

housing development and neighborhood conservation policy map

The map expresses housing development and conservation policy within Urban Residential Areas, Rural Communities and other Non-Urban Residential Areas. The map category, Urban Residential Areas, is further broken down into Revitalization and Maintenance items; and into Major Infill and Residential Expansion classifications. Due to the nature and scale of the map, parcels of less than fifty acres are not shown.

A. URBAN RESIDENTIAL AREAS

1. Revitalization and Maintenance

Comprehensive Revitalization

Areas characterized by widespread deterioration; income levels at lowest end of the scale; non-compatible land uses; and inadequate public and private services and facilities. Revitalization of these "blighted" areas will require broad scale governmental assistance and incentives to encourage private reinvestment.

Selective Revitalization

Areas where individual dwellings have deteriorated to such an extent that they are in need of rehabilitation or replacement, but the deterioration is not widespread. Selective revitalization areas will require a moderate investment of public resources.

Heavy Maintenance

Areas where structures are generally in good condition but house exteriors and landscaping are being neglected. These areas require preventative maintenance programs to assure that they do not become deteriorated. Generally, income levels are sufficient to maintain the homes, but some governmental incentives may be necessary.

Light Maintenance

Residential neighborhoods in sound condition and well maintained. Routine maintenance of houses and services should be all that is required to keep these neighborhoods sound.

2. Major Infill and Expansion

Major Infill

Large vacant areas that were bypassed when the area was first developed, and where sizable residential developments are occurring or could occur in the future.

Residential Expansion

Those general locations outside existing urban areas where suitable land may be converted to residential use, or where residential development is occurring or would be appropriate.

B. RURAL COMMUNITIES

1. Rural Revitalization

Clusters of residential development in need of improvement within rural communities. Rehabilitation and heavy maintenance activities should be programmed in these areas with replacement of structures when they present a threat to the health and safety of the occupants.

2. Rural Maintenance

Areas within rural communities which have generally sound residential development with only routine maintenance required.

C. OTHER NON-URBAN AND NON-RESIDENTIAL AREAS

All areas not designated for urban residential community uses or rural communities. The category includes land uses other than residential — including open space lands — as well as non-urban areas containing housing outside rural communities, as developed under other applicable General Plan criteria, such as hillside management provisions.

