

**1101 LAND USE GOAL**

1101.1 It is the goal of the District to assure the efficient use of land resources within legal, economic, fiscal, environmental, and other public policy constraints to meet neighborhood, community, and District-wide needs, and to help foster other District goals.

**1102 OBJECTIVES FOR RESIDENTIAL NEIGHBORHOODS**

1102.1 The residential neighborhood objectives are as follows:

- (a) To conserve and enhance the essentially satisfactory qualities of the District's many stable residential neighborhoods including those qualities that make them unique;
- (b) To enhance other neighborhoods and achieve stability;
- (c) To redirect public and private initiatives to neighborhoods most in need of improvement and stability;
- (d) To encourage development of adequate neighborhood shopping and support services in all sections of the District;
- (e) To protect residential neighborhoods from disruptive uses; and
- (f) To prevent concentrations of nonresidential uses in residential neighborhoods.

**1103 RESIDENTIAL LAND USE CATEGORIES**

1103.1 The low density residential land use category includes single-family detached and semi-detached housing as the predominant uses.

1103.2 The moderate density residential land use category includes row houses and garden apartments as the predominant uses and may also include, as appropriate uses, low density housing.

1103.3 The medium density residential land use category includes multiple-unit housing and mid-rise apartment buildings as the predominant uses and may also include, as appropriate uses, low and moderate density housing.

1103.4 The high density residential land use category includes high-rise apartment buildings as the predominant use and may also include, as appropriate uses, low, moderate, and

## ENROLLED ORIGINAL

medium density housing. High density residential land use areas are generally located adjacent to the Central Employment Area, major employment centers, major arterial streets, and appropriate multi-neighborhood and regional commercial centers.

1103.5 The residential land use categories are generally depicted on Map 1.

**1104 POLICIES IN SUPPORT OF THE RESIDENTIAL NEIGHBORHOOD OBJECTIVES**

1104.1 The policies established in support of the residential neighborhoods objectives are as follows:

- (a) Promote the conservation, enhancement, and revitalization of the residential neighborhoods of the District for housing and neighborhood-related uses;
- (b) Conserve and maintain the District's sound, established neighborhoods through the strict application and enforcement of housing, building, and zoning codes and the maintenance of the general level of existing residential uses, densities, and heights;
- (c) Ensure a broad range of residential neighborhood options ranging from quiet, low density, park-like neighborhoods to active, high density, mixed-use urban neighborhoods;
- (d) Develop neighborhood improvement programs and neighborhood land use proposals for residential areas that have deficiencies which threaten neighborhood quality, through coordinated community and government action programs and plans, systematic monitoring of neighborhood social and physical conditions, and continuing assessment of land use and regulatory actions to correct deficiencies;
- (e) Provide wide-ranging assistance for neighborhoods of relatively poor quality by joint public and private action and concentrated governmental attention and resources, through measures such as grants and loans for housing purchase and rehabilitation and land use and zoning changes, and with the active involvement and cooperation of the business community, private service organizations, community development corporations, and other community organizations;
- (f) Develop uniform indicators of neighborhood conditions, establish standards for neighborhood quality, and develop procedures to monitor and assess conditions and trends affecting neighborhood stability, in order to provide a timely warning with respect to conditions that need correcting and to provide information for the required Plan reviews and updates;