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. Multiple-Family Dwelling Units, subject to the density standards of the zone.
D. 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.
E. Manufactured homes, subject to the standards of Section 4.115 (Manufactured Housing).

(.02) Permitted accessory uses to single family dwellings:

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 (.11).
D. Home occupations.
E. A private garage or parking area.
F. Keeping of not more than two (2) roomers or boarders by a resident family.
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 multiple-family dwelling units:

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.
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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.

(.05) Appropriate PDR zone based on Comprehensive Plan Density:

<table>
<thead>
<tr>
<th>Comprehensive Plan Density</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-1 u/acre</td>
<td>PDR-1</td>
</tr>
<tr>
<td>2-3 u/acre</td>
<td>PDR-2</td>
</tr>
<tr>
<td>4-5 u/acre</td>
<td>PDR-3</td>
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<tr>
<td>6-7 u/acre</td>
<td>PDR-4</td>
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<tr>
<td>10-12 u/acre</td>
<td>PDR-5</td>
</tr>
<tr>
<td>16-20 u/acre</td>
<td>PDR-6</td>
</tr>
<tr>
<td>20 + u/acre</td>
<td>PDR-7</td>
</tr>
</tbody>
</table>

Table 1: PDR Zone based on Comprehensive Plan Density

[Section 4.124(.05) amended by Ordinance No. 538, 2/21/02.]

(.06) 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.]

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

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

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

Section 4.124.1. PDR-1:
The following standards shall apply in PDR-1 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:
.01  Average lot size:  30,000 square feet.

.02  Minimum lot size:  25,000 square feet.

.03  Minimum density at build out:  One unit per 37,500 square feet.

.04  Other standards:
   A. Minimum lot width at building line:  Eighty (80) feet.
   B. Minimum street frontage of lot:  Eighty (80) feet.
   C. Minimum lot depth:  One hundred (100) feet.
   D. Setbacks: per Section 4.113(.03)
   E. Maximum building or structure height:  Thirty-five (35) feet.
   F. Maximum lot coverage: Twenty percent (20%) for all residential dwelling units; twenty-five percent (25%) for all buildings.

.05  Examples of development that is typically permitted (hypothetical 10-acre site):
   A. Ten single-family dwellings (with or without accessory dwelling units) on individual lots, or
   B. Fourteen dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).

Section 4.124.2. PDR-2:
The following standards shall apply in PDR-2 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

.01  Average lot size:  16,000 square feet.

.02  Minimum lot size: 12,000 square feet.

.03  Minimum density at build out:  One unit per 20,000 square feet.

.04  Other Standards:
   A. Minimum lot width at building line:  Sixty (60) feet.
   B. Minimum street frontage of lot:  Thirty (30) feet; however, no street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]
   C. Minimum lot depth:  Seventy (70) feet.
   D. Setbacks: per Section 4.113(.03).
   E. Maximum building or structure height:  Thirty-five (35) feet.
   F. Maximum lot coverage: Twenty-five percent (25%) for all residential dwelling units; thirty percent (30%) for all buildings.

.05  Examples of development that is typically permitted (hypothetical 10-acre site):
A. Twenty single-family dwellings (with or without accessory dwelling units) on individual lots, or
B. Twenty-nine dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).

Section 4.124.3. PDR-3:
The following standards shall apply in PDR-3 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

(.01) Average lot size: 7,000 square feet.
(.02) Minimum lot size: 5,000 square feet.
(.03) Minimum density at build out: One unit per 8,000 square feet.
(.04) Other standards:
   A. Minimum lot width at building line: Forty (40) feet.
   B. Minimum street frontage of lot: Forty (40) feet; however, street frontage may be reduced to twenty-four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]
   C. Minimum lot depth: Sixty (60) feet.
   D. Setbacks: per Section 4.113(.03).
   E. Maximum building or structure height: Thirty-five (35) feet.
   F. Maximum lot coverage: Fifty percent (50%) for lots containing less than 7000 square feet. Forty-five percent (45%) for lots between 7000 and 8000 square feet. Forty percent (40%) for lots exceeding 8000 square feet.
(.05) Examples of development that is typically permitted (hypothetical 10-acre site):
   A. Fifty-four single-family dwellings (with or without accessory dwelling units) on individual lots, or
   B. Sixty-two dwelling units (any combination of multiple-family or single-family units with or without accessory dwelling units).

Section 4.124.4. PDR-4:
The following standards shall apply in PDR-4 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

(.01) Average lot size: 5,000 square feet.
(.02) Minimum lot size: 4,000 square feet.
(.03) Minimum density at build out: One unit per 6,000 square feet.
(.04) Other standards:
A. Minimum lot width at building line: Thirty-five (35) feet.
B. Minimum street frontage of lot: Thirty-five (35) feet; however, street frontage may be reduced to twenty-four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]
C. Minimum lot depth: Sixty (60) feet.
D. Setbacks: per Section 4.113(.03).
E. Maximum building height: Thirty-five (35) feet.
F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.

(.05) Examples of development that is typically permitted (hypothetical 10-acre site):
A. Seventy-two single-family dwellings (with or without accessory dwelling units) on individual lots, or
B. Eighty-seven dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).

Section 4.124.5. PDR-5:
The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

(.01) Average lot area per unit: 3,000 square feet.
(.02) Minimum lot size: 2,500 square feet.
(.03) Minimum density at build out: One unit per 4,000 square feet.
(.04) Other Standards:
A. Minimum lot width at building line: Thirty (30) feet.
B. Minimum street frontage of lot: Thirty (30) feet.
C. Minimum Lot Depth: Sixty (60) feet.
D. Setbacks: per Section 4.113(.03).
E. Maximum height: Thirty-five (35) feet.
F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.

(.05) Examples of development that is typically permitted (hypothetical 10-acre site):
A. 108 town-house units on individual lots, or
B. 145 dwelling units (any combination of multiple-family or single-family units).

Section 4.124.6. PDR-6:
The following standards shall apply in PDR-6 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:
Average lot area per unit: 2,000 to 2,500 square feet.

Minimum lot size: None.

Minimum density at build out: One unit per 2,500 square feet.

Other standards:
A. Minimum lot width at building line: Thirty (30) feet.
B. Minimum street frontage of lot: Thirty (30) feet.
C. Minimum lot depth: Sixty (60) feet.
D. Setbacks: per Section 4.113(.03).
E. Maximum height: Thirty-five (35) feet.
F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.

Examples of development that is typically permitted (hypothetical 10-acre site):
A. 174 condominium units, or
B. 217 multiple family-units.

Section 4.124.7. PDR-7:
The following standards shall apply in PDR-7 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

Average lot area per unit: 2,000 square feet.

Minimum lot size: 1,500 square feet.

Minimum density at build out: One unit per 2,400 square feet.

Other standards:
A. Minimum lot width at building line: Thirty (30) feet.
B. Minimum street frontage of lot: Thirty (30) feet.
C. Minimum lot depth: Sixty (60) feet.
D. Setbacks: per Section 4.113(.03).
E. Maximum building height: Thirty-five (35) feet.
F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.

Examples of development that is typically permitted (hypothetical 10-acre site):
A. 174 condominium units, or
B. 217 multiple-family units.