

Chapter 3 - Land Use

GOALS, OBJECTIVES AND POLICIES

ISSUE TWO: USES, DENSITY, AND CHARACTER

SINGLE-FAMILY RESIDENTIAL

Overview

The Framework Element recognizes the importance of existing single-family residential neighborhoods and the need to conserve them. Traditionally, they have formed the fabric that has distinguished the City from other urban areas. Even with substantial growth, the single-family dwelling is still considered to be a major objective of most income and ethnic groups. These areas also afford added opportunities to take advantage of the variety of lifestyles such as water-oriented, rural/agricultural and equestrian-keeping special use neighborhoods.

While it is the goal of the Framework Element to preserve single-family neighborhoods, at the same time, it is also recognized that there are a number of single-family neighborhoods containing dilapidated structures or which abut and are significantly impacted by development of considerably greater intensity. In these areas, the Framework Element allows the consideration of increased development density by amendments to the community plans including extensive public input.

GOAL 3B

Preservation of the City's stable single-family residential neighborhoods.

Objective 3.5

Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Policies

Uses and Density

3.5.1 Accommodate the development of single-family dwelling units in areas designated as "Single-Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with [Table 3-1](#). The density permitted for each parcel shall be identified in the community plans using land use categories specified in Table 3-2. ([P1](#), [P18](#))

Table 3-2

Land Use Designation	Corresponding Zones	Density Per Net Acre
Minimum	A1, A2, RE 40, OS	0.4 -1
Very Low	RE 20, RA, RE 15, RE 11	2 - 3
Very Low I	RE 20, RA	2

Very Low II	RE 14, RE 11	2 - 3
Low	RE 9, RS, R1, RD 6, RD 5, RU	4 - 12



Historic single-family residential neighborhoods; with housing units oriented to the street, large setbacks, and extensive street trees

Design and Development

- 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale. ([P1](#), [P18](#))
- 3.5.3** Promote the maintenance of existing single-family neighborhoods and support programs for the renovation and rehabilitation of deteriorated and aging housing units. ([P1](#), [P2](#), [P29](#))
- 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural and equestrian communities to maintain their predominant and distinguishing characteristics. ([P1](#), [P18](#))
- 3.5.5** Promote the maintenance and support of special use neighborhoods to encourage a wide variety of these and unique assets within the City. ([P1](#), [P18](#))

Objective 3.6

Allow for the intensification of selected single-family areas that directly abut high-density development as "transitions" between these uses.

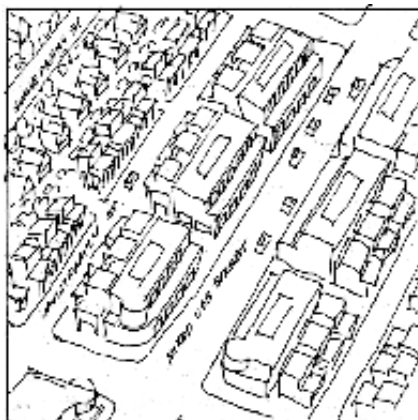


Illustration of the use of transitional densities between

commercial and mixed-use districts and single-family residential neighborhoods

Policies

- 3.6.1** Ensure that the new development of "duplex" or multi-family units maintains the visual and physical character of adjacent single-family neighborhoods, including the maintenance of front property setbacks, modulation of building volumes and articulation of facade to convey the sense of individual units, and use of building materials that characterize single-family housing. ([P18](#))

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