legend

symbol	area	height
	NEIGHBORHOOD BUFFER	**50' max.**
	HERITAGE CORE	**75' max.** (15' stpbk. @50' height)
	CIVIC/CULTURAL	**75' max.**
	MILL AVENUE CORRIDOR	**150' max.** (15' stpbk. @50' height; 10' stpbk. @ 75' height)
	URBAN- PARK TRANSITION	**200' max.** (20' stpbk. @75' height)
	URBAN CENTER	**300' max.**
	HAYDEN FERRY SOUTH SPECIAL STUDY AREA	**See specific guidelines***
	PARK/PRESERVE	

* "Hayden Ferry South Development Guidlines" were accepted by the Rio Salado Advisory Commission in March 2000, accepted by the Tempe City Council in August 2000 and amended by development agreement in April 2001.

north
scale: 1"=400±

April 2006

community development department

CONCEPT STUDY
DOWNTOWN BUILDING HEIGHTS

community development department

CONCEPT STUDY

DOWNTOWN BUILDING HEIGHTS

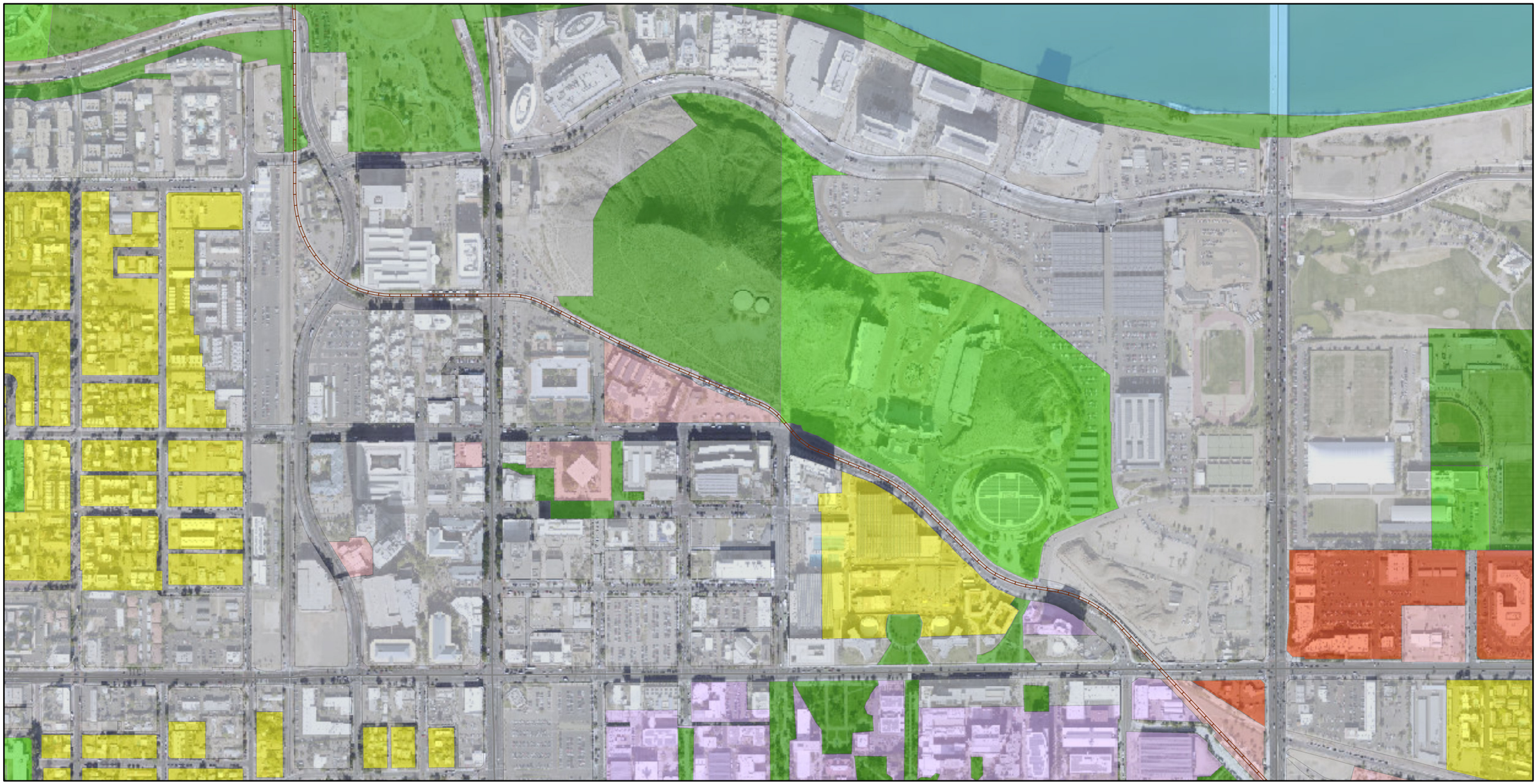
Accepted 6 April 2006 (City Council Development Committee of the whole)

NEIGHBORHOOD BUFFER | **HERITAGE CORE CORE** | **CIVIC/CULTURAL** | **MILL AVENUE CORRIDOR** | **URBAN – PARK TRANSITION** | **URBAN CENTER**

* STEPBACKS are calculated as an average from street and/or park frontages, and pertain to primary building mass (additional articulation, utilizing balconies, canopies, etc., is not only encouraged, but expected).

