

5.0 LAND USE ELEMENT

5.1 PURPOSE AND SCOPE

The Land Use Element provides a guide for future land development within the Downtown. It insures a mix of land uses which will be complementary to and compatible with the Village Center, and it maintains the Downtown's role as the center of business and shopping activity in Belmont. This element focuses on those policies pertinent to the location of new development and redevelopment, the accommodation of various types of commercial and residential uses, and regulations regarding building intensities, landscaping, parking, and site development. It is directly related to both the Circulation and Urban Design Elements of this Plan, as each element reinforces the policies of the other elements.

5.2 LAND USE PLANNING AS A VEHICLE FOR DIRECTING FUTURE GROWTH

5.2.1 Improving on a Mixed Use Downtown District

The Downtown Planning Area is the center of commercial activity for the City of Belmont. Retail and service commercial uses are the predominant occupants of the downtown, accounting for over 50% of the building space within the Planning Area. Interspersed within this downtown retail district are a complement of financial, real estate, professional and medical offices which account for approximately 20% of the building space, while light industrial uses comprise approximately 10% of the total planning area floor space. At the outer boundaries of the downtown, single family and multi-family residential neighborhoods provide for approximately 100 dwelling units.

These complimentary types of land uses provide for a relatively well balanced central business district, although the arrangement of these uses within the downtown often appears haphazard or without an overall logic. The challenge for the land use plan is to improve on this mixed use district by defining an overall logic, or organization of land uses.

Complementary Commercial Districts

As defined in Chapter 3.0, the Village Center is intended to act as the community focal point, or the center of commercial, entertainment and social activity. The relationship of the surrounding land use should complement the retail and community-focal-point function of the Village Center, and continue the existing mix of retail, office and residential space uses. Although much of the space which currently surrounds the Village Center has already been developed, it has not been built at intensities which are able to maximize the economic potential of each parcel. Therefore, private redevelopment efforts, remodelling and business expansion could reasonably be anticipated.

Continued Presence of Older Service Commercial Areas

Downtown Belmont also serves a vital role in providing for the service commercial needs of the community and the traveling public. A necessary element of land use planning in downtown is to recognize this role, and continue the presence of service commercial and auto-dependent uses, particularly along the major roadway corridors of Ralston Avenue and El Camino Real. The existing character of the service commercial district on the east side of the El Camino Real corridor should be maintained, while encouraging modest growth and an improved visual appearance.

Conserving Residential Neighborhoods

Traditionally, the City of Belmont has provided for approximately 6% of the housing needs of the southern and central portions of San Mateo County. Existing single family and multi-family residential neighborhoods, which ring the outer perimeter of the Downtown Planning Area, play a vital role in supplying housing for this ever-expanding population. It is important that these neighborhoods be preserved within the downtown. Additionally, as traffic congestion continues to be a major influence on the quality of life throughout the Bay Area, opportunities for providing housing within walking distance from the work place, shopping districts, and providers of community services should be encouraged. Mixed use projects, which combine ground floor commercial use with second and third floor residential uses are an excellent technique to accomplish this goal without forfeiting retail sales potential. Mixed use projects also have the potential to energize the downtown environment, interjecting people into an area which may otherwise lack activity during non-working hours.

Maintaining a Public Presence

There has been continued discussion within Belmont of a relocation or consolidation of city administrative offices. Currently, City Hall and the main administrative offices are located on Fifth Avenue at Broadway; the Police Department and Parks and Leisure Services Departments are located in Twin Pines Park west of Sixth Avenue, and outside of the Downtown Planning Area; and the Engineering and Public Works Offices are on Sem Lane east of U.S. 101, considerably outside the Downtown. The City Hall and other public agency offices are an integral component in downtown land use, and while consolidation is desirable, a continued public presence within the Downtown should be maintained.

