

ORDINANCE NO. 3910

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, BY AMENDING PART IV OF THE MESQUITE COMPREHENSIVE PLAN THEREBY MODIFYING POLICIES PERTAINING TO NEIGHBORHOOD REVITALIZATION; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Council of the City of Mesquite has initiated "Project Renewal" which is a bold and comprehensive approach to change old perceptions about Mesquite by remaking the City's image, improving its visual appearance and setting new expectations for public service; and

WHEREAS, a major component of "Project Renewal" includes the revitalization of older neighborhoods through new infrastructure, upgraded housing conditions and the rehabilitation of distressed commercial corridors; and

WHEREAS, in the spring of 2007, the City Council approved a series of neighborhood plans containing strategies for neighborhood revitalization, and some of those strategies require the introduction of new planning policies, innovative principles for infill development and non-traditional approaches for regulating the built environment in order to achieve the broader aims of "Project Renewal;" and

WHEREAS, the Mesquite Comprehensive Plan, which consists collectively of the *Mesquite Development Guide*, the *Thoroughfare Plan* and various sub-area plans, does not expressly support those policies, principles or means of regulation in the context of neighborhood revitalization; and

WHEREAS, the Community Development Department and the Planning and Zoning Commission have recommended, where appropriate, the adoption and application of new zoning and development standards that are based upon such policies and principles; and

WHEREAS, the Texas Local Government Code, Section 211.004, provides that local zoning regulations must be adopted in accordance with a comprehensive plan, and it is deemed prudent to amend the Mesquite Comprehensive Plan to strongly support and validate the planning policies, principles and approaches that may be employed to help revitalize the City's older neighborhoods and commercial corridors.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the Mesquite Comprehensive Plan, last updated on January 20, 2004, be and the same is hereby amended by adopting revisions to Part IV of the *Mesquite Development Guide*, attached hereto as Exhibit "A," pertaining to neighborhood revitalization.

SECTION 2. That all ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed. To the extent that such ordinances or portions thereof not in conflict herewith, the same shall remain in full force and effect.

SECTION 3. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.


SECTION 4. That the present ordinances of the City of Mesquite are inadequate to provide for the proper protection of the public interest, comfort and general welfare of the City of Mesquite, creates an urgency and emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 5th day of November, 2007.



John Monaco
Mayor

ATTEST:



Judy Womack
City Secretary

APPROVED:



B. J. Smith
City Attorney

PART IV

L o w D e n s i t y COMMUNITY AREAS

Community Areas INTRODUCTION AND ISSUES

Community areas are predominantly residential neighborhoods set aside for privacy and family-oriented lifestyles. The community areas house the majority of Mesquite's residents and house nonresidential uses of higher intensities only insofar as these uses serve the surrounding neighborhoods by providing those goods and services used regularly by those residents. Community areas are not considered appropriate locations for high density multifamily development, but are appropriate locations for facilities such as schools, parks, fire stations, libraries, churches and similar publicly-oriented facilities which serve the residents of the area. Community areas consist of *Community Business Areas* and *Neighborhoods*.

COMMUNITY BUSINESS

Although *Community Areas* are intended primarily for residential use, goods and services must be made available for the residents. Many goods and services are provided in the *Development Areas*. In addition, there are community business areas of varying sizes currently existing in the City. And, in some areas, additional services will be needed as new neighborhoods develop. Community business areas are predominantly medium-sized business centers, often anchored by a grocery store; however, smaller areas may provide convenience services used by the immediately surrounding residents.

Excess Retail Zoning

Previous approvals have resulted in nonresidential zoning on tracts which remain undeveloped and might be classified as "excess" in that they are not needed for additional services. The primary characteristics of these tracts are zoning which has been in place for an extended period; other retail and service establishments exist in the area to serve the residents; and little additional residential development is anticipated in the market area to generate demand for additional retail services.

Some tracts are in locations which are not suitable for residential use, in which case a creative approach may be necessary to enable a productive use of the property. Uses which are not traditionally "neighborhood-oriented" might be considered when the operational and performance characteristics are compatible with the goal of neighborhood conservation, i.e., the use will not be disruptive to the residential living environment.

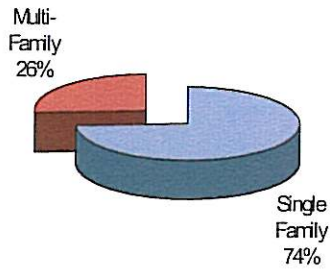
Other excess retail tracts may be of sufficient size and in locations which are appropriate to accommodate residential use. These tracts might be converted to residential under the guidelines set out later in this section for infill construction.

Deteriorating Retail

The deterioration of older retail buildings and shopping centers is an issue affecting both the overall City image and the revitalization goals for the specific neighborhoods which are impacted by poorly maintained, unattractive business properties. The overabundance of retail zoning plays a role in the creation of vacant buildings and retail centers with low demand. Some deterioration, however, is evident even in centers with high occupancy due to a failure of the owners to keep the facilities up-to-date. A purpose of the Land Use Plan is to designate appropriate amounts of land for business uses. There is, however, also the need for a broader program to encourage and/or require updating of business properties so that they do not continue as detrimental influences on surrounding properties and neighborhoods.

