

Sec. 4-7 Development Standards in P-R-1-S Districts

Within P-R-1-S zoning districts, the following provisions shall apply:

- a. Development Plans Required. Proposed P-R-1-S districts and developments shall comply with the following development plan requirements:
 - (1) **General Development Plan:** All applications for a P-R-1-S zoning classification shall be accompanied by a proposed general development plan in the same manner as provided in Sec. 4-6.5 of the Planned Development District regulations. Such general development plan for the overall development shall accompany the rezoning request to the County Commission. 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 Sec. 4-6.5 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 area being met. 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, including the arrangement of buildings on the lots, the building footprints, elevations, and landscaping for each lot and their relationships 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-1 or R-2-A zoning district.
- b. Uses Permitted: Within a P-R-1-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 semi-attached dwellings on individual lots.
 - (4) Mixed-use development consisting of single-family detached or single-family patio lots, and single-family semi-attached lots.
 - (5) Utilities and other public facilities to serve the development.

(6) Common or community or public recreation sites.

c. Development Standards. Within P-R-1-S districts, the following development standards shall apply:

(1) For Single-Family Detached Development:

- (a) Minimum lot width shall be not less than 50 feet.¹
- (b) Minimum lot area shall be not less than 4,000 square feet.¹
- (c) Maximum density development shall not exceed 10 units per net acre.
- (d) Minimum spacing between buildings unless otherwise approved by the MPC:²
 - i. For lots 60 feet in width or greater, the minimum space between buildings shall be not less than 10 feet.
 - ii. For lots less than 60 feet in width, the minimum space between buildings shall be not less than 15 feet.
 - iii. For mixed size lots, one of which is 60 feet wide or greater and one less than 60 feet wide, the minimum space shall be not less than 15 feet.
- (e) Minimum open space on each lot shall be not less than 60 percent of the lot area.
- (f) Minimum rear yard setback shall be not less than 25 feet.
- (g) Minimum front yard setback shall be not less than 15 feet from the property line.³
- (h) Minimum side yard setback shall be not less than 2 feet from property line, provided that the required space between buildings as set forth in subsection (1) (d) is maintained.

(2) For Single-Family Detached Patio Development: The standards for single-family detached dwellings shall apply except that a zero side yard setback shall be permitted on one side of the lot, provided that the space between buildings as set forth in subsection (1) (d) is maintained.

- (3) For Single-Family Semi-Attached Development:
- (a) Minimum lot width shall be not less than 40 feet.
 - (b) Minimum lot area shall be not less than 4,000 square feet.
 - (c) Maximum dwelling unit density shall not exceed 12 units per net acre.
 - (d) Minimum spacing between buildings shall be 20 feet.
 - (e) Minimum open space on each lot shall be not less than 65 percent of the lot area.
 - (f) Minimum rear yard setback shall be not less than 25 feet.
 - (g) Minimum front yard setback shall be not less than 20 feet from the property line.³
 - (h) Minimum side yard setback shall be not less than 5 feet from the property line.
 - (i) No off-street parking shall be located within the required front yard setback unless specifically approved by the MPC upon the developer providing a design, which is acceptable to the Planning Commission. Each lot shall be served by its own driveway.
 - (j) Semi-attached units adjacent to or across the street from semi-attached units or detached units shall be of varying architectural style or detail.
 - (k) There shall be a firewall erected between the units.
 - (l) Semi-attached units shall not be located across a street from a platted residential subdivision in which the lots meet the minimum lot area and width requirements of the R-1 single-family zoning district.
- (4) For single-family semi-attached dwellings located within a mixed use development consisting of single-family detached and attached dwellings, the following standards shall apply provