Section 4.124. Standards Applying To All Planned Development Residential Zones.

(.01) Examples of principal uses that are typically permitted:
A. Open Space.
B. Single-Family Dwelling Units.
C. Duplexes. [Added by Ord. #825, 10/15/18]
D. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]
E. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot.
F. Manufactured homes, subject to the standards of Section 4.115 (Manufactured Housing).

(.02) Permitted accessory uses to single family and detached dwelling units:
[Amended by Ord. #825, 10/15/18]
A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.
B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.
C. Accessory dwelling units, subject to the standards of Section 4.113 (.10). [Amended by Ord. #841, 6/04/2020]
D. Home occupations.
E. A private garage or parking area.
G. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in the provisions of Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]
H. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
I. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
J. Livestock and farm animals, subject to the provisions of Section 4.162.
(.03) Permitted accessory uses for duplexes and attached multiple-family dwelling units: [Amended by Ord. #825, 10/15/18]

A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.

B. Home occupations.

C. A private garage or parking area.

D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.

F. Livestock and farm animals, subject to the provisions of Section 4.162.

(.04) Uses permitted subject to Conditional Use Permit requirements:

A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.

B. Public or private clubs, lodges or meeting halls. Public or private parks, playground, golf courses, driving ranges, tennis clubs, community centers and similar recreational uses.

C. Churches, public, private and parochial schools, public libraries and public museums.

D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents, and not requiring a zone change to a commercial designation:
   1. The site of a Neighborhood Commercial Center was proposed at the time of the original application.
   2. Such centers are of a scale compatible with the surrounding residential structures.
   3. Such centers shall be compatible with the surrounding residential uses.
   4. The site of a Neighborhood Commercial Center shall be at least one-quarter (1/4) mile from any other sites zoned for commercial uses.
   5. The site of a Neighborhood Commercial Center shall not exceed five percent (5%) of the total area or one (1) acre, whichever is less.
   6. The site of a Neighborhood Commercial Center shall have direct access to a street of a collector classification and shall have direct pedestrian access to the residential areas.
7. The site of a Neighborhood Commercial Center shall not include more than one quadrant of an intersection and shall not result in traffic of a nature which causes a substantial adverse impact on the residential character of the planned development.

E. Commercial Recreation which is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of subsection “D” (Neighborhood Commercial Centers), above.

F. Home businesses. [Added by Ord. #825, 10/15/18]

(.05) Appropriate PDR Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District:

<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>Comprehensive Plan Map Density Range District*</th>
<th>Max. Density per Acre</th>
<th>Min. Density per Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>PDR-1</td>
<td>0-1</td>
<td>1</td>
<td>.8</td>
</tr>
<tr>
<td>PDR-2</td>
<td>2-3</td>
<td>3</td>
<td>2.4</td>
</tr>
<tr>
<td>PDR-3</td>
<td>4-5</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>PDR-4</td>
<td>6-7</td>
<td>7.5</td>
<td>6</td>
</tr>
<tr>
<td>PDR-5</td>
<td>10-12</td>
<td>12</td>
<td>9.6</td>
</tr>
<tr>
<td>PDR-5</td>
<td>16-20</td>
<td>20</td>
<td>16</td>
</tr>
<tr>
<td>PDR-6</td>
<td>Over 20</td>
<td>As approved by Zoning Order/Stage 1 Master Plan, at least 25</td>
<td>80% of Max Density</td>
</tr>
</tbody>
</table>

*All dwelling unit types, except accessory dwelling units, are included for calculating density.

[Amended by Ord. #841, effective 6/4/2020]

(.06) Unit Count Limitations. Unit count limitations are calculated as follows:

A. Maximum Unit Count. Maximum unit count at build out of Stage I Master Plan area: is calculated by taking the Gross Development Area multiplied by Maximum Density per Acre stated in Table 1 of this Code section, plus any density transferred from SROZ areas pursuant to Subsection 4.139.11 (.02). For example, any number greater than 4 and less than 5 shall be rounded down to 4.

B. Minimum Unit Count. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.

C. If the Stage I Master Plan area is subject to more than one Comprehensive Plan Map Density Range District and Zoning Designation, calculations for areas of differing densities shall be done separately and then summed
together, and the final summed number rounded down to the nearest whole number.

(.07) Lot Standards

Table 2: Lot Standards for All PDR Zoned Lots

<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>Minimum Lot Size (square feet)</th>
<th>Setbacks</th>
<th>Maximum Lot Coverage (percent of lot area) of Largest Building/All Buildings&lt;sup&gt;A&lt;/sup&gt;</th>
<th>Minimum Lot Width at building Line/Minimum Street Frontage of Lot&lt;sup&gt;B&lt;/sup&gt; (feet)</th>
<th>Minimum Lot Depth (feet)</th>
<th>Maximum Building Height (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PDR-1</td>
<td>20,000</td>
<td>20/25</td>
<td>25/30 (more than 12000 and less than 20000 sf lot) 40/50 (more than 8000 up to 12000 sf lot) 45/55 (7000 to 8000 sf lot)</td>
<td>80/80</td>
<td>100</td>
<td>35</td>
</tr>
<tr>
<td>PDR-2</td>
<td>7,000</td>
<td>25/30</td>
<td>40/50 (more than 8000 up to 12000 sf lot) 45/55 (7000 to 8000 sf lot)</td>
<td>60/30</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>PDR-3</td>
<td>4,500</td>
<td>50/60</td>
<td>45/55 (7000 to 8000 sf lot)</td>
<td>40/40&lt;sup&gt;C&lt;/sup&gt;</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>PDR-4</td>
<td>3,000</td>
<td>75/75</td>
<td>45/55 (7000 to 8000 sf lot)</td>
<td>35/35&lt;sup&gt;C&lt;/sup&gt;</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>PDR-5</td>
<td>2,000</td>
<td>75/75</td>
<td>45/55 (7000 to 8000 sf lot)</td>
<td>30/30</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>PDR-6</td>
<td>NA</td>
<td>75/75</td>
<td>45/55 (7000 to 8000 sf lot)</td>
<td>30/30</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>PDR-7</td>
<td>NA</td>
<td>75/75</td>
<td>45/55 (7000 to 8000 sf lot)</td>
<td>30/30</td>
<td>60</td>
<td></td>
</tr>
</tbody>
</table>

A. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations
B. Lot frontage may be on a public street or approved, platted private drive.
C. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.

(.08) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space, the following adjustments, A.-B., shall be made to the minimum extent necessary to enable minimum density to be met. To prioritize the provision of required open space, adjustments to minimum lot size, width, and depth shall be used to the extent allowed, as described in A. below, prior to any adjustment to open space requirements as described in B. below.

A. Adjustments to Minimum Lot Size, Width, and Depth: Reduce minimum lot size of up to 20% of the residential lots, rounded consistent with Subsection (.06) above or one lot for a four-lot subdivision, by up to 20%. For example, the potential adjustment, if determined necessary, for a 100-lot subdivision in the PDR-4 zone would be to reduce 20 lots to as low as 2,400 square feet (a 20% reduction of the 3,000 square foot minimum lot
size). Also reduce the minimum lot width and minimum lot depth by up to 20% as necessary to allow the reduction of lot size.

B. Adjustment to Open Space Area: Reduce the amount of open space area required pursuant to Subsection 4.113 (.01). Reduce non-usable open space to the extent possible prior to usable open space required by Subsection 4.113 (.01) C. 3. After any adjustment to open space, all subdivisions with 10 or more units must still include a minimum of one usable, programmed open space of at least 2,000 square feet meeting the requirements of Subsection 4.113 (.01) C. 3. Subdivisions less than 10 units shall require one usable open space of at least 1,000 square feet meeting the same requirements.

[Sections (.06-.08) added by Ord. #841, effective 6/4/2020]

(.09) Block and access standards:

1. Maximum block perimeter in new land divisions: 1,800 feet.

2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard. [Amended by Ord. 682, 9/9/10]

3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard. [Section 4.124(.06) amended by Ordinance No. 538, 2/21/02.]

(.10) Signs. Per the requirements of Sections 4.156.01 through 4.156.11. [Amended by Ord. No. 704, 6/18/12]

(.11) Parking. Per the requirements of Section 4.155.

(.12) Corner Vision Clearance. Per the requirements of Section 4.177.

[Section 4.124.1 PDR-1 to Section 4.124.7 PDR-7 omitted per Ord. 841, effective 6/04/2020]