NEIGHBORHOODS -- BACKGROUND

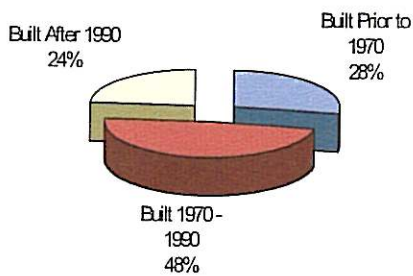
Neighborhoods are the primary element making up the *Community Areas* and are generally characterized by relatively homogeneous housing which is unified by an integrated street system. Major streets, creeks or other natural or man-made features act as neighborhood boundaries.



Housing Type

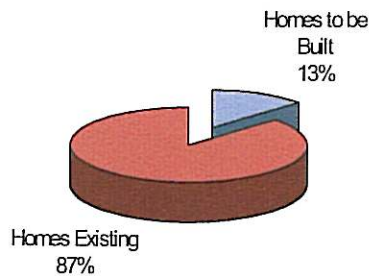
One of the central goals for development and growth in the City is to maintain the predominance of low density housing choices. The policies for residential development focus on increasing the range of housing choices by providing more options for move-up and executive housing, while conserving the existing housing stock to provide affordable choices as well.

The current proportion of multifamily units is slightly higher than the desired 22% target percentage for apartments within the housing stock. The multifamily policy addresses this issue.



Housing Age

A primary issue for the City in the upcoming years is the transition from a rapidly developing City to a mature, aging suburb. With 76% of the housing units built before 1990, the issue of maintaining and conserving the existing housing stock gains increasing importance. The neighborhood revitalization program being pursued addresses issues other than land use as it attempts to encompass all factors influencing neighborhood stability and rejuvenation. The land use policies incorporated herein are aimed at assuring development which is compatible to the existing neighborhoods.



Housing at Build-Out

Of the total housing at City build-out, 87% of the projected housing units already exist. The remaining 13% remain to be built, likely within the next 15 to 20 years. As noted above, the large proportion of existing homes makes revitalization of existing neighborhoods an overriding concern and the primary mechanism to assure housing affordability. The remaining homes to be built provide an opportunity to address the goal of increased choice, enabling the updated, upgraded standards which assure move-up and executive housing choices to be applied.

NEIGHBORHOOD DEVELOPMENT

Fact

13% of the ultimate number of housing units projected for Mesquite remain to be built

Conclusion

Providing a full range of housing opportunities, including homes at the upper end, remains an opportunity

Policy Implication

Need standards for upgrading to assure construction which pushes housing desirability and value to the next level

The Objective: Range of Housing Opportunities

A major objective for numerous years has been to expand the range of choices, particularly to provide more choices of homes at the next level above current construction and to provide upper-end options, i.e., executive housing. The existing housing stock, if maintained in viable neighborhoods, provides housing in the affordable ranges. Upgraded housing choices are necessary to offer a full range of choices to residents.

Opportunities

Development which occurs in vacant/developing areas, generally on larger tracts of land, has the potential to provide expanded housing choices with benefits such as the retention of community leaders and the enhancement of tax values as the City reaches build-out. Such new development will also impact aesthetics, the overall amenities available, and the overall image of the City.

Tracts Currently Zoned Agricultural

There are approximately 1,382 acres of land in Southeast Mesquite which remain under the AG classification. Whether developed under AG zoning or rezoned under a planned development district stipulating upgraded standards, these tracts provide the primary opportunity for higher level housing choices – along with the development of Lucas Farms which will provide up to 3,100 homes in an upgraded environment.

Tracts Converted to Residential from Nonresidential Zoning

There are several tracts of substantial size which are currently zoned for nonresidential use which might be considered for conversion to residential use. Since nonresidential use remains the preferred option on these tracts, conversion to residential would only be acceptable if an upgraded product is provided. Unlike those tracts currently zoned multifamily, where the removal of the existing zoning is itself an objective, rezoning on these tracts can be held to a higher standard without sacrificing the achievement of other objectives, i.e., if the housing standard is not acceptable, the zoning should remain nonresidential.

NEIGHBORHOOD REVITALIZATION

Fact

87% of the ultimate number of housing units projected for Mesquite are already built

Conclusion

Revitalization of existing neighborhoods is a major issue

Policy Implications

Need standards for compatibility to assure construction which furthers viability and avoids conflict

Revise standards for use and infill construction in Neighborhood Sustainability Zones

The Objective: Revitalization and Renewal

Assuring that aging neighborhoods continue to be viable/desirable living environments is a major objective which translates to maintaining value both for the owners and the City. Revitalization incorporates improvement and rehabilitation of infrastructure and existing housing, as well as new infill construction on vacant tracts which signals the area's continuing attractiveness and desirability to both residents and outsiders.

Revitalization complements the goal of upgrading the housing stock at the upper end. The goal for upgrading is created by the current predominance of smaller homes which triggers the need for a wider range of housing choices. Neighborhood revitalization, on the other hand, is a tool which assures that the existing homes remain sound and desirable, thereby providing affordable housing choices.

Opportunities

In developing neighborhoods, new construction typically includes architectural/design controls with a homeowner's association for maintenance of common areas. Long-term compatibility is a given. For revitalization areas, however, standards are tied to obsolete zoning districts or plats. New infill construction in revitalizing neighborhoods has considerable value and should be encouraged as long as compatibility is assured. It is essential that new construction maintains a standard which assures long-term viability for the homes and is contextual for the neighborhood. In specific circumstances, compatibility might also include construction of a different housing type.