5.2.2 Balancing Future Growth Against the Capacity of the Roadway Infrastructure

The Ralston Avenue and El Camino Real Roadways function as important corridors for the movement of traffic on a regional scale by linking to major highways and adjacent communities, as well on a local scale by providing access and circulation to downtown land uses. As more thoroughly described within the Transportation Element of this Plan, each of these corridors are currently operating at levels which exceed their designed capacity. Clearly, continued growth within the entire region will exacerbate this problem on the regional scale, driving the need for

long-term improvements to one or both of these corridors. These long-term improvements are extremely expensive and beyond the City's current financial capabilities.

However, on the local scale the City does have an opportunity to make a positive contribution to this growing traffic congestion problem. An alternative method to increasing the capacity of roadways to accommodate traffic demand is to reduce or minimize the traffic demand to more closely approximate the roadway capacity. Traffic demand (or generation) is directly correlated to the amount or size of land use development. The greater the amount of increased development, the greater the amount of increased traffic demand.

Under current zoning regulations, commercial space within the downtown area can be developed at intensities of as high as a 1.8 Floor Area Ratio (FAR). If the Downtown Planning Area were completely built-out at the current zoning intensities, it would result in an additional 520,000 square feet of commercial/office space, almost an 85% increase over the existing level. Such an increase in land development would have a major adverse impact on the roadway network, causing intersections throughout the planning area to fall well below acceptable conditions.

A reduction in the potential build-out intensities of land within the planning area can have a major positive impact on the service capabilities of the entire roadway network. While regional traffic flows will continue to overly impact the primary intersection of Ralston Avenue and El Camino Real, a significant reduction in the potential congestion of secondary intersections (those which provide access and circulation for downtown land uses) can be achieved

A reduction in the potential development intensity of commercial space in Downtown Belmont to a maximum floor area ratio of 0.5 would not only represent a major step towards mitigating traffic impacts, but would also ensure that future development would be similar in scale to the existing buildings within the planning area. While current zoning does allow for buildings with floor area ratios of up to 1.8, such intensities have not been realized due to parking, landscaping and height limit requirements. On-site parking requirements have been a major factor in determining building intensities within the Downtown, often requiring as much as 50% to 60% of the total lot area. Unless parking spaces are provided underground, the remaining land area has generally been able to accommodate building intensities of only 0.4 to 0.6 FAR. The results of these requirements has been the development of a relatively small-scaled, village-like downtown, as opposed to a highly urbanized, densely compacted central business district. This existing village character is the key to Belmont residents' image of their community. Indeed, the Citizens Downtown Task Force has identified that the overall goal of the Land Use Element shall be to encourage and promote a major change in the Downtown through the implementation of the Village Center, but that outside of the Village Center Area, changes in existing land use should be minor and incremental.

As demonstrated in the following graphic, the recommended reduction in allowable building intensities within the Downtown is based upon a combination of factors:



5.3 LAND USE GOAL, OBJECTIVES AND POLICY MAP

5.3.1 Land Use Goal

Land use planning provides an opportunity for a community to express their hopes, expectations and goals with respect to social, economic and land development issues. A thorough planning process should respond to each of these issues through a consensus-building approach derived from input from the citizens, land-owners and developers of the community. This Specific Plan for downtown Belmont relies upon the community consensus-building approach begun in early 1986 for the preparation of the Preliminary Belmont Downtown Concept (Amphion Environmental, 1986), enhanced through the Belmont Market Analysis (EPS, 1987), and continued by The Planning Collaborative, Inc., through the public workshop meetings of the Belmont Citizens Downtown Task Force.

This process has resulted in the identification of an overall land use goal for the downtown, as well as several social, economic, and design objectives by which to accomplish this goal. This section sets forth the goal for land use and describes the intent of the land use policies.

GOAL:

THE VILLAGE CENTER ELEMENT OF THIS PLAN SHOULD REPRESENT THE SINGLE MAJOR CHANGE OR MODIFICATION TO THE EXISTING LAND USE WITHIN THE DOWNTOWN. OUTSIDE OF THE VILLAGE CENTER DISTRICT, LAND USE POLICIES SHOULD ALLOW FOR AN INCREMENTAL EXPANSION OF RETAIL OFFICE AND RESIDENTIAL USES BUT SHOULD NOT RESULT IN A MAJOR CHANGE TO THE EXISTING CHARACTER OR INTENSITY OF DEVELOPMENT.

