Original:

ARTICLE 6: R-3 NEIGHBORHOOD CONSERVATION DISTRICT

Section 6.01 Intent

~~It is the intent of the R-3 Neighborhood Conservation District to provide for single family dwelling opportunities consistent with the traditional character, pedestrian accessibility and grid street pattern of the City. It is further the intent of this District to stabilize, protect, and encourage the continued residential character of the District and prohibit activities not compatible with the current and future intended residential character.~~

~~The R-3 Neighborhood Conservation District is intended to also implement the planned Village Center Residential area presented in the Tri-Community Comprehensive Plan and applies to lots in Felker's High Pines and Lakeshore Subdivisions. No other lands are intended to be zoned into R-3 after the effective date of this Ordinance.~~

Amended and replaced with:

ARTICLE 6: R-3 NEIGHBORHOOD CONSERVATION DISTRICT

Section 6.01 Intent and Purpose

A. Intent. It is the intent of the Neighborhood Conservation District to encourage housing types that fit the historic character of the original Douglas Plat and adjacent City Center district. Development should reinforce the established neighborhood pattern and architectural form, allowing for a variety of housing forms where designed to blend with surrounding residences and maintain a walkable, cohesive neighborhood environment

B. Purpose. The purpose of the Neighborhood Conservation District is to preserve and strengthen the traditional residential character of the original Douglas Plat and surrounding historic neighborhoods while supporting the housing goals identified in the City’s Master Plan in areas where this zoning district is expanded. This district is intended to maintain the walkable, human-scaled development pattern that defines these areas, protect established neighborhood form and character, and guide new development, both on vacant land and in infill areas, in a manner consistent with the community’s long-term vision.

C. The R-3, Neighborhood Conservation District is identified as a compatible zoning district for the implementation of the Urban Residential future land use designation in the City of Douglas Master Plan.