DOWNTOWN PROJECTED LANDUSE

City of Tempe
COMMUNITY DEVELOPMENT



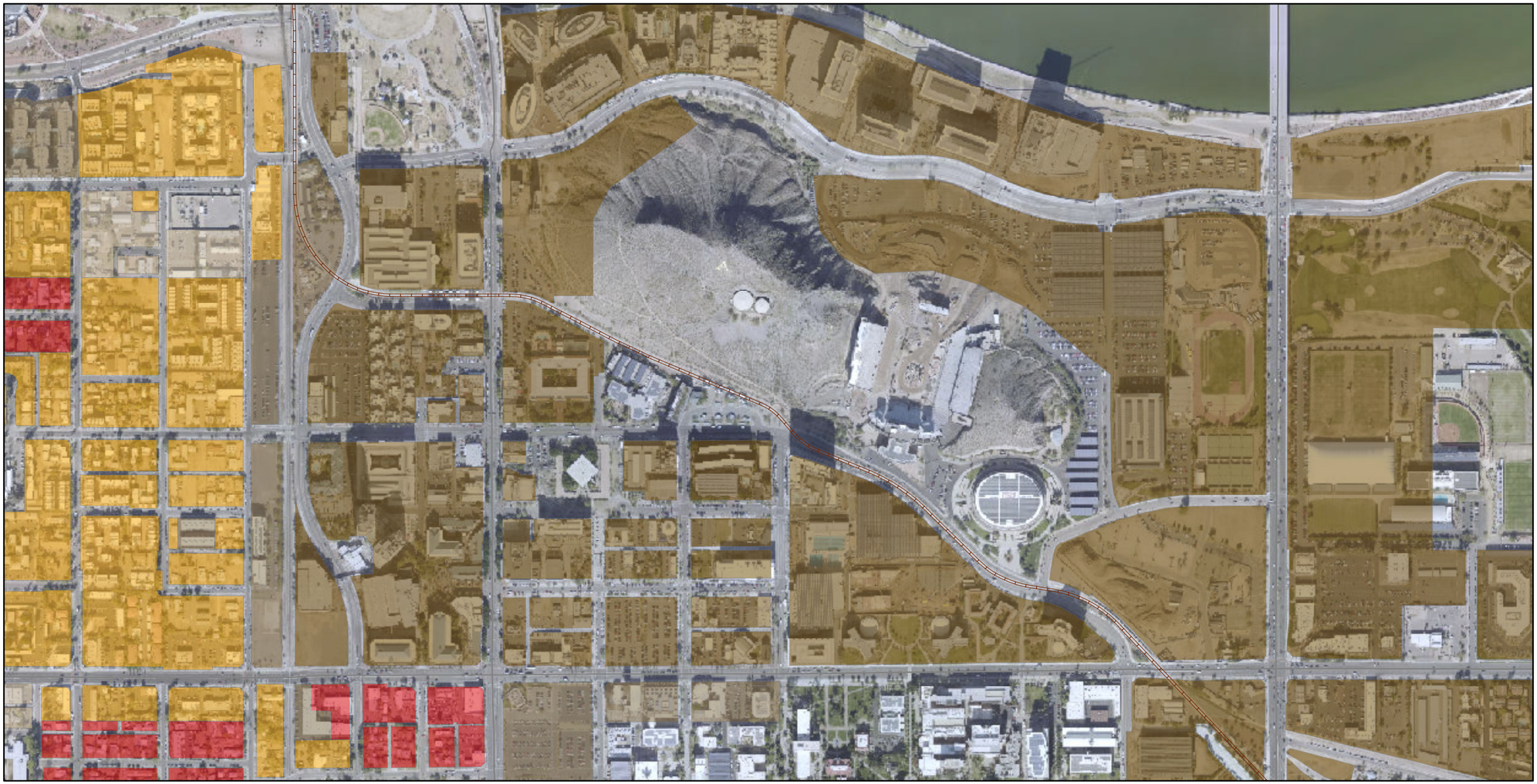
CIVIC
COMMERCIAL
EDUCATIONAL
INDUSTRIAL
MIXED USE
PUBLIC OPEN SPACE
PUBLIC RECREATIONAL/CULTURAL
RESIDENTIAL
WATER