5.3.2 Land Use Objectives

The following objectives describe the overall program for future commercial and residential development to accomplish the land use goal.

1. General Commercial Objective

Recognize and maintain the existing mix of retail and office space uses within the commercial area west of El Camino Real between Ralston and O'Neill Avenues as a compliment to the Village Center and encourage an expansion of retail use on Waltermire Street west of El Camino Real.

2. Mixed Commercial/Residential Objective

Provide opportunities for mixed use development to simultaneously expand the community's tax base, stimulate redevelopment efforts, and address the growing housing needs within the downtown at select locations both north and south of the Village Center.

3. Highway Commercial Objective

Recognize and maintain the function of auto-dependent land uses along the Ralston Avenue and El Camino Real corridors.

4. Service Commercial Objective

Continue the presence of the older service commercial district on the east side of El Camino Real, particularly on those parcels with frontage along Old County Road.

5. Low Density Residential Objective

Preserve the character of established low density residential neighborhoods in the southwestern portion of the downtown.

6. High Density Residential Objective

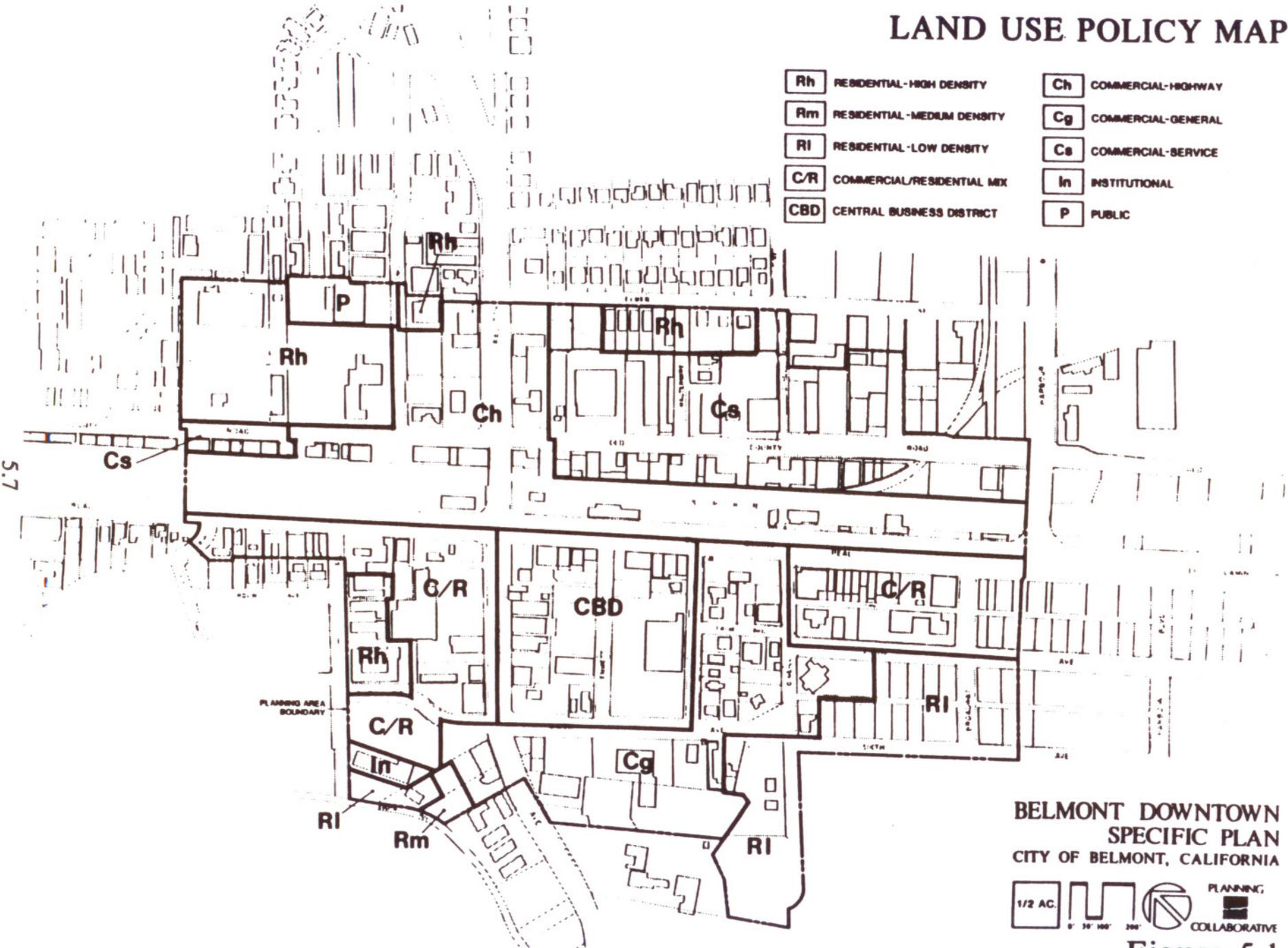
Provide greater opportunities to meet the needs of the different lifestyles and incomes of the people who wish to live within the community at locations adjacent to already established multi-family residential neighborhoods.

