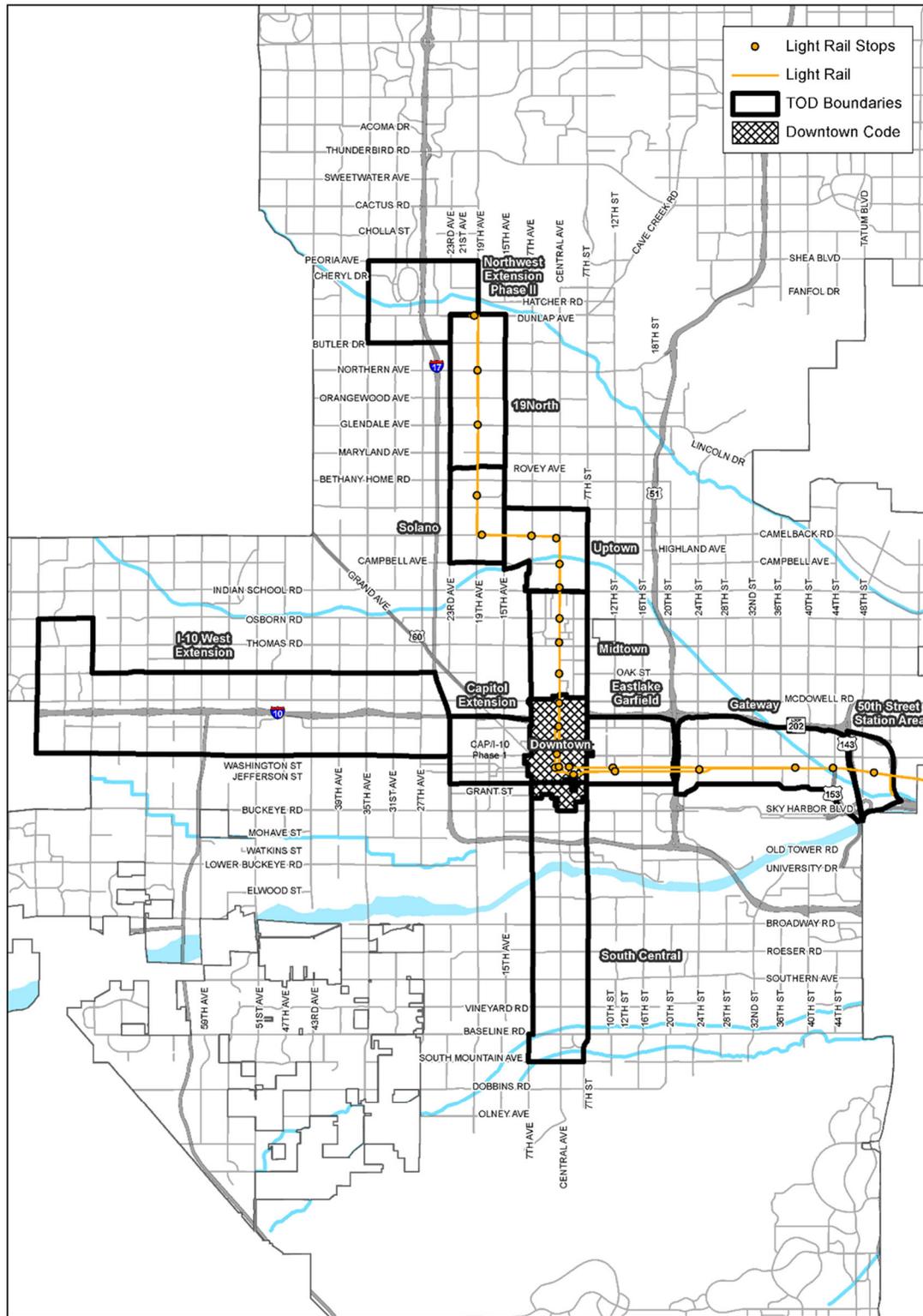


Transit Oriented Communities



5. Existing structures and land uses established legally at the time of adoption of this Code shall be subject to the provisions of Chapter [9](#), Nonconformities, if they do not meet the regulations in Chapter [13](#).
6. Walkable Urban Code building design and shade structures are allowed reduced requirements if the WU Code conflicts with the City of Phoenix adopted Building Code and the design meets the Building Code.
7. **Transect District Building Height.** Allowable building height will be determined through outreach with residential and commercial property owners, and neighborhood associations. Building height analysis will include consideration of existing zoning entitlements and the Transit District Policy Plan (including recommended number of stories).

(Ord. No. G-6047, 2015; Ord. No. G-6962, §§ 5, 6, 2022)

Section 1302. Transect districts.

A. **The Transect.** The Transect, as a framework, identifies a range of standards that encourage development that supports the levels of diversity, intensity and form that best integrate with surrounding neighborhoods while facilitating urban, pedestrian-supported transit oriented projects.

The WU Code consists of 12 transect districts and a special district option. These transect districts vary by the level and intensity of their physical and social character, providing immersive contexts from less intense to more intense urban development. The following transect districts are created based on each district's intensity of development, coordinating use, height, setback, parking location, streetscape, and other built elements:

1. **T3:2 District.** Low-intensity residential fabric characterized primarily by single-family homes and duplexes in relatively large lots with deep setbacks. Home occupations are permitted.
2. **T4:2 and T4:3 Districts.** Low-intensity urban residential fabric characterized by single-family homes, duplexes, single-family attached and small multifamily developments, averaging 30 feet to 40 feet in height. Home occupations are permitted.

3. **T5:2 and T5:3 Districts.** Low-intensity urban mixed-use fabric characterized by small main street scale commercial areas, adaptive reuse of single-family homes to retail, office uses and dining establishments, and mixed-use residential developments incorporating a broad mix of frontage types, averaging 30 feet to 48 feet in height.
4. **T5:5, T5:6 and T5:7 Districts.** A medium-high-intensity mixed-use fabric characterized by a broad mix of buildings that integrate retail, offices, live-work and residential units adjacent to the Light Rail Corridor, averaging 56 feet to 100 feet in height.
5. **T6:7, T6:15 and T6:22 Districts.** A high-intensity mixed-use urban fabric characterized by large footprint high rise buildings averaging 100 feet to 250 feet in height adjacent to the Light Rail Corridor. Buildings have the highest intensity of uses, integrating office, commercial and residential uses. Development may incorporate forecourts and open spaces available to the public.
6. **T6:HWR District.** A height waiver, high-intensity fabric characterized by mixed-use buildings with large footprints and/or towers with existing and any new height waiver entitlements beyond T6:22.
7. **Special Districts (SD).** Assigned to sites that, by their intrinsic size, function, configuration, or approved entitlements, cannot conform to or be regulated by the requirements of any transect or combinations of transects, or when existing development is regulated by special plans. Special districts are reserved for functions including but not limited to hospitals, colleges and universities, civic spaces, transportation facilities and airports.

B. Transect District Boundaries. Where uncertainty exists as to the boundaries of the transect districts shown on the Zoning Map, the following rules apply:

1. Where a transect district boundary is located within or along a right-of-way, the boundary line is deemed to be along the centerline of the right-of-way.
2. Where a transect district boundary is shown as approximately following lot lines, the boundary line is deemed to coincide with such lot lines.

(Ord. No. G-6047, 2015)