

## Sec. 5-5 Groups Development Projects.

Group development projects consisting of two or more principal buildings devoted to a common, similar, or compatible use and constructed on a single lot, may be permitted in any of the various district established by this Ordinance, provide that such projects shall be approved by the Metropolitan Planning Commission.

### Sec. 5-5.1 Design Standards, General.

The MPC shall review group development projects according to the requirements and development standards for "P" District development plans under Sec. 4-6.5, "Planned Development District."

- a. **Street Access:** Any building established as a part of a group development project which cannot properly be served by emergency or service vehicles from an abutting street shall be made accessible to such vehicles by a paved driveway having a roadbed width of not less than 20 feet, exclusive of parking spaces.
- b. **Protecting Traffic Capacity of Abutting Street:** When a group development abuts a major arterial, secondary arterial or collector street, the developer of the land in such development shall provide, construct, and install such improvements as the County Engineer and the Zoning Board of Appeals require to prevent or minimize reductions in the traffic capacity of said streets that will be caused by access into the egress from the group development. Required improvements may include, but not be limited to, the installation of a frontage road, installation of street medians to control left turning movements into and out of the development, installation of turning lanes, traffic signal installations, or other traffic flow protection measures.
- c. **Off-Street Parking and Loading Facilities:** Off-street parking and loading facilities established in connection with a group development shall be of such design, location, and arrangement as will not interfere with the efficient flow of traffic through the area and as will not interfere with the access of emergency of service vehicles.
- d. **Visual Compatibility of structures with Existing Residential Development:** When the proposed development within a group development is adjacent to or across the street from existing residential development, all structures within such development shall be visually compatible with the residential development in terms of architectural style and scale, including height, shape of roof, windows and door openings, porches, balconies, and color and texture of exterior materials.

- e. Separation of Building: All building established as part of a group development project shall be not less than 20 feet apart.
- f. Setback Requirements: Unless otherwise provided by this Ordinance for a specific type of group development project, all buildings and structures established as a part of a group development project shall comply with the front yard setbacks, and the side yard and rear yard requirements established for the district in which located.
- g. Uses Prohibited: In no case shall a use be permitted as a part of a group development project that is prohibited by this Ordinance in the district in which such project is to be located.

Sec. 5-5.2 Design Standards-Group Housing Projects.

In addition to the other standards set forth in this section, a group housing project shall comply with the following additional requirements.

- a. Setbacks: All buildings established as a part of a group housing project shall be set back not less than 25 feet from any side or rear property lines.
- b. Location: No dwelling structure established as a part of a housing project shall be situated on a lot so as to face development or on adjoining property.
- c. Lot Size: A group housing project shall be permitted only on a lot or plot of ground having an area of not less than 30,000 square feet.