5.3.3 Land Use Policy Map

The Land Use Policy Map (Figure 5.1) identifies the land use designations of this Specific Plan. These designations are intended to allow for the development of the Village Center concept, to encourage and enhance opportunities for redevelopment and revitalization, and to carry-out the objectives of the Plan.

LAND USE POLICY MAP

Rh	RESIDENTIAL-HIGH DENSITY	Ch	COMMERCIAL-HIGHWAY
Rm	RESIDENTIAL-MEDIUM DENSITY	Cg	COMMERCIAL-GENERAL
RI	RESIDENTIAL-LOW DENSITY	Cs	COMMERCIAL-SERVICE
C/R	COMMERCIAL/RESIDENTIAL MIX	In	INSTITUTIONAL
CBD	CENTRAL BUSINESS DISTRICT	P	PUBLIC



BELMONT DOWNTOWN
 SPECIFIC PLAN
 CITY OF BELMONT, CALIFORNIA

1/2 AC. PLANNING COLLABORATIVE

Figure 5.1

5.4 GENERAL COMMERCIAL LAND USE POLICIES

GENERAL COMMERCIAL OBJECTIVE:

RECOGNIZE AND MAINTAIN THE EXISTING MIX OF RETAIL AND OFFICE SPACE USES WITHIN THE COMMERCIAL AREA WEST OF EL CAMINO REAL BETWEEN RALSTON AND O'NEILL AVENUES AS A COMPLIMENT TO THE VILLAGE CENTER, AND ENCOURAGE AN EXPANSION OF COMMERCIAL USE ON WALTERMIRE STREET WEST OF EL CAMINO REAL BY PROVIDING A RELIEF OF PARKING REQUIREMENTS FOR EXISTING PARCELS.

GENERAL COMMERCIAL POLICIES

5.4.1 Location Policy. The General Commercial District shall be defined as those blocks between Ralston Avenue, El Camino Real, O'Neill Avenue, and Twin Pines Park, exclusive of the Village Center District, as shown on the Land Use Map Figure 5.1.

Guideline. The General Commercial District is intended to provide a ring of complementary commercial land use encircling the Village Center to the north, west and east. This district generally complies with the definition of the Central Business District from the current General Plan.

5.4.2 Allowed Land Use Policy. The General Commercial District shall contain a mix of retail, office, government and recreational uses.

Guideline. All uses shall be complementary to and may include those uses designated for the Village Center.

5.4.3 Development Intensity Policy. The maximum allowable floor area ratio within the General Commercial District shall be 0.5.

Guideline. Given that the existing traffic condition within the downtown area is congested beyond acceptable conditions, and that any new development within the downtown would contribute additional traffic to this unacceptable condition, new commercial development should be limited to a decrease in the existing FAR from 1.2 to 0.5. This decreased FAR would result in a reduction of vehicle trips generated by the buildout of the General Commercial District parcels.

