

Sec. 4-6.67 Planned Unit Development (PUD-M).

a. Definition.

A planned multi-family zoning district of three acres or more, consisting of townhouses, apartments, condominiums, single-family detached, single-family semi-detached, duplexes, and senior citizen congregate housing.

b. Permitted Uses.

1. Multi-family dwellings, including town homes, apartments, or condominiums.
2. Single-family detached dwellings (under R-1 standards). For single family detached lots less than 6,000 square feet in size, the maximum lot area coverage maybe increased by the percentage difference between 6,000 square feet and the smaller lot.
3. Single-family detached and semi-detached dwellings (under P-R-1-S standards, excluding the minimum two acre district requirement). For single family detached lots less than 6,000 square feet in size, the maximum lot area coverage may be increased by the percentage difference between 6,000 square feet and the smaller lot.
4. Two-family dwellings (duplex).
5. Senior citizen congregate housing.

c. Conversion Plan for Senior Citizens Congregate Housing.

Where the proposed number of senior citizens congregate, units exceeds the number of conventional dwelling units, which are permitted under the base zoning density for the site, a conversion plan shall be submitted to and approved by the MPC as an integral part of the initial master plan. Such plan shall show how the approved number of congregate units will be converted into dwelling units if the congregate use is terminated. A detailed floor plan for each typical converted dwelling structure and unit, any deed restrictions and protective covenants shall be made a part of the conversion plan.

Existing and proposed senior citizen congregate housing for which a conversion plan was approved prior to the date of this amendment, January 8, 1999, shall be governed by that approved conversion plan.

d. General Design Standards.

Within PUD-M districts, the following general design standards shall apply to all development except as noted herein:

1. Density: The net dwelling unit density for the development shall be established at the time the property is rezoned. The Metropolitan Planning Commission shall recommend a proposed density for the

development. The density established by Chatham County Commissioners shall not be more than 25 units per net acre. Once a density has been established, the following regulations shall apply:

- (a) Senior Citizen Congregate Housing: Provided when a lot does not have direct access to an arterial street, the MPC may approve an increase in the number of Senior Citizen Congregate Housing units of up to 100 percent of the base density. When a lot has direct access to an arterial street, MPC may establish a maximum density above 100 percent to allow a Senior Citizen Congregate Housing facility. Such increase in density shall be approved only upon a finding that the proposed scope, traffic generation, layout and design of the development would not adversely impact properties within the general area nor would it adversely impact the integrity or goals and objectives of the adopted PUD Master Plan.

- (b) Where a development consists of uses as permitted within the P-R-1-S zoning district, the density standards for such developments shall be as set forth in Sec. 4-7, provide the base density of the PUD-M district shall not be exceeded. Provided, however, development under the P-R-1-S district standards shall not be permitted until the PUD-M master plan incorporating such development has been submitted to and approved by the Metropolitan Planning Commission.

Where a development plan for a PUD-M district is approved for any of the above types of dwellings along with town homes, apartments, condominiums, or other multi-family development, the density for the PUD-M district established at the time the property was rezoned shall apply only to the area designated for multi-family development as shown on the approved specific development plan for such PUD-M district.

- (c) In establishing a density standard for PUD-M development, the Metropolitan Planning Commission shall consider the following conditions among others:
 - (1) The traffic that shall be generated if the development is compared to another zoning classification.

 - (2) Capacity of the water and sewer system to accommodate the development.

- (d) The approved density shall be stated on the official zoning map at the time the property is rezoned.

(e) Net density per acre calculations are not to include streets, drives, or parking areas.

(f) Calculations may include up to 20 percent marshland, lowlands, or wetlands (6' MSL).

2. Street Frontage:

a. The number and location of curb cuts along arterial and collector streets shall be determined by the Traffic Analysis Study for the proposed development and approved by the County Engineer. In no case shall any street intersection be within 250 linear feet of another intersection.

b. Minimum development setback requirements: The minimum building setback requirements shall be as set forth elsewhere herein for the various types of development, provided that along arterial and collector streets, the following minimum setbacks shall prevail:

(i) Arterials: 35 feet from the right-of-way.

(ii) Collectors: 20 feet from the right-of-way.

3. Spacing of Units:

(a) Front and rear faces of buildings must be a minimum of 50 feet from the front or rear of another building.

4. Alignment: No dwelling unit shall be situated so as to face the rear of another unit within the development unless there is a terrain difference or sufficient vegetation to provide an effective visual buffer or unless the rear facade is architecturally designed to eliminate the "rear facade" appearance.

5. Parking:

a. Off-street parking shall meet the requirements of Section 6-3, Off-Street Parking Requirements; provided, that for senior citizens congregate housing developments, one parking space per unit shall be required.

b. Intermittent landscape shall be provided within rows of parking.

c. Parking for townhouse, apartment, condominium, and other multi-family development may be provided for individual units or in a common lot with a maximum walking distance of 200 feet from the nearest parking space to the main entrance of the building intended to be served.

d. Parking lots shall be designed so that vehicles are not required to back into a street and shall be separated from the street by a landscaped area of not less than ten feet.