The effort aimed at revitalizing Mesquite's older neighborhoods recognizes that no two neighborhoods are alike. Each has its own residential character and a unique set of needs. The traditional first-ring suburban development policies that once seemed so ideal are now viewed as working counter to many of the attributes that residents expect or need to rebuild their neighborhood.

Some neighborhood plans have led to the identification of Neighborhood Sustainability Zones. A NSZ is a walkable area built around a core residential neighborhood, and includes abutting commercial corridors that serve neighborhood residents. By definition, a NSZ should promote land use and development policies that make it possible to both renew and sustain a vibrant neighborhood environment. Within a Neighborhood Sustainability Zone, the policies established elsewhere in the Development Guide for conserving generally homogeneous neighborhoods will not achieve the desired result.

Community Areas

BUSINESS AREA GUIDELINES

This section sets out guidelines for nonresidential uses located in *Community Areas*, providing criteria to evaluate the appropriateness of specific uses and the appropriateness of locations within the *Community Area*. The guidelines are applied to specific tracts of land through the Land Use Plan.

GENERAL BUSINESS

- *General retail, personal service and office uses, generally serving customers from the surrounding sector of the City*
- *Light commercial uses appropriate in some areas*
- *Restriction on outdoor storage and display*
- *Restriction on highway related and recreational/entertainment uses*

General business is a designation which is utilized both in the high intensity *Development Areas* and in the low density *Community Areas* to indicate the appropriateness of business uses which provide goods and services to the surrounding neighborhoods. In the *Community Areas*, the general business designation accommodates a wide variety of nonresidential uses serving the surrounding communities. The scale of projects and the scope of goods offered generally will be less than in the regionally-oriented areas. In addition to retail, personal service and office uses, the general business areas accommodate light commercial-type uses including business, commercial and automotive services and trade contractors where no outdoor storage is involved.

The general business areas are generally not appropriate for highway related uses, entertainment/recreational uses, uses with outdoor storage, and outdoor sales and display lots. Special consideration to accommodate non-traditional uses may be appropriate in the larger districts and in those areas with vacant and deteriorating retail structures. Such consideration should be made on a compatibility basis, assuring that uses are not detrimental to nearby residences or the neighborhood in general.

N – NEIGHBORHOOD RETAIL LIMITATION

- *Small-scale retail and personal services for surrounding residents offering frequently used goods and services (convenience goods)*
- *Additional sites should be limited*

The general business designation includes small sites which are in very close proximity to the adjoining residences. The intention is that these sites be limited both in the size and in the uses which are accommodated so that the impact on adjacent residences is minimized. Rather than offering a full range of business services, the tracts designated with an “N” on the Land Use Plan are intended to only offer those goods which are used most frequently as a convenience to the immediately surrounding residents.

Designating Additional Sites

The Land Use Plan indicates existing locations zoned for neighborhood convenience retail in the *Community Areas*. Due to existing zoning, additional sites are not needed in most areas of the City. Sites should be at an intersection of a major street with a collector street. Additional zoning for convenience retail should generally be at least ½ mile from existing services, however, additional zoning may be appropriate within ½ mile of another retail site when located at a signalized intersection of a collector street with a major street where residential use is not feasible. The above locational and separation guidelines need not apply to day care facilities.