According to existing zoning ordinances applicable within the General Commercial District as well as the changes to those ordinances recommended by the Plan, parking, landscaping and height requirements limit the potential buildout of parcels. The maximum FAR of 0.5 permitted

under this Plan would correspond to the actual potential buildout attainable under the parking, landscaping and height requirements of this Plan.

5.4.4 Building Height Policy. The maximum building height in the General Commercial District shall be three stories. Buildings with frontage along El Camino Real and Ralston Avenue shall have a maximum two story streetwall to maintain and enhance the views of Belmont Hills, consistent with the Building Height Policy 4.5.2 of the Urban Design Element of this Plan.

5.4.5 Parking Policy. Parking facilities shall be provided as required or permitted as per Table 6.5 of this Plan.

Guideline. As existing residential structures on Waltermire Street and O'Neill Avenue are converted over time to commercial use, relief from the existing requirement of 4 parking spaces per 1,000 square feet of building should be allowed. This relief would enable these existing structures to be converted to commercial uses as desired.

5.4.6 Landscaping Policy. Landscaping within the General Commercial District shall enhance the pedestrian-orientation of the downtown. Planted areas and street trees shall be located adjacent to or within pedestrian walkways and corridors.

Guideline. A range of between 10% and 15% of the gross site area should be planted and landscaped. The 15% landscaping requirement should be encouraged, although flexibility to accommodate unique circumstances should be allowed such as the preservation and/or planting of large trees.

5.4.7 Open Space Policy. The downtown area shall be connected by a landscaped pedestrian corridor to the Twin Pines Park.

Guideline. Landscaping of this corridor should be similar in nature to the landscaping within the park itself to provide for a continuity leading to the downtown.

5.5 MIXED COMMERCIAL/RESIDENTIAL POLICIES

MIXED COMMERCIAL/RESIDENTIAL OBJECTIVE:

CREATE NEW OPPORTUNITIES TO SIMULTANEOUSLY EXPAND THE COMMUNITY'S TAX BASE, STIMULATE REDEVELOPMENT EFFORTS, AND ADDRESS THE GROWING HOUSING NEEDS WITHIN THE DOWNTOWN AT SELECT LOCATIONS BOTH NORTH AND SOUTH OF THE VILLAGE CENTER.

MIXED COMMERCIAL/RESIDENTIAL POLICIES

5.5.1 Location Policy. Mixed commercial/residential districts shall be located to the north and south of the Village Center on the west side of the El Camino Real as shown on the Land Use Map, Figure 5.1.

Guideline. These locations will provide opportunities for residential development close to shopping and employment environments. Mixed commercial/residential districts shall also be provided on the east side of El Camino Real, on certain lots with frontage on Eimer Street as shown on the Land Use Map, Figure 5.1. This designation will allow for the continuation of existing commercial uses, but provides, incentives, for redevelopment as residential use.

5.5.2 Permitted Use Policy. The commercial/residential district shall contain a mix of public, retail office, recreational and high density residential uses.

Guideline. Commercial uses are preferred on ground floor locations. Residential uses may occur on the ground floor, although the preferred plan would be to locate residential uses above ground floor commercial uses.

5.5.3 Development Intensity Policy. General commercial uses may be developed to a maximum floor area ratio of 0.5. Residential development may be high density to provide the greatest opportunity for affordable units, and the types of units which may be most desirable for senior citizen housing. Public uses, such as the City Hall, may be developed to a maximum floor area ratio of 1.00. Live/work residential developments are permitted at a maximum density of 30 units per acre and to a maximum floor area ratio of 1.2.

Guideline. High density residential uses may be developed to a maximum floor area ratio of 1.2, with a maximum density of 30 units per gross acre.

Combined commercial/residential uses may be developed to a maximum floor area ratio of 1.5 and a maximum residential density of 30 units per gross acre, provided the commercial portion of a mixed use project has a maximum floor area ratio of 0.5 and occupies the ground floor only, and the residential portion of a mixed use project has a maximum floor area ratio of 1.0 and occupies second and/or third floors only.

