

## 28.049 - TRADITIONAL RESIDENTIAL - URBAN DISTRICTS.

### (1) Statement of Purpose.

- a) The TR-U Districts are established to stabilize and protect and encourage the essential characteristics of high-density residential areas and to accommodate a full range of life-cycle housing. The districts are also intended to:
- b) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- c) Promote the preservation of historic buildings and districts within or close to concentrations of high-density housing.
- d) Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- e) Encourage restoration of single-family dwellings previously converted to multi-family units back to single- or two-family dwellings.
- f) Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- g) Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.