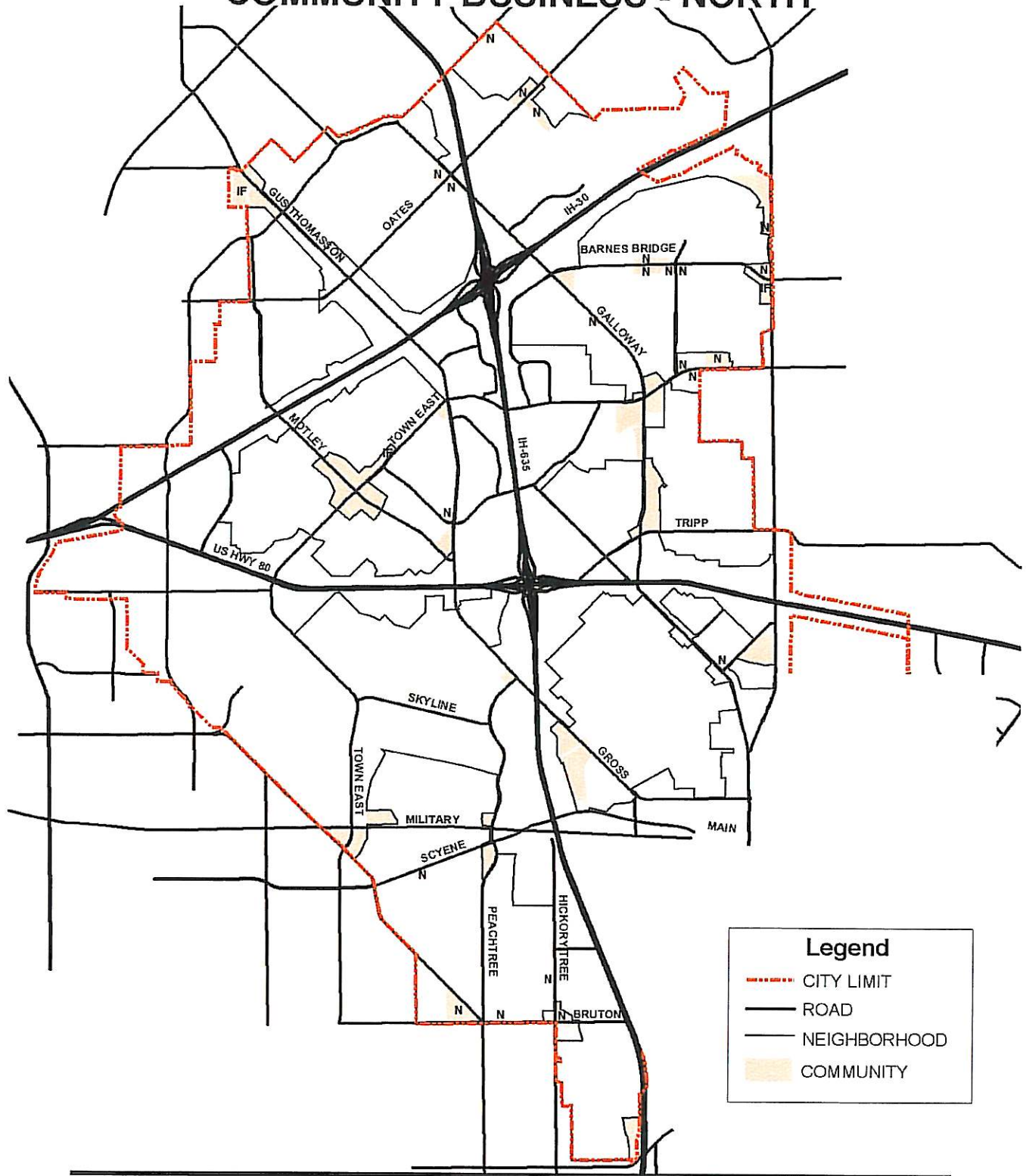
IF – INFILL RESIDENTIAL OPTION

- *Neighborhoods in established areas on excess retail or multifamily zoning*
- *Lots of same minimum lot size as existing, adjacent homes*
- *Minimum home size equal to the average size of the homes in the existing, adjacent neighborhood*

The general business designation includes undeveloped parcels which are currently zoned for nonresidential use. Those parcels which can be considered “excess retail zoning” and which are in locations that could accommodate residential development are designated with an “IF” notation on the Land Use Plan.

Standards for development of these tracts are set out in the Neighborhood Standards section under Established Neighborhoods later in this Part. To assure compatibility with existing, adjacent subdivisions, lots should be of the same minimum size as the existing neighborhood and home sizes should begin at the average size of the existing homes.