This policy and guideline assumes that parking will be provided in structure.

5.5.4 Lot Size Policy. The assembling only of existing small parcels shall be encouraged, and further subdivision of existing lot size (which might hamper opportunities for providing mixed use projects) shall be discouraged.

Guideline. A minimum lot size of 7,200 square feet could accommodate most existing parcels within this district, yet would require the assembly of a minimum of three of the small (2,400 square foot) lots in the northern portion of the planning area for redevelopment purposes.

5.5.6 Street Frontage Policy Mixed use developments shall face towards the street rather than fitting sideways on a narrow parcel.

Guideline. A minimum street frontage of 72 feet would allow for parcels with dimensions of 72 feet by 100 feet, sufficient to accommodate forward facing buildings.

5.5.7 Building Height Policy. The maximum permissible height shall be 3 stories for buildings on the west side of El Camino Real. Maximum heights within Commercial/Residential districts on the east side of El Camino Real shall be 4 stories. Buildings along El Camino Real and Ralston Avenue shall have a maximum 2 story streetwall to maintain and enhance the views of Belmont Hills, consistent with the Building Height Policy 4.5.2 of the Urban Design Element.

5.5.8 Parking Policy. Parking spaces shall be provided for in accordance with Table 6.5 of this Plan.

Guideline. Parking should be located at the rear of parcels whenever possible. The maximum buildout intensities of this district assume the provision of underground parking to accommodate parking demand on-site.

5.5.9 Landscaping Policy. Landscaping shall be utilized to enhance the aesthetic environment of the Downtown. Landscaping requirements shall be dependent upon the types of uses proposed in a mixed use district.

Guideline. Residential developments should provide a minimum of 300 square feet of yard area for each unit located on the ground floor, and an additional 150 square feet of yard for each unit located above the ground floor.

Commercial projects should provide landscaped yards equal in size to 15% of the gross site area.

Mixed commercial/residential projects should provide landscaped open areas equal to 10% of the total gross floor area of the combined uses, or 15% of the gross site area, whichever provides the greatest amount of landscaped open area.

5.6 HIGHWAY COMMERCIAL POLICIES

HIGHWAY COMMERCIAL OBJECTIVE:

RECOGNIZE AND MAINTAIN THE FUNCTION OF AUTO DEPENDENT LAND USES ALONG THE RALSTON AVENUE AND EL CAMINO REAL CORRIDORS.

HIGHWAY COMMERCIAL POLICIES

5.6.1 Location Policy. The Highway Commercial District shall pertain to those parcels with frontage along the east side of El Camino Real and with frontage along Ralston Avenue east of El Camino Real (see Figure 5.1).

Guideline. Both El Camino Real and Ralston Avenue function as regional arterials, and uses which depend on such traffic for customers are appropriate for these areas.

5.6.2 Permitted Use Policy. Commercial uses within the Highway Commercial District shall primarily be those which supply commodities or provide services to meet the needs of the community and the traveling public; such as service stations and drive-thru eating and banking establishments.

Guideline. Uses which are permitted within the General Commercial District should also be permitted within the Highway Commercial District. Residential development, consistent with the standards for high density residential development as established by this Plan, should be permitted as a conditional use within the Highway Commercial District.

5.6.3 Building Intensity Policy. Commercial uses may be developed to a maximum floor area ratio of 0.5.

Guideline. This buildout intensity is intended to be compatible with the capacity of the regional roadway network to absorb additional growth, and is also intended to promote the landscaping, parking and height limitations of this Plan.

5.6.4 Building Height Policy. The maximum building height within the Highway Commercial District shall be 3 stories. Buildings along El Camino Real and Ralston Avenue shall have a maximum 2-story streetwall consistent with the Building Height Policy 4.5.2 of the Urban Design Element to maintain and enhance the view of Belmont Hills.

5.6.5 Parking Policy. Parking facilities shall be provided as required or permitted on Table 6.5 of this Plan.

5.6.6 Landscaping Policy. Landscaping within the Highway Commercial District shall be utilized to break-up continuous "strip commercial" frontages, enhance the aesthetics of parking areas, and provide transitions into residential areas.

