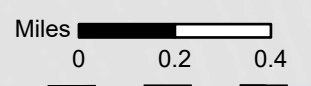
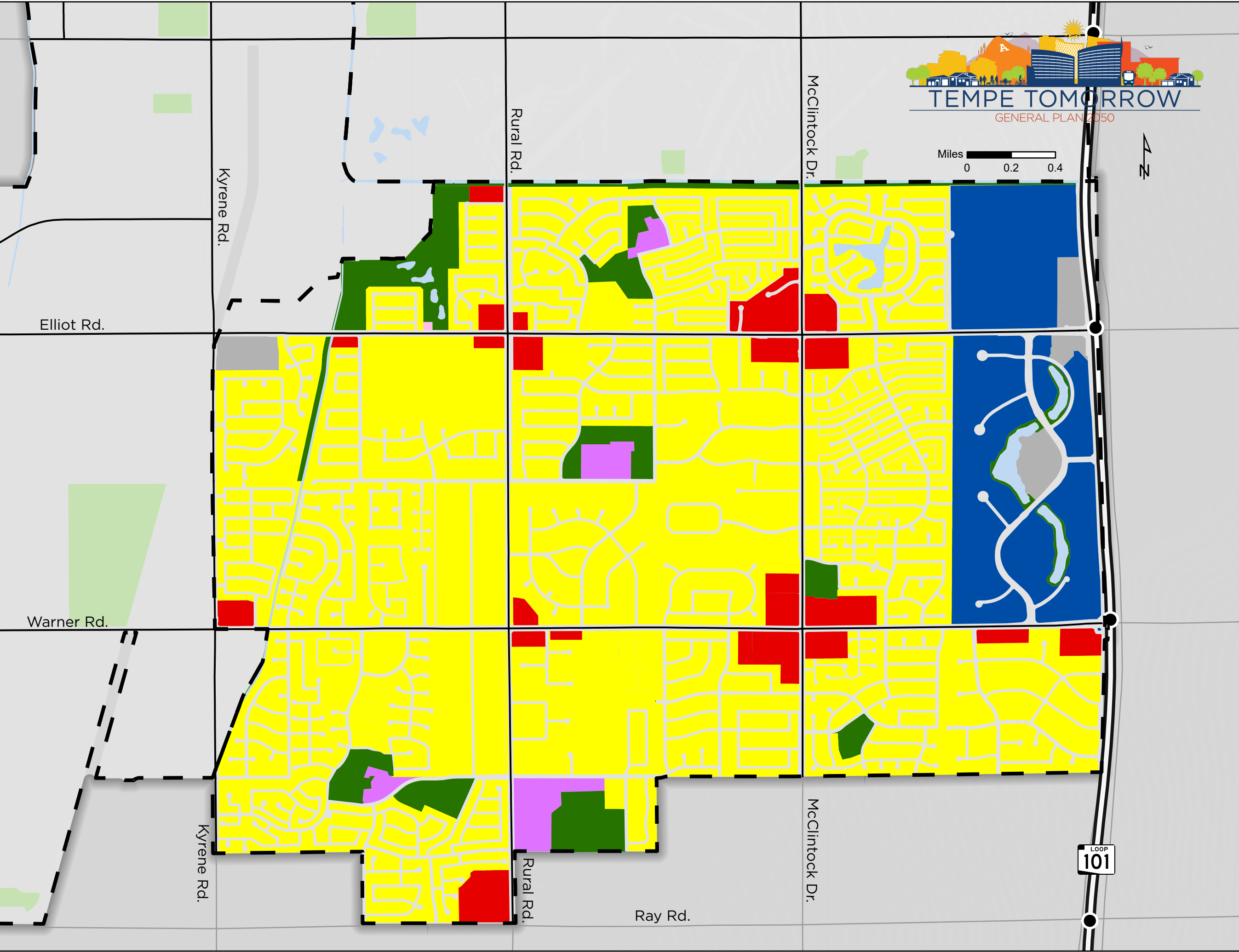


**CORONA /
SOUTH TEMPE
CHARACTER
AREA**



**Current Land Use, General
Plan 2040**

- Residential
- Commercial
- Mixed Use
- Industrial
- Civic
- Educational
- Water
- Public Open Space



Elliot Rd.

Kyrene Rd.

Rural Rd.

McClintock Dr.

Warner Rd.

Kyrene Rd.

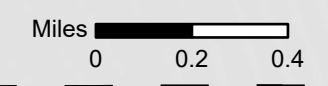
Rural Rd.

Ray Rd.

McClintock Dr.