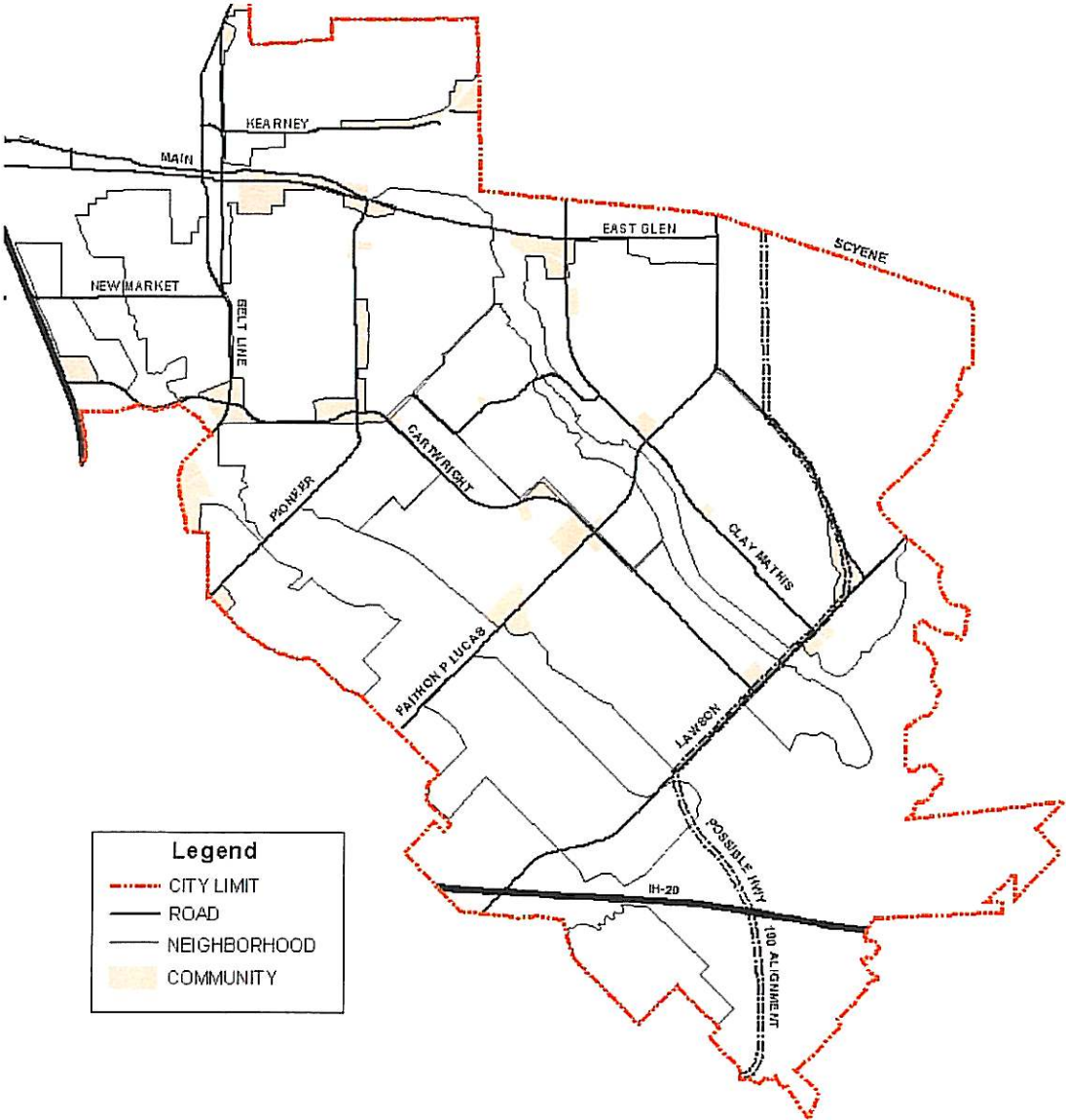
COMMUNITY BUSINESS - NORTH



Legend

- CITY LIMIT
- ROAD
- NEIGHBORHOOD
- COMMUNITY

COMMUNITY BUSINESS - SOUTH



Community Areas

NEIGHBORHOOD GUIDELINES

This section sets out designations and definitions to guide decisions regarding how properties within the areas designated as Neighborhood are utilized. The guidelines address use of properties as well as development standards and density policies. These designations are reflected on the Land Use Plan and are implemented through the on-going decision making process.

NEIGHBORHOOD USE GUIDELINES

Neighborhoods comprise the majority of the *Community Areas*, accounting for all areas not designated as General Business. Major streets, creeks or other natural or man-made features act as neighborhood boundaries. With the exception of elementary schools and parks, all other uses acceptable within a *Community Area* should be limited to locations on the periphery of a neighborhood unit with major street access. In revitalizing neighborhoods, traditional neighborhood design shall be encouraged around the neighborhood unit principle.

General Use Guidelines

- *Location for housing*
- *Elementary schools and parks permitted within neighborhood unit*
- *Mixed use in revitalization areas*

Use Guidelines

The Neighborhood designation accommodates a variety of lower density living environments for the residents of the City. The areas are intended primarily for housing, but may accommodate elementary schools and parks in internal locations, preferably fronting on a collector street. Other nonresidential uses which might be permitted, such as churches and neighborhood retail, should be located on the periphery of the neighborhood along an arterial street.

Density Standards

Use guidelines regarding residential and nonresidential use within a neighborhood area remain the same regardless of the density of the neighborhood. The Neighborhood Standards section which follows provides guidelines for determining appropriate densities, ranging from application of the “density with design” concept which incorporates enhanced design features and amenities to compensate for increases in density to the Neighborhood Sustainability Zones that promote pedestrian-scaled density.

AMENITY OPTION: DESIGN FEATURES AND AMENITY LISTING

The Amenity Option incorporates the concept of “density with design” to allow reduction of lot size on certain tracts subject to the provision of enhanced design features and amenities which will compensate for the resulting increase in density. The following section sets out those design features and amenities which must be addressed when the *Amenity Option* is utilized. Use of the Amenity Option is contingent upon presentation of a comprehensive design and amenity package based on these guidelines and criteria. The Planning and Zoning Commission and City Council retain final discretion in judging whether a proposal has successfully compensated for increased density and whether such a proposal will be approved.

Sensitivity To The Natural Environment Through Preservation

Topography

- Retain natural drainageways/no mass grading
- Street and lot layout compatible with topography

Water Features and Trees

- Retention and enhancement of existing water features (ponds)
- Preservation of significant groves of trees

Flood Plains

- Preservation of flood plains (reclamation may be considered in some situations)
- Street layouts which provide public access along flood plains/greenbelts for both visual and physical access (Generally at least 50% of the flood plain frontage should be fronted by parkway streets)
- Waiver of alleys along all open space areas

Creation Of Distinctive Neighborhoods Through Unique, Coordinated Design

If a development is over 100 acres in size, each neighborhood of 40 – 100 acres should have an individual identity tied together by a common theme.

Arterial Screens and Buffering

- Provision of upgraded landscaping, buffering, and screening along arterial streets with 15-foot landscape easement in addition to ROW, including meandering 8-foot trails, buffering trees, and shrubbery/ornamental trees
- Use of berms, wrought iron and landscaping to provide screening by using open ended cul-de-sacs or other layouts which do not place the rears of lots adjacent to arterial streets; solid brick screening is required where the rears of lots are adjacent to arterial streets

Entryway Design and Features

- Professionally designed entry monument of brick/stone with landscaping, irrigation, pavement treatments and lighting
- Divided entry streets with median landscaping and irrigation
- Pavement treatments at entryway and key intersections
- Linkage of entryway to central focal space

Uniform, Coordinated Design Elements and Fixtures

- Use of common brick/stone elements in entry monuments, screening walls, retaining walls, mailboxes, etc.
- Distinctive, special lighting fixtures and other fixtures/signage
- Uniform, consistent mailbox design
- Consistent restrictions on fencing along open space

***Enhancement Of
Neighborhood Livability
Through Visual And
Recreational Opportunities***

Each neighborhood of 40 – 100 acres should provide visual and recreational opportunities.

