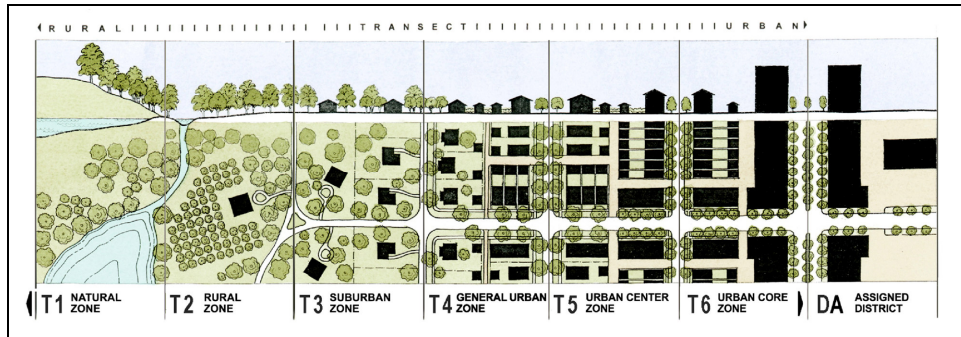


What is the transect?

The transect, originally developed by Duany Plater-Zyberk & Company, is a tool used to describe the level and intensity of urban features in different areas of a community. The transect includes the entire range of development possibilities, from a completely natural zone with very little human interference (Transect Zone 1 or "Natural Zone") to a fully developed, high intensity, mixed use urban center (Transect Zone 6 or "Urban Core Zone").



*Image courtesy of Duany Plater-Zyberk & Company

Other Transect Zones include:

Transect Zone 2 ("Rural Zone") - rural areas with very large lot residences, such as farmhouses, and large open space areas, including woodlands, agricultural areas, or grasslands.

Transect Zone 3 ("Sub-urban Zone") - contains more residential development than Transect Zone 2, and can be thought of as a typical suburban zone.

Transect Zone 4 ("General Urban Zone") - primarily medium density residential, but also contains limited neighborhood scale commercial.

Transect Zone 5 ("Urban Center Zone") - "main street" development. This transect zone will generally contain medium intensity residential areas as well as a wide range of commercial enterprises, such as retail, offices, civic buildings, and services.

The transect is used to organize the built environment, including building types, lots, land uses, and street types, according to what is considered appropriate for the context. Often, the transect types can be thought of as nesting within each other, or in other cases, spatially following one another. For example, typically an urban core will be surrounded by an urban center zone, which is then surrounded by a general urban zone, and so on.

How will the transect be used in Lakeland's Land Development Regulations?

Farr Associates will use the concept of the transect in order to better inform the discussion of Lakeland's land development regulations. While land use types may initially be classified as transects, this is primarily to illustrate generally where the types exist within the spectrum of the City's development.