

RESIDENTIAL DISTRICTS

All three residential districts reflect relatively large areas where housing is the primary recommended use. Ideally, residential areas should be located in reasonable proximity to mixed-use or commercial districts that provide employment, shopping and service, and recreational opportunities to neighborhood residents; and a wide range of supporting and civic uses considered appropriate within residential districts is encompassed in the definition of all three districts.

Low Density Residential (LDR)

Low Density Residential districts are characterized by relatively low densities and a predominance of single-family and two-unit housing types. Some Low Density Residential areas, particularly in the older neighborhoods, may include many “house-like” structures that were built as, or that have been converted to multi-unit dwellings. Smaller two, three and four-unit apartment buildings may be compatible with the Low Density Residential designation at locations specified in an adopted neighborhood or special area plan, but large apartment buildings or apartment complexes are not.

In general, Low-Density Residential areas should be protected from encroachments of higher density or higher intensity uses than presently exist in the neighborhood, and future conversions of housing in older mixed-housing type neighborhoods from single-family to multi-unit should be discouraged. Infill or redevelopment projects should be compatible with established neighborhood character and be consistent with an adopted neighborhood or special area plan.



Grandview Commons in the Sprecher Neighborhood

Net Density Range

An average of less than 16 units per net acre (0-15) for the Low Density Residential area as a whole. Most developments within the area should fall within this range, although small areas of slightly higher density may exist, either due to the historical development pattern or based on a specific recommendation in an adopted neighborhood or special area plan. Small-scale apartment complexes comprised of relatively small, low-rise buildings (such as garden apartments) may be included in the Low Density Residential category, but large-scale apartment buildings and large apartment complexes will generally be designated as Medium Density Residential areas, even if the actual parcel density falls within the low-density range.

Low Density Residential (LDR), continued

Location and Design Characteristics

Mapped Low Density Residential areas are often relatively large, and on the Generalized Future Land Use Plan Map may encompass adjacent portions of several neighborhoods. The size, layout and design of Low Density Residential areas should incorporate the neighborhood design principles recommended in the Comprehensive Plan. Ideally, Low Density Residential areas will form individual but interconnected “neighborhoods” that extend about one-quarter to one-half mile from the neighborhood’s primary activity center focal point. The neighborhood design should be conducive to walking and all of the housing and other uses should share an interconnected sidewalk and street system.

Higher density housing types within Low-Density Residential areas generally should be located nearer Mixed-Use or other more intensively developed areas, with a transition to smaller buildings such as duplexes and single-family detached houses as the distance from the more intensively developed area increases.

Housing Types in Low Density Residential Districts

- Single-family detached houses on individual lots.
- Townhouses or row houses.
- Duplexes and two-flat buildings.
- Three-flat buildings (stacked units in a three-story buildings similar in character to the single-family buildings in the area.)
- Apartment buildings (multi-unit dwellings with units accessed via shared entrances and hallways) compatible with neighborhood character.) Generally limited to no more than four-unit buildings if interlaced with other housing types. Small-scale apartment complexes may include buildings with more than four units.
- Accessory dwelling units.



Low Density Residential Townhouses

In order to provide a range of housing choices for households of different sizes, ages, incomes and lifestyles, Low Density Residential areas should include at least two different housing types and include both owner-occupied and rental housing. Single-family housing should include a variety of lot sizes.

Low Density Residential (LDR), continued

Other Uses within the District

Although primarily a residential designation, a limited amount of other land uses are also located within Low Density Residential areas, and these often serve as focal points for neighborhood activity. At the scale of the Generalized Future Land Use Plan Maps, these small areas of non-residential use generally are not shown. Non-residential uses within a Low Density Residential area may include:

- Parks and recreational facilities.
- Community gardens.
- Elementary schools.
- Day care centers.
- Small civic facilities, such as libraries or community centers.
- Places of assembly and worship, if at a scale compatible with other existing or planned development in the area.
- Commercial uses
 - Neighborhood-serving retail and service uses, especially in mixed-use buildings.
 - Small offices, especially in mixed-use buildings.



Hawthorne Branch Library



Marquette Elementary and Georgia O’Keeffe Middle School

Within designated Low Density Residential areas, commercial uses are limited to small-scale establishments providing convenience goods or services to neighborhood residents. Because of the scale of the scale of the plan maps, these isolated, single commercial uses within a Residential district are generally not mapped. Groupings of commercial use within a neighborhood generally will be separately identified on the Plan Map as a mixed-use, commercial or employment district as appropriate.

Specific locations for non-residential support uses within Low Density Residential districts, as well as more-detailed planning or design standards, should be identified in adopted neighborhood or special area plans.