Provision Of Pedestrian-Friendly Environments

Assurance Of Long-Term Viability And Maintenance

Neighborhood Open Space

- A minimum of 5% of the gross area of the development (excluding flood plain, school sites, municipal park sites, and retail zoning), or two acres, whichever is greater, shall be allocated to squares or parks

Neighborhood Visual Focus

- Within each neighborhood, at least one square or park no smaller than one acre shall be provided to create a central focal point, generally within 600 feet of the geographic center of the neighborhood. Linking the entry features and central focal space is encouraged to enhance both.
- Each square or park shall include either a visual feature (fountain, gazebo, pond, statue, etc.) or an activity area (play area, sport court, amenity center, etc.)

Accessibility

- Overall block lengths and perimeters should generally be limited to assure cross-access and connectivity within the neighborhood. Where long block lengths are necessary, a dedicated alley or pathway should be provided through the block for access.
- Internal hike and bike trails, looped and providing connection to squares and parks, school sites, retail, adjacent neighborhoods and to the Citywide trail systems

Pleasant Walking Conditions

- Two shade trees (minimum 3-inch caliper) shall be planted on each lot to shade the sidewalk and street. Trees must be selected from the Tree Schedule or approved by the City Arborist

Minimized Vehicular Impacts

- Where front drives are approved, garages must be a minimum of ten feet behind the façade of the house
- Street design which “calms” traffic: curvilinear, median and side planting areas, traffic circles at 4-way intersections, etc.

Quality of Construction

- 100% masonry on front façade/75% on remaining sides
- 100% brick or stone on chimneys or gas vented fireplaces with no chimneys
- Provision of front yard sod and irrigation
- Homes “wired” for security and communications (Category-5 wiring/internet broadband/DSL)

Enforcement Capability and Maintenance

- Deed restrictions (RVs, accessory buildings, upkeep, etc.).
- Mandatory HOA – responsible for maintenance of common areas and landscaping
- A cash-flow analysis of HOA dues at build-out

ESTATE DEVELOPMENT

The Estate Development designation sets aside areas of semi-rural density to accommodate and protect residential estate development. This designation is applied in existing areas of acreage homes and in developing areas which are adjacent to existing acreage homes, areas with limited accessibility which limits the realistic density, and where estate lots can be established to provide large, private home sites.

Required Standard – No Collector Street Access

This standard is applied on the tracts designated Estate Development which cannot be accessed by a collector level street. If collector street access becomes available, the ½-acre lot option may be proposed. Milam Road is not considered a collector street.

- One-acre minimum lot size
- 2,500 square foot minimum home size
- 150-foot minimum lot width

½-Acre Lot Option – Collector Access Available

This standard may be proposed, subject to the provision of a basic amenity package, on tracts which have access via a collector street. Shannon and Lumley Roads are considered collector streets.

- ½ acre lot minimum
- Provision of basic amenities to include at a minimum: entryway feature with landscaping, lighting and irrigation; special street lighting; and uniform mailbox design
- 2,500 square foot minimum home size
- 100-foot minimum lot width
- Lots across a non-arterial street from existing estate homes must match existing lot width

LOW DENSITY NEIGHBORHOODS

The Low Density Neighborhood designation sets aside residential areas of lower than average densities to provide larger lots and increased privacy, thereby assuring that a full range of housing choices are available in the City. This designation is applied in existing areas of R-1-standard homes and in developing areas in the southeast sector of the City which have high levels of accessibility and where new, updated development standards, including special design features and amenities, can be applied.

Required Standard

This is the base standard for new development in areas designated Low Density Neighborhood. Reduction of lot size may be considered under the Amenity Option outlined below.

- ½ acre lot minimum
- Provision of basic amenities to include at a minimum: entryway feature with landscaping, lighting and irrigation; special street lighting; and uniform mailbox design
- 2,500 square foot minimum home size
- 100-foot minimum lot width

Amenity Option (See Section Above)

This option allows reductions of lot size subject to the provision of enhanced design features and amenities which compensate for the increase in density. Final lot size approval will be contingent on a specific proposal's success in addressing design/amenities

- Reduction of lot size to 10,000 square foot minimum
- Reduction of home size to 2,500 square foot minimum
- Reduction of lot width minimum to 85 feet
- Provision of enhanced design and amenities

Master Plan Option

The master plan option allows varied lot sizes, averaging no more than 2.5 units per acre exclusive of flood plain. The option is applied to tracts of over 400 acres proposed for development under master covenants to assure coordinated development and maintenance. Lot layout and density are justified by special design and a coordinated amenity package. At this time, the master plan option is limited to the Lucas Farms Planned Development.

NC -- ESTABLISHED NEIGHBORHOOD – NEW CONSTRUCTION

The Established Neighborhood – New Construction designation identifies residential areas of average densities offering a variety of single family detached housing. The New Construction designation is applied to undeveloped tracts in areas of the City which are predominantly established, i.e., only isolated tracts of vacant land remain surrounded by existing development.

Required Standard

This is the base standard for new development in areas designated Established Neighborhood. Reduction of lot size may be considered under the Amenity Option outlined below.