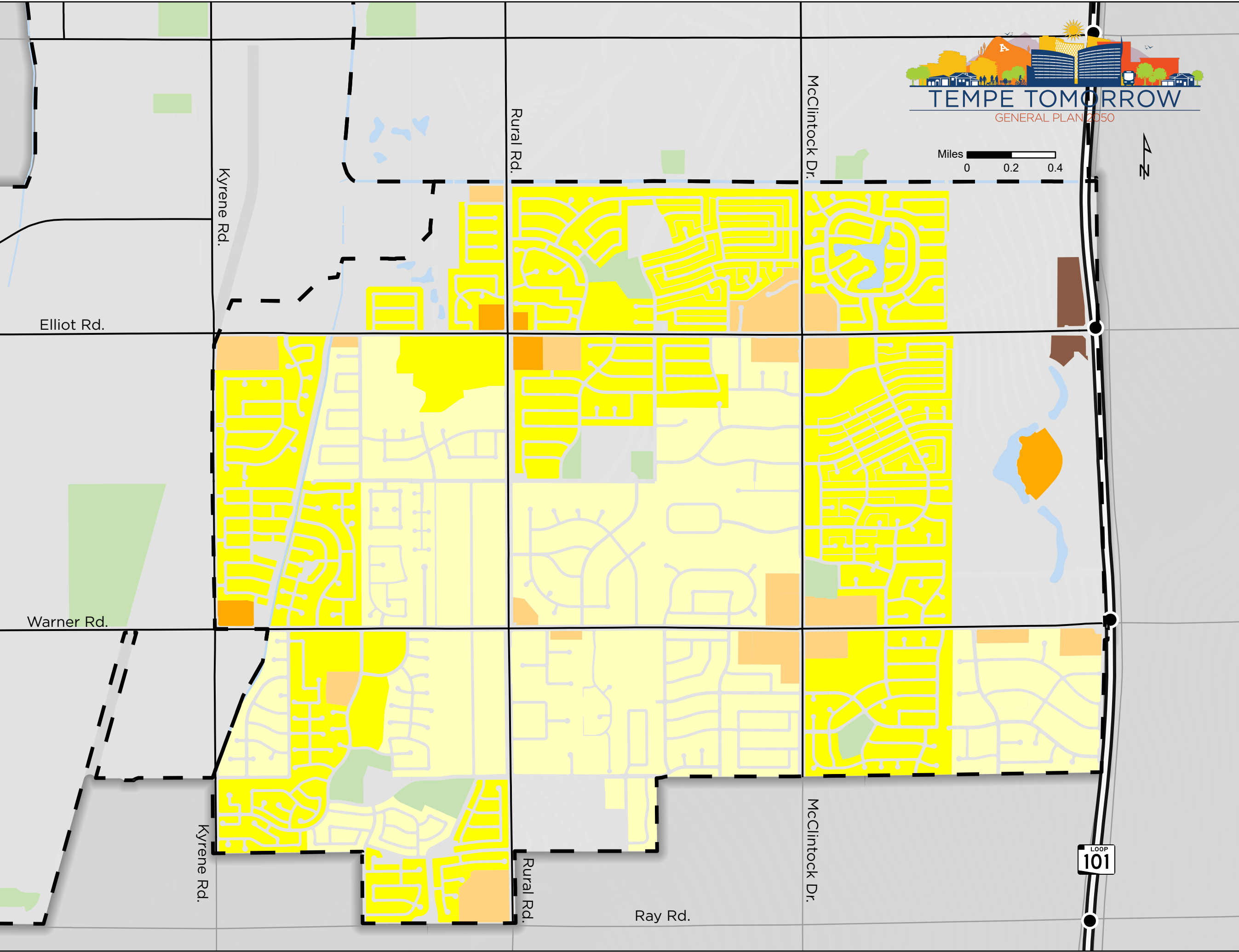
LOOP
101

**CORONA /
SOUTH TEMPE
CHARACTER
AREA**

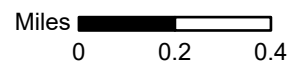


**Current Residential Density,
General Plan 2040**




- 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)
- High Density (up to 65 du/ac)













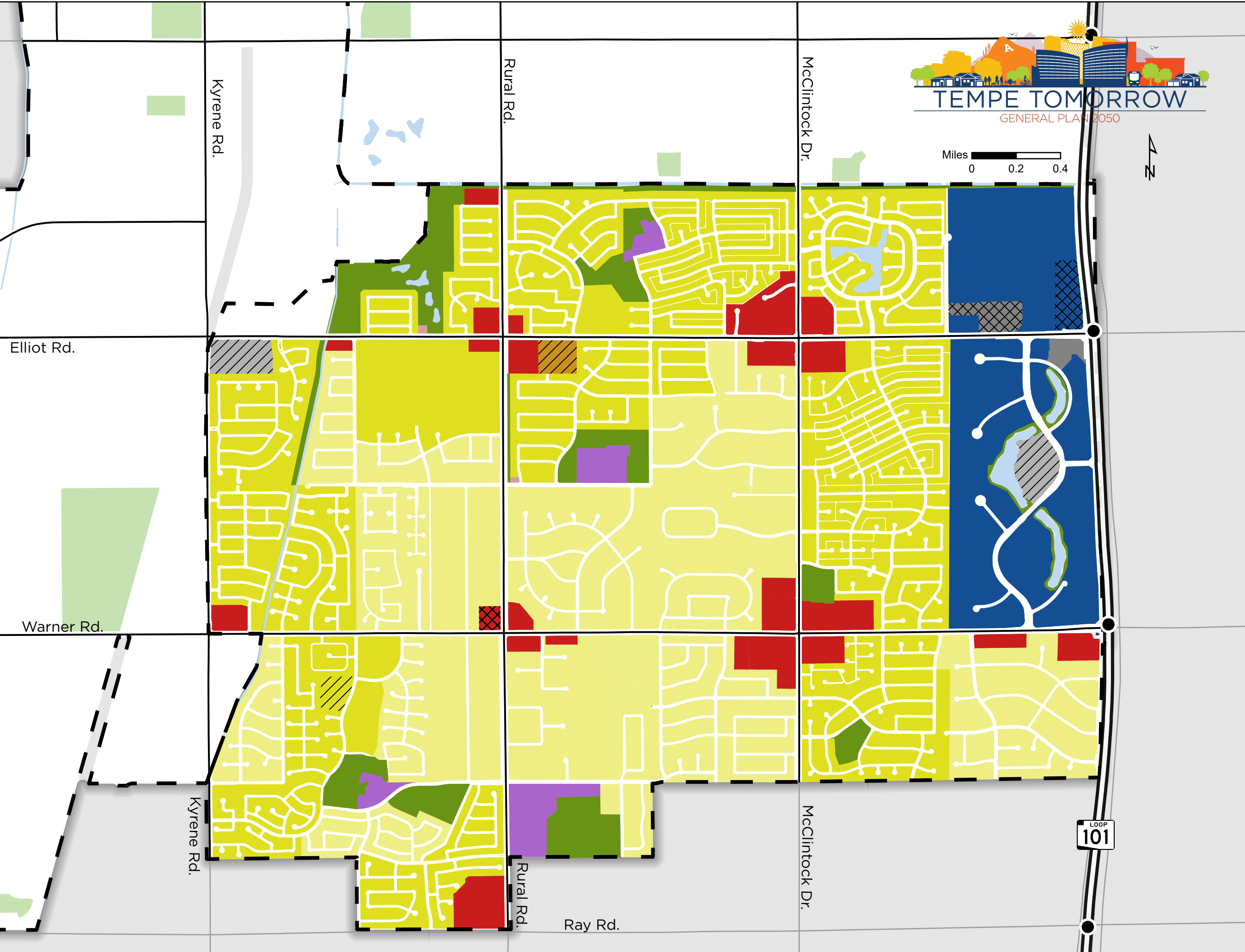
CORONA / SOUTH TEMPE CHARACTER AREA



Proposed Land Use and Density, General Plan 2050

-  Proposed Land Use Changes from General Plan 2040
-  Proposed Density Changes from General Plan 2040
-  Proposed Land Use and Density Changes from General Plan 2040

-  Single-Family Large Lot, up to 3 du/ac
-  Single-Family Traditional, up to 9 du/ac
-  Multi-Family Low-Moderate, up to 25 du/ac
-  Commercial, Refer to existing Zoning District
-  Mixed-Use Moderate, up to 45 du/ac
-  Mixed-Use High, up to 65 du/ac
-  Industrial
-  Civic
-  Education
-  Public Open Space



Land Use Designation	Description
Residential	
Cultural Resource	Residential area of cultural significance. Density limited to that allowed by zoning in 2003
Single-Family - Large Lot (<3 du/acre*)	Large lots for agriculture or ample open area. Size allows for casitas, recreation, etc.
Single-Family - Traditional (<9 du/acre*)	Typical, detached or sometimes attached single-family homes.
Multi-Family - Low-Moderate (<25 du/acre*)	Attached, multi-family either attached or stacked as part of a community. Share common areas.
Multi-Family - Moderate (<45 du/acre*)	Multi-story, multi-family residential. Accessible to nearby open space, transit and other amenities.
Mixed-Use	
Low-Moderate (<25 du/acre*)	Land for a combination of residential and commercial uses. Density limited to foster appropriate-scaled neighborhood scale activity.
Moderate (<45 du/acre*)	Land for a combination of residential and commercial uses. Density limited to foster neighborhood scale activity.
High (<65 du/acre*)	Land for a combination of residential and commercial uses. Density limited to facilitate "village" or activity hub.
Urban (no density cap*)	Land for a combination of residential and commercial uses. Density unlimited, reserved for urban core areas and activity hub.
Industrial - Low (<25 du/acre*)	Land for a combination of residential, commercial and light industrial uses.
Industrial - Moderate (<45 du/acre*)	Land for a combination of residential, commercial and light industrial uses.
Industrial	Industrial uses such as research, manufacturing, and distribution. Office spaces also found here.
Commercial	Retail, services and medical uses.
Civic	Reflective of a land's use for municipal services as well as quasi-public or non-profit services.
Educational	Public primary, secondary or graduate education.
Open Space	Land publicly accessible and used for recreation, observation, social gatherings and/or preservation.
Recreational/Cultural	Used for passive or active recreation or cultural activities, with infrastructure on site.

*du/acre = Dwelling Units per Acre