

**Sec. 8-3045. Development standards in P-R-6-S districts.**

Within P-R-6-S zoning districts, the following provisions shall apply:

- (a) *Development plans required.* Proposed P-R-6-S districts and developments shall comply with the following development plan requirements:
  - (1) *General development plan.* All applications for a P-R-6-S zoning classification shall be accompanied by a proposed general development plan in the same manner as provided in section 8-3031 of the planned development district regulations. Such general development plan for the overall development shall accompany the rezoning request to the mayor and aldermen. Approval of the rezoning request by said body shall constitute approval of the generalized development plan. Thereafter, a detailed specific plan shall be submitted to the MPC for approval pursuant to the provisions of section 8-3031 of these regulations.
  - (2) *Specific development plan.* The specific development plan shall comply with the approved general development plan, provided that the MPC may approve alterations to the plan upon a finding that the character and intent of the approved generalized plan are being met. The specific development plan shall also show the footprint for each model dwelling structure proposed for a typical lot. MPC approval of the specific plan shall be based on the design relationship of the lots to the circulation system and the physical development pattern of the site and adjacent area, proposed building elevations, and landscaping plan and their relationship to adjoining lots. The approved design of the specific development plan shall result in development that is similar in appearance to the overall character of a one- or two-family subdivision developed under the R-6 or R-6-A zoning classification. The plan shall also show that the development will result in buildings of varying architectural style and detail.
- (b) *Uses permitted.* Within a P-R-6-S district, only the following uses shall be permitted:
  - (1) Single-family detached dwellings.
  - (2) Single-family detached patio dwellings (units located on the lot with one zero side yard).
  - (3) Single-family semiattached dwellings on individual lots.
  - (4) Mixed use development consisting of single-family detached or single-family patio detached dwellings, and single-family semiattached dwellings on individual lots.
  - (5) Utilities and other public facilities to serve the development.

- (6) Recreation sites and facilities.
- (c) *Development standards.* Within P-R-6-S districts, the following development standards shall apply:
  - (1) *General standards.*
    - a. Where lots are proposed to face across a street from existing lots within a platted residential subdivision or lots on which there exists a one- or two-family dwelling unit which meets the minimum development standards of the R-6 single-family zoning district, such proposed lots shall comply with the minimum development standards of the R-6 single-family zoning district.
    - b. Where lots are proposed such that their rear yards are across a street from or back up to, or their side yards abut, a platted residential subdivision which meets the minimum development standards of the R-6 zoning district, a continuous buffer with a minimum height of not less than six feet shall be established along the rear or side lot lines of such lots. The visual buffer shall be constructed of masonry or decorative wood fence or combination thereof. Evergreen hedge or other type of dense foliage screening may be permitted in lieu of the masonry or wood fence if approved by the planning commission.
  - (2) *Specific standards.*
    - a. *For single-family detached development.*
      - 1. Minimum lot width shall be not less than 50 feet.
      - 2. Minimum lot area shall be not less than 4,000 square feet.
      - 3. Maximum density development shall not exceed ten units per net acre.
      - 4. Minimum spacing between buildings shall be not less than ten feet.
      - 5. Minimum open space on each lot shall be not less than 60 percent of the lot area.
      - 6. Minimum rear yard setback shall be not less than 20 feet.
      - 7. Minimum front yard setback shall be not less than 20 feet from the property line.

8. Minimum side yard setback shall be not less than two feet from the property line, provided that the required space between buildings as set forth in subsection a.4 is maintained.
- b. *For single-family detached patio development.* The standards for single-family detached development shall apply except that a zero side yard setback shall be permitted on one side of the lot.
  - c. *For single-family semiattached development.*
    1. Minimum lot width shall be not less than 40 feet.
    2. Minimum lot area shall be not less than 3,600 square feet.
    3. Maximum dwelling unit density shall not exceed 12 units per net acre.
    4. Minimum spacing between buildings shall be 20 feet.
    5. Minimum open space on each lot shall be not less than 65 percent of the lot area.
    6. Minimum rear yard setback shall be not less than 20 feet.
    7. Minimum front yard setback shall be not less than 20 feet from the property line. Provided such setback may be reduced to 15 feet for dwelling units with two-car garage or carport.
    8. Minimum side yard setback shall be not less than five feet from the property line.
    9. Off-street parking shall be located on the lot as approved on the specific development plan. Each lot shall be served by its own driveway.
    10. There shall be a firewall erected between the units.
  - d. *Intermixed within same development.* Where single-family detached and single-family semiattached dwellings are intermixed within the same development, the following standards shall apply:
    1. Semiattached units shall constitute no more than 65 percent of the units within such mixed development unless a greater percentage is approved by the MPC as part of the specific development plan.

2. The overall density of the mixed use development shall not exceed 12 dwelling units per net acre.
3. Single-family detached development shall meet the development standards for single-family detached development as set forth in this section.
4. Single-family semiattached development shall meet development standards for semiattached development as set forth in this section in addition to the following development standards:
  - A. Minimum spacing between buildings:
    - (i) The space between semiattached buildings shall be not less than 15 feet.
    - (ii) The space between a semiattached and a detached building shall be not less than 20 feet.
  - B. Off-street parking shall be located on the lot as approved on the specific development plan. Each lot shall be served by its own driveway.

(d) *Other requirements.* Within a P-R-6-S district, the following requirements shall be met:

- (1) All lots shall front on a publicly approved paved street with a minimum right-of-way of not less than 50 feet (unless a lesser width is approved by the MPC), and be served by a public water and sewer system.
- (2) All single-family dwellings shall be provided with two paved off-street parking spaces having a combined minimum pavement width of 20 feet and a maximum pavement width of 24 feet. The curb cut shall be the same width as for a single driveway (not to exceed 12 feet in width between the adjacent roadway and the property line). If the driveway provides tandem parking, the overall on-site length of the driveway shall be 36 feet.

Except for driveways serving enclosed parking areas, a minimum of a two-foot-wide landscaped planting strip shall separate exterior parking areas from the dwelling, including sections where a previous garage/carport has been enclosed.

- (3) A landscaping plan which sets forth the minimum landscaping to be placed on each shall be submitted for approval by the planning commission.

- (4) The off-street parking and signage requirements shall be the same as for R-6 districts.
  - (5) The minimum area to be rezoned P-R-6-S shall be two acres in size. Smaller areas abutting an existing P-R-6-S district may be considered for such rezoning provided such smaller areas are designed so as to be visually compatible with the existing development pattern.
- (e) *Variances.* The planning commission may approve variances from the standards and regulations for development in a P-R-6-S zoning district at the request of the developer on a finding that such variances would:
- (1) Be in keeping with the overall character of the area and provide and maintain the visual compatibility and aesthetic values intended for this district.
  - (2) Not be contrary to the purpose and intent of this chapter.
  - (3) Not be detrimental to existing or proposed surrounding uses.
  - (4) Serve public purposes to a degree equal to or greater than the standards replaced.