- 10,000 square foot lot minimum
- Provision of basic amenities to include at a minimum: entryway feature with landscaping, lighting and irrigation; special street lighting; and uniform mailbox design
- 2,500 square foot home minimum
- 85-foot lot width minimum

Amenity Option (See Section Above)

This option allows reductions of lot size subject to the provision of enhanced design features and amenities which compensate for the increase in density. Final lot size approval will be contingent on a specific proposal's success in addressing design/amenities

- Reduction of lot size to 8,000 square foot minimum
- Reduction of home size to 2,000 square foot minimum
- Reduction of lot width minimum to 65 feet
- Provision of enhanced design and amenities

ESTABLISHED NEIGHBORHOOD

The Established Neighborhood designation identifies residential areas of average densities offering a variety of single family detached housing. In existing neighborhoods, small groupings of existing duplex and/or townhouse at the fringe of a neighborhood unit may be included. This designation is applied to existing neighborhoods throughout the city. There will generally be little or no additional construction anticipated; however, conversion from retail or apartment zoning may occur.

Current Residential Zones

- Minimum standards per current zoning designation

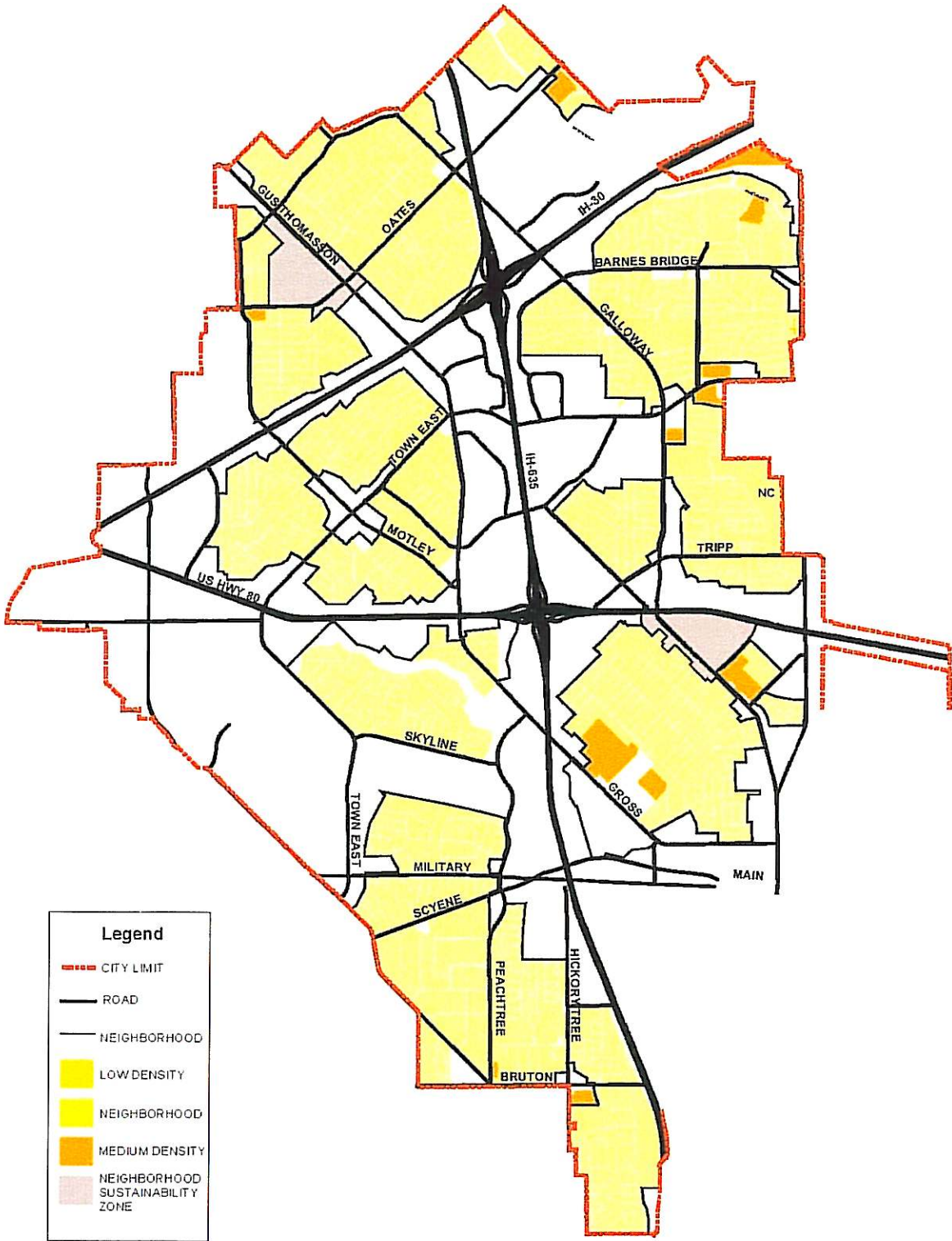
Conversion from Nonresidential or Apartment Zone

- Minimum lot size the same size as adjacent subdivision(s)
- Minimum home size set at average size of the existing homes in the adjacent subdivision(s)