N

Miles
0 0.15

DOWNTOWN RESIDENTIAL DENSITY

City of Tempe
COMMUNITY DEVELOPMENT



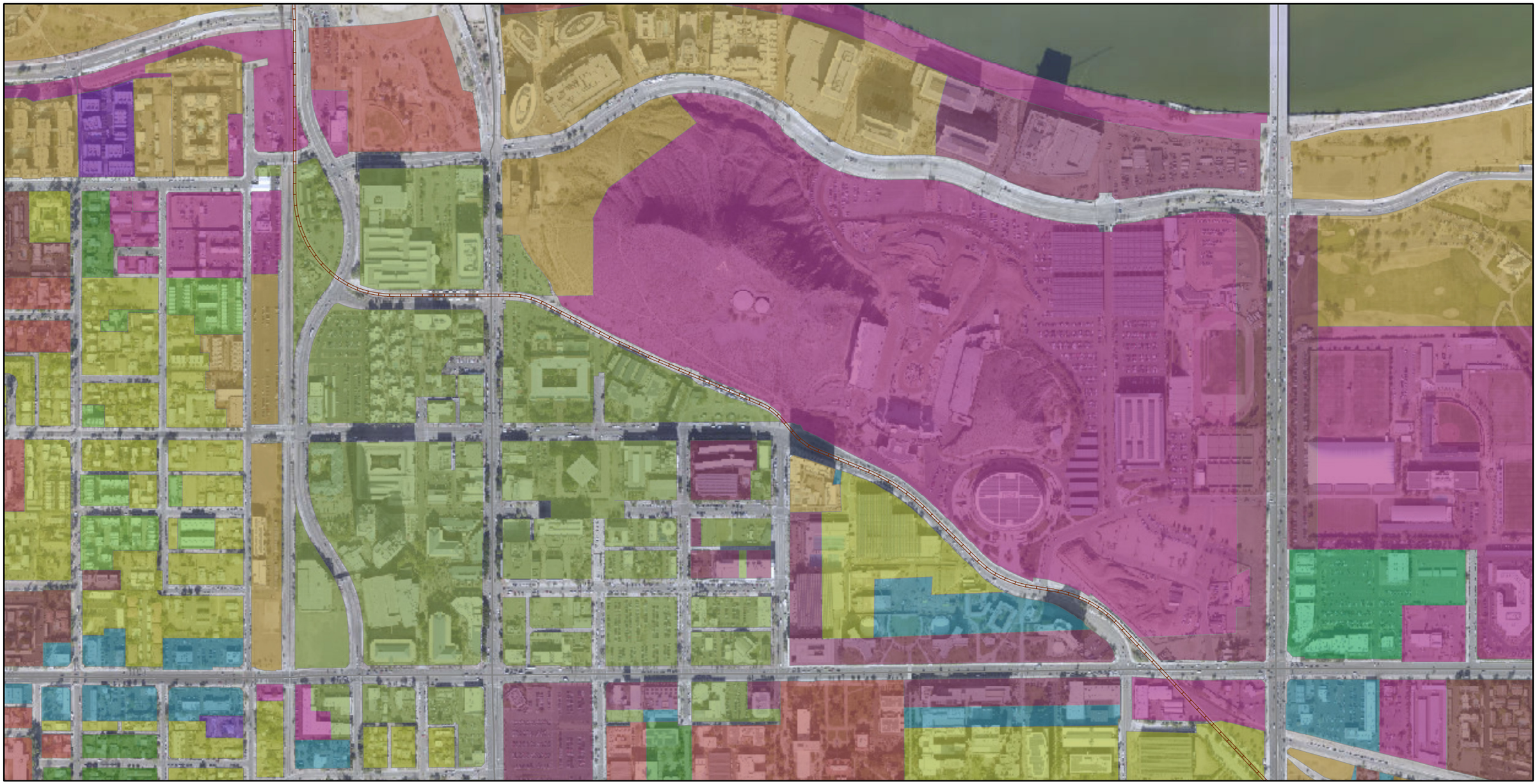
Cultural Resource Area
High Density (up to 65 du/ac)
High Density Urban Core (more than 65 du/ac)
Low Density (up to 3 du/ac)
Low to Moderate Density (up to 9 du/ac)
Medium Density (up to 15 du/ac)
Medium to High Density (up to 25 du/ac)

N

Miles
0 0.15

DOWNTOWN ZONING

City of Tempe
COMMUNITY DEVELOPMENT



ZONING
- AG
- CC
- COUNTY
- CSS
- GID
- Guadalupe
- HID
- LID
- MU-2
- MU-3
- MU-4
- MU-ED
- PCC-1
- PCC-2
- R-2
- R-3
- R-3R
- R-4
- R-5
- R1-10
- R1-15
- R1-4
- R1-5
- R1-6
- R1-7
- R1-8
- R1-PAD
- RCC
- RMH
- RO
- TP

Miles
0 0.15