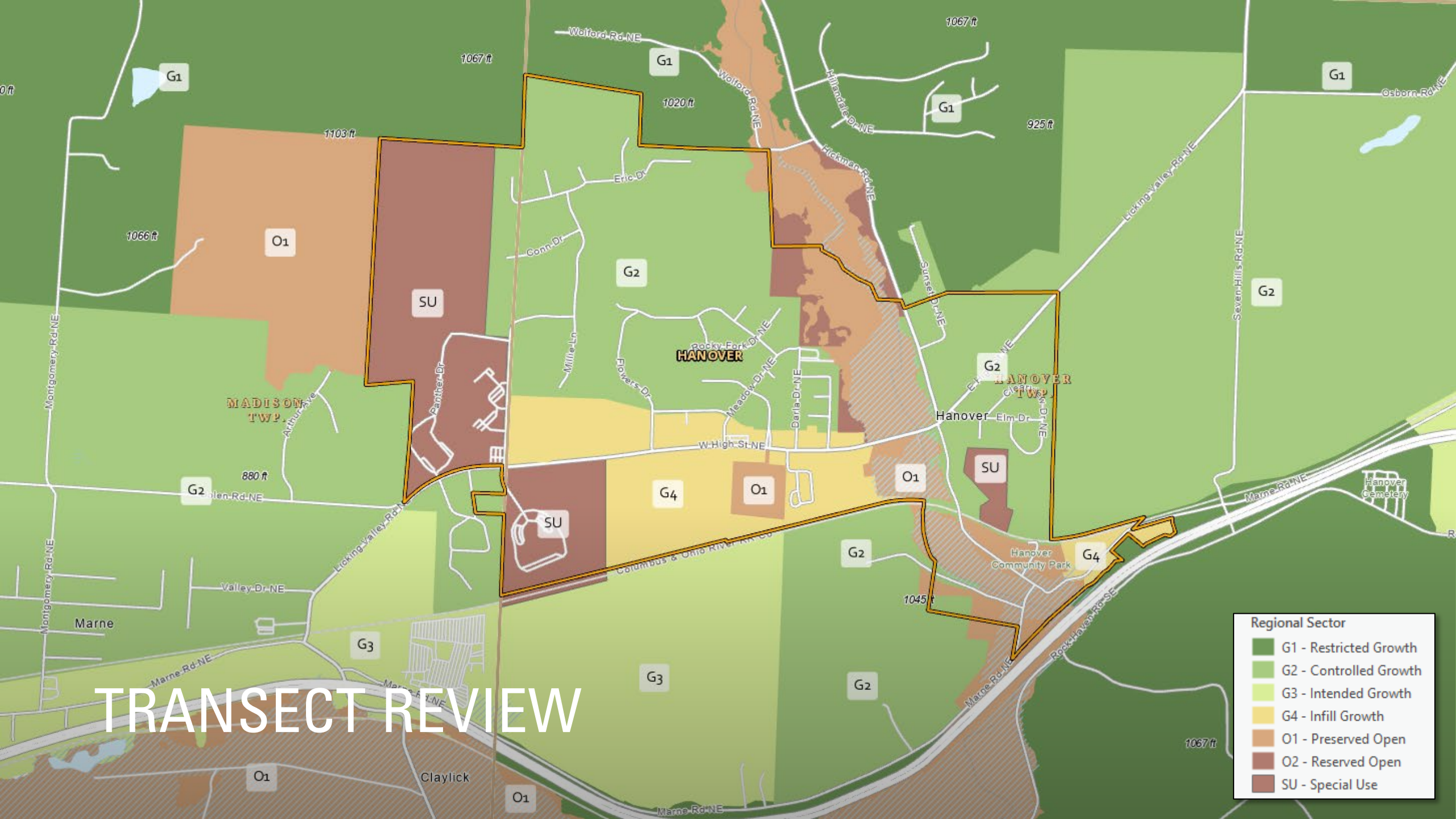
T-6 URBAN CORE ZONE CONSISTS OF THE HIGHEST DENSITY AND HEIGHT, WITH THE GREATEST VARIETY OF USES, AND CIVIC BUILDINGS OF REGIONAL IMPORTANCE. IT MAY HAVE LARGER BLOCKS; STREETS HAVE STEADY STREET TREE PLANTING AND BUILDINGS ARE SET CLOSE TO WIDE SIDEWALKS. TYPICALLY, ONLY LARGE TOWNS AND CITIES HAVE AN URBAN CORE ZONE.



TRANSECT REVIEW

Regional Sector

- G1 - Restricted Growth
- G2 - Controlled Growth
- G3 - Intended Growth
- G4 - Infill Growth
- O1 - Preserved Open
- O2 - Reserved Open
- SU - Special Use



TRANSECT REVIEW

Regional Sector

- G1 - Restricted Growth
- G2 - Controlled Growth
- G3 - Intended Growth
- G4 - Infill Growth
- O1 - Preserved Open
- O2 - Reserved Open
- SU - Special Use