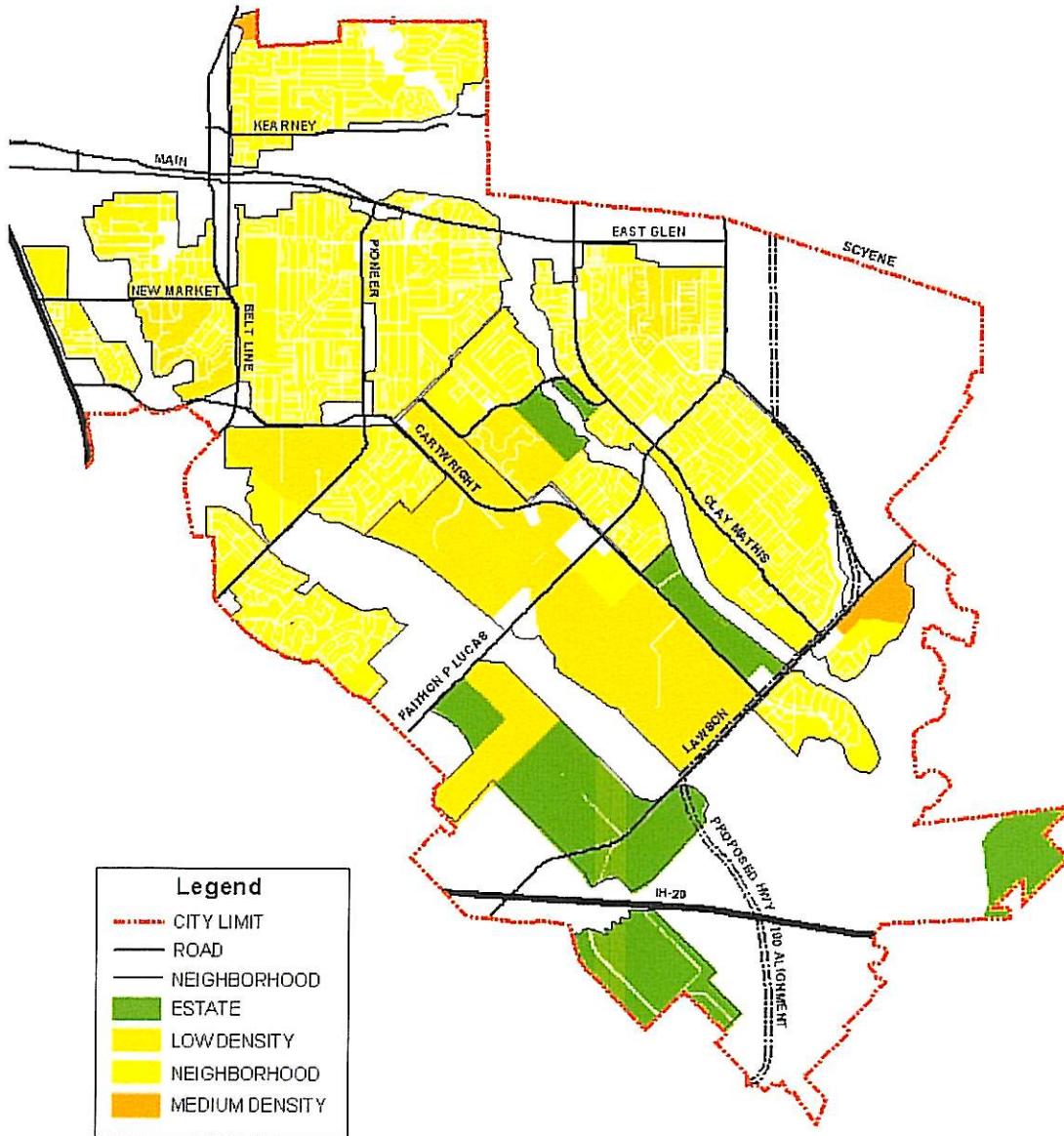
Amenity Option (See Section Above)

- Reduction of lot size to 5,500 square foot minimum
- Reduction of lot width minimum to 55 feet
- Provision of enhanced design and amenities
- Final lot size approval contingent on specific proposal's success in addressing design/amenities issues

NEIGHBORHOODS - NORTH



NEIGHBORHOODS - SOUTH



MEDIUM DENSITY NEIGHBORHOOD

The Medium Density Neighborhood designation identifies residential areas with higher than average densities. This designation is applied to existing attached housing (duplex and/or townhouse) or existing apartments which are located in a *Community Area*. The designation is also applied to undeveloped, *Community Area* tracts which are currently zoned for and considered acceptable for apartment use. When undeveloped land zoned apartment is not designated as *Medium Density Neighborhood*, the location is not an acceptable apartment location and conversion to single family housing should be encouraged.

Current Residential Zones

- Minimum standards per current zoning designation

Conversion to Single Family Housing from Nonresidential or Apartment Zone

- Minimum lot size the same size as adjacent subdivision(s)
- Minimum home size the same size as the minimum existing homes in the adjacent subdivision(s)

Amenity Option (See Section Above)

- Reduction of lot size to 5,500 square foot minimum
- Reduction of lot width minimum to 55 feet
- Provision of enhanced design and amenities
- Final lot size approval contingent on specific proposal's success in addressing design/amenities issues

NEIGHBORHOOD SUSTAINABILITY ZONES

The Neighborhood Sustainability Zone designation identifies areas where residential and business uses are not only compatible, but also essential to revitalization of the neighborhood. The density of all development within the zone is optimized for pedestrian-scaled activity. This generally translates into development which is more intense than that produced by other policies intended for application on the urban fringe. The pedestrian defines the limits of a Neighborhood Sustainability Zone. The standards for infill housing and the zone's business component must serve the City's larger goal of renewal.

Existing Residential Areas

- Contextual infill standards

Mixed Uses

- Integrate residential and business uses

Urban Fabric

- Use of form-based regulations to promote business corridor renewal and compatibility between building functions
- Pedestrian-orientation using a complete streets approach
- Recreate the public realm through extensive use of building enclosure, landscaping, sidewalks and civic spaces