

ARTICLE IX

“R-5” PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

Section 9.00 GENERAL DESCRIPTION

Any such planned residential development (may also be known as a planned unit development) shall promote the following tenets to the extent possible and without adversely affecting adjacent property:

1. A maximum choice in the types of environment available to the public by allowing a development which would not be possible under the strict application of the provisions of the “R-2” Low Density Residential District;
2. The permanent preservation of open areas and recreational facilities;
3. A creative approach to the use of land and related physical facilities which results in better development, design and construction;
4. A development which is consistent with the spirit and intent of the City's Comprehensive Plan;
5. The efficient use of land resulting in more economic networks of utilities, streets and other facilities;
6. A use of land which promotes the health, safety, comfort, morals, and welfare of the public;
7. The foregoing shall not be interpreted to permit the reduction of the other standards set forth in this Ordinance.

Section 9.01 PRINCIPAL PERMITTED USES

The permitted uses within any planned residential development shall be limited to the following:

1. Single-family, two-family, townhouse, row house, condominium, and multiple-family residential uses;
2. Parks and playgrounds;
3. Customary accessory or associated uses, such as private garages, storage spaces, solar energy equipment, and recreational and community facilities.

Section 9.02 DENSITY

The maximum residential density within any planned residential development shall be as follows:

Type of Development and Maximum Density

1. Single-family dwellings: seven (7) units or eighteen (18) bedrooms per acre
2. Two-family dwellings: eight (8) units or twenty (20) bedrooms per acre
3. Townhouse dwellings: nine (9) units or twenty-two (22) bedrooms per acre

- 4. Row house and condominium dwellings eleven (11) units or twenty-five (25) bedrooms per acre
- 5. Multi-family dwellings twelve (12) units or thirty (30) bedrooms per acre

Section 9.03 YARD REQUIREMENTS

The minimum lot size for this district shall be ten (10) acres.

The minimum yard requirements within any planned residential development shall be as follows:

Type of Development	Front Yard	Rear Yard	Side Yard
1. Single-family dwelling	25 feet	25 feet	8 feet
2. Two-family dwelling	25 feet	25 feet	8 feet
3. Townhouse dwellings	25 feet	30 feet	11 feet
4. Row house and condominium dwellings	25 feet	35 feet	12 feet
5. Multifamily dwellings	30 feet	35 feet	12 feet

Provided that nothing herein contained shall reduce the yard abutting upon any public street to less than twenty-five (25) feet.

Section 9.04 HEIGHT REQUIREMENTS

The maximum height of any structure within any planned unit development shall not exceed forty-five (45) feet.

Section 9.05 FLOOR AREA REQUIREMENTS

The minimum floor area of any dwelling unit within any planned unit development shall be those established in the Bulk Requirements Table (Table 1 of this Ordinance).

Section 9.06 PARKING

The off-street parking within any planned residential development shall not be less than five hundred (500) square feet nor more than eight hundred (800) square feet for each dwelling unit, exclusive of access drive or aisles.

Section 9.07 SIGNS

Shall be those regulations specified in the “R-1” Single Family Residential District

Section 9.08 DESIGN STANDARDS

All improvements within any planned unit development, including street pavement, the sidewalks and the electric, sewer, water and gas lines and mains, shall be built to the design standards of the City.

Section 9.09 SUBDIVISION

If any planned residential development is to be subdivided into two (2) or more lots, then the development shall be subdivided in accordance with the applicable ordinance of the City, provided that the City may:

1. Reduce the width of any street right-of-way to not less than forty (40) feet.
2. Reduce the size of any lot to not less than eight thousand (8,000) square feet.

Section 9.10 SPECIAL EXCEPTIONS

Property and buildings in this District may be used for the following purposes in accordance with the provisions contained herein if the Board of Adjustment deems them appropriate:

1. The petition for special exception pursuant to the provisions of this chapter shall include a site development plan.
2. Prior to the granting of special exception pursuant to this chapter, the Board of Adjustment shall refer the petition for the special exception and all supporting documents to the Planning and Zoning Commission for its review and recommendation.
3. Any decision of the Board of Adjustment relative to the development shall include, but not by limitation, findings of fact on the following:
 - a. The extent to which the development is consistent with the purposes of planned residential development as set forth in this Article;
 - b. The extent to which the development meets the requirements and standards of planned residential developments as set forth in this Article;
 - c. Consistency with the Special Exceptions Standards defined in the Administration and Enforcement Article of this Ordinance.
4. Any special exception granted pursuant to this chapter shall be expressly subject to such conditions as may be necessary to fully carry out the intents and purposes of this Article, the City's Comprehensive Plan and this Ordinance.
5. The petition for the special exception and all supporting documents and the conditions to which the special exception is subject shall be binding upon the titleholders and upon their successors in interest, and shall limit and control the use of the development and the location of buildings and structures within the development as therein set forth.
6. Upon the granting of a special exception pursuant to this chapter, the Zoning Administrator shall issue permits for construction within the development, provided that the application for such permits conforms to the petition for the special exception and all supporting documents and the conditions to which the special exception is subject.