Guideline. A range between 10% and 15% of the gross site area should be planted and landscaped. The 15% landscaped requirement should be encouraged, but flexibility should be allowed for unique circumstances such as the preservation and planning of large (specimen sized) trees.

5.7 SERVICE COMMERCIAL POLICIES

SERVICE COMMERCIAL OBJECTIVE

CONTINUE THE PRESENCE OF THE OLDER SERVICE COMMERCIAL DISTRICT ON THE EAST SIDE OF EL CAMINO REAL, PARTICULARLY ON THOSE PARCELS WITH FRONTAGE ON OLD COUNTY ROAD.

SERVICE COMMERCIAL POLICIES

5.7.1 Location Policy. The Service Commercial District shall pertain to those parcels with frontage on Old County Road south of Ralston, and on parcels with frontage on O'Neill Avenue and Waltermire Street east of Old County Road, as shown on the Land Use Policy Map, Figure 5.1.

5.7.2 Permitted Use Policy. The primary uses allowed within the Service Commercial District shall be service and storage activities related to the residential and commercial functions of the City, such as business supplies, printing and publishing, storage and warehousing, and other similarly related service uses. High traffic generation uses such as dry cleaning and public laundries, food stores, liquor stores, drug stores, retail bakeries, and restaurants.

5.7.3 Conditional Use Policy. High traffic generation uses shall be considered conditional uses subject to individual review. The Belmont Zoning Ordinance requires that the hearing body consider the volume of traffic generated and the capacity of streets prior to approving a conditional use. The following uses should be added to the list of conditional uses and if street capacity is not sufficient to serve these higher traffic generating uses then the use should not be approved: dry cleaning and public laundries, food stores, liquor stores, drug stores, retail bakeries, and restaurants.

Guideline. Uses permitted within the General Commercial District should also be permitted within the Service Commercial District. Residential development should not be permitted within the Service Commercial District Existing residential uses should be considered non-conforming uses, and should be subject to the requirements of Section 9.6 of the City Zoning Ordinance.

5.7.4 Development Intensity Policy. Service Commercial uses may be developed to a maximum floor area ratio of ~~0.5~~ 5.

Guideline. This buildout intensity is intended to be compatible with the capacity of the regional roadway network to absorb additional growth, and is also intended to be compatible with the landscaping, parking and height limitations of this Plan.

5.7.5 Building Height Policy. The maximum building height shall be three stories.

5.7.6 Parking Policy. Parking facilities shall be provided as required or permitted on Table 6.5 of this Plan.

5.7.7 Landscaping Policy. Landscaping within the Service Commercial District shall be utilized to enhance the appearance of building frontages.

Guideline. A minimum of 10% of the gross site should be planted and landscaped.

5.8 LOW DENSITY RESIDENTIAL POLICIES

LOW DENSITY RESIDENTIAL OBJECTIVE:

PRESERVE THE CHARACTER OF ESTABLISHED LOW DENSITY RESIDENTIAL NEIGHBORHOODS IN THE SOUTHWEST PORTIONS OF THE PLANNING AREA.

LOW DENSITY RESIDENTIAL POLICIES

5.8.1 Location Policy. The Low Density Residential District shall apply to those parcels located on the block between Fifth and Sixth Avenues south of O'Neill Avenue, the large parcel located at the western terminus of O'Neill Avenue adjacent to Twin Pines Park, and the small parcels located at the corner of South Road and Hill Street in the northwest corner of the Planning Area, as shown on the Land Use Plan, Figure 3.3.

5.8.2 Permitted Use Policy. The Low Density Residential District shall be devoted to single family residential development and accessory structures which are clearly related to single family dwellings. The high quality of the existing residential neighborhoods shall be preserved.

Guideline. Clustered townhouse development should be developed on the large parcel adjacent to the Twin Pines Park, provided that the intensity does not exceed that prescribed in Policy 5.8.3.

