

2 Development Types



Mixed Use Development Node

Pedestrian-friendly streets and buildings with high quality design.



Mixed Use Center

Diverse mix of residential and employment uses. Significant source of employment and essential services, walkable and easily accessible via multiple transportation modes. Buildings can include dense employment and multi-family units. The zones most appropriate for this type of development include the S-1, Special Highway Service Zone and may include the MU-1, Mixed-Use Overlay.



Transit Oriented Development Node

Mixed-use development serving nearby high capacity transit facilities. Pedestrian-friendly streets and buildings with high quality design. For Payson, the zones most appropriate for this type of development include the TS-O, Transit Station Overlay.



Mixed Use Neighborhood

Comprised of a mixed of housing. Neighborhood-oriented development that is compatible with a transition to lower density. Block structure and street connectivity supports a pedestrian friendly environment. Typically one to three story buildings with surface and on-street parking. For Payson, the zones most appropriate for this type of development include the RMF, Residential Multi-family Zone.



Commercial Center

Comprised of large-scale retail buildings and offices typically positioned along highway corridors or at highly visible intersections. One to two story buildings with surface parking lots situation between buildings.



Office Flex

Comprised predominately of office buildings supported by convenient surface and structured parking and pedestrian connectivity. Usually situated in highway corridors for convenient access. Consists of low and mid-rise buildings. Can include manufacturing, distribution, and warehousing.



Industrial

Mix of industrial and office buildings typically situated near highways. Requires a high degree of access. Typically one to two story buildings with large paved areas to support operational needs.



High Density Residential

Moderate density residential areas with some mix of uses. Predominately two and three story buildings, either entirely residential or residential with ground floor non-residential uses. Pedestrian-design buildings and streets. For Payson, the zones most appropriate for this type of development include the RMF, Residential Multi-family Zone.



Medium Density Residential

Predominantly single-family homes with a diverse mix of building types including small lot cottage homes, clustered courtyard homes, townhouses, rowhouses, and small-scale apartment buildings. Some mix of non-residential uses, especially at intersections and commercial corners. For Payson, the zones most appropriate for this type of development include the R-1-7.5 and R-2-7.5 Residential Zones and the RMF, Residential Multi-family Zone.



Low Density Residential

Predominately single-family detached homes, duplexes, and twin homes with some mix of non-residential uses, particularly in-home businesses. For Payson, the zones most appropriate for this type of development include all of the city's Conventional Residential Zoning Districts and may also include the RMO-1 Two-Family Residential Overlay Zone for duplexes and twin homes.

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Rural Residential

Single-family detached homes that generally support farming and agriculture industries, with some related retail and commercial uses located at major intersections. This development type may provide open space buffers between other residential uses and employment areas. For Payson, the zones most appropriate for this type of development include R-1-A Residential-Agriculture Zone and the A-5 Agriculture Zone.



Critical Environment

Sensitive lands that are prone to natural hazards such as flooding or are unsuitable for development.



Public Facilities

Schools, libraries, recreational facilities, and city, state, and federal buildings.



Agricultural

This development type includes two main categories of agricultural uses: land set aside for the growing of crops and land allocated for meadows and pastures for livestock.



Parks Open Space

Public and semi-public parks, open spaces, recreation centers, and golf courses.

Sources: Steve Hinds, 2013, *Transit Oriented Development*. Fregonese Associates. April 2007, May 2013, March 2013, March 2017.