6. Preservation of Common Areas: A developer or homeowner's association established by the developer, by recorded covenants and restrictions running with the land, shall preserve and maintain for the owners and occupants of the units, any land set aside for open space, buffers, parks, or recreational use, water retention areas, and common off-street parking spaces established for the development. (Unless such responsibility is legally assumed by a unit of government.)

7. Building Orientation: Multi-family structures shall be located and designed so that the height and arrangement of such structures on the site will not adversely impact the privacy of any adjacent or nearby lower density residential development.

e. Specific Development Standards.

Within PUD-M districts, the following development standards shall apply for the particular residential development type:

1. For Single-Family Detached Development Under R-1 Standards: Such development shall comply with the standards for R-1 zoning districts.
2. For Single-Family and Single-Family Patio Detached Development under P-R-1-S Standards: Excluding the minimum two-acre district size, such development shall comply with the standards for P-R-1-S zoning districts.
3. For Single-Family Patio Lot Development: The standards for single-family detached development under R-1 zoning districts shall apply except that a zero side yard setback shall be permitted on one side of the lot, provided that the required spacing between buildings is maintained.
4. For Single-Family Semi-Attached Development: The standards for single-family semi-attached development within P-R-1-S zoning districts shall apply excluding the minimum two-acre district requirement.

5. For Mixed Small Lot Single-Family Detached and Single-Family Semi-Attached Development within Mixed Use Development: The standards for mixed use development within P-R-1-S zoning districts shall apply excluding the minimum two acre district requirement.
6. For Two-Family (Duplex) Development: The minimum development standards shall comply with the R-2-A development standards, provided two-family development shall not face across a street into single-family development or property zoned for strictly single-family development.
7. For Townhouse, Apartment, Condominium, and Other Multi-Family Development: The minimum development standards shall be as follows:
 - a. Open space: Common open space (excluding streets, drives, and parking areas) is to be not less than 20 percent of the total development.
 - b. Recreation facilities: Common recreational activity areas are to be provided and equipped in scale with the recreational needs of the residents of the development. Such areas are to be a part of the required common open space. A minimum of 135 square feet of developed recreational space shall be provided for each dwelling unit identified in the development plan, provided that no required recreational space shall be less than 4,000 square feet in area. Recreational space is to be aggregated and located in readily accessible sites and shall be identified on the approved development plan.
 - c. Buffers and screening: A 25-foot natural or landscaped buffer shall be provided adjacent to every exterior property line excluding portions abutting a street right-of-way. Where the development property line abuts a residential use or a zoning district, which permits one- and two-family residential uses, this buffer shall be not less than 50 feet. This is to be maintained as part of the common open area for the development. Provided, however, where like-kind or similar type development adjoins, a buffer shall not be required. No development or utilities, except for a fence approved the Metropolitan Planning Commission, shall be located within a required buffer area.
 - d. Minimum spacing between buildings: Minimum spacing between the sides of buildings shall be not less than 20 feet.
 - e. Maximum density: Maximum density for townhouse, apartment, condominium, or other multi-family developments shall not exceed the PUD-M density established for the district at the time of rezoning.

f. Business Permitted Within PUD-M Districts.

Within PUD-M districts containing not less than 500 dwelling units, business and service uses intended to meet the daily convenience needs of the residents of the development are permitted as set forth herein. However, no construction permit for such activities shall be issued until after the minimum required 500 dwelling units are under construction.

1. Allowable Business and Service Uses:

- a. Food stores.
- b. Drug stores.
- c. Barber and beauty shops.
- d. Restaurants.
- e. Gift shops.
- f. Floral shops.
- g. Professional offices.
- h. Laundromat.
- i. Or similar uses approved by the MPC.

2. Design standards:

- a. Total floor area shall not exceed 10 square feet per dwelling unit within the PUD.
- b. Building area including the building coverage, landscaping, and parking areas shall not amount to more than three percent of the PUD-M developable area.
- c. Location of permitted uses:
 - (i) Structures shall be set back not less than 150 feet from residential structures.
 - (ii) Parking areas shall be appropriately screened and set back at least 75 feet from residential structures.
- d. Street frontage: Areas designated for business and service use shall front onto an arterial or collector street within the development. Such uses shall not be established across a street from property lying outside the boundaries of the PUD or adjacent to properties lying outside the PUD.

- e. Signage:
 - (i) One sign shall be permitted for each business establishment. Illumination shall be of interior, nonflashing design or indirectly lighted.
 - (ii) Maximum size: 20 square feet.
- f. Off-street parking: Off-street parking shall meet the requirement of Section 6. Off-Street Parking and Loading Requirements.
- g. Outdoor storage or displays: There shall be no outdoor storage or displays.