5.8.3 Development Intensity Policy. Residential development shall be permitted up to an intensity of 8 units per net acre (5,000 square foot lot minimum). One dwelling unit shall be permitted on each lot.

Guideline. Clustered townhouse development at densities up to 7 units per net acre should be permitted on the large parcel adjacent to Twin Pines Park. Clustering of units can preserve and protect scenic and open space resources and enhance access to the park.

5.8.4 Minimum Lot Size Policy. The minimum lot size shall be consistent with existing parcel sizes within this District.

Guideline. A minimum lot size of 5,000 square feet is consistent with existing parcels and the requirement of R-1A Zoning.

5.8.5 Setback Requirement Policy. Building setbacks of 15 feet front yard, 6 feet side yard, and 20 feet rear yard shall be provided and maintained to ensure privacy for residential units.

5.8.6 Lot Frontage Policy. The average lot width shall be 60 feet, and the minimum street frontage shall be 30 feet to prevent the creation of narrow parcels which would inhibit emergency access.

5.8.7 Building Height Policy. The maximum building height shall be 2 stories.

5.8.8 Parking Policy Off-street parking shall be provided in accordance with Table 6.5 of this Plan.

5.9 HIGH DENSITY RESIDENTIAL POLICIES

HIGH DENSITY RESIDENTIAL POLICIES

PROVIDE GREATER OPPORTUNITY TO MEET THE NEEDS OF THE DIFFERENT LIFESTYLES AND INCOMES OF THE PEOPLE WHO WISH TO LIVE WITHIN THE COMMUNITY AT LOCATIONS ADJACENT TO ALREADY ESTABLISHED MULTI-FAMILY RESIDENTIAL NEIGHBORHOODS.

HIGH DENSITY RESIDENTIAL POLICIES

5.9.1 Location Policy. The High Density Residential District shall apply to those parcels in the northeast corner of the planning area, the parcel at the southwest corner of Elmer Street and Masonic, the series of parcels on the west of Elmer Street at Waltermire Avenue, and the series of parcels south of Hill Street, as shown in the Land Use Map, Figure 5.1.

5.9.2 Permitted Use Policy. The High Density Residential District shall be devoted to multi-family residential development and those accessory structures which are clearly related to multi-family dwellings.

Guideline. Contrary to existing zoning, single family residential development should not be allowed as a permitted use within the High Density Residential District. Affordable housing and

senior citizen housing within the downtown can most effectively be provided through high density development.

5.9.3 Development Intensity Policy. The maximum building intensity within the High Density Residential District shall be 30 housing units per net acre, and the maximum floor area ratio shall be 1.4.

5.9.4 Minimum Lot Size Policy. The minimum lot size within the High Density Residential District shall ensure that a minimum of 4 units could be developed on the lot under the building intensity policy 5.9.3 of this Plan. The consolidation of parcels along Elmer Street would be required if redevelopment were to take place.

Guideline. A minimum parcel size of 7,200 square feet could accommodate the development of 4 residential units plus the parking and landscaping requirements of this Plan.

5.9.5 Setback Requirement Policy. Setbacks shall be 15 feet front yard, 6 feet plus 2 additional feet for each story above 2 stories side yard, and 15 feet rear yard.

5.9.6 Frontage Policy. The average lot width shall be wide enough to encourage buildings to face towards the street rather than fitting sideways on a narrow parcel, thus preventing the occurrence of blank streetwalls.

Guideline. A minimum frontage of 72 feet would be sufficient to accommodate a forward facing building.

5.9.7 Building Height Policy. The maximum building height shall be 4 stories.

5.9.8 Parking Policy. Off-street parking shall be provided in accordance with Table 6.5 of this Plan.

5.9.9 Landscaping Policy. Landscaping within the High Density Residential District shall be utilized to improve the appearance of building facades and provide landscaped yard areas in front of and between buildings.

Guideline. A minimum of 300 square feet of open space for each dwelling unit on the ground floor, plus 150 square feet of open space area for each unit above the ground floor would provide for an aesthetically pleasing and useable open space area. The preservation or planting of large (specimen sized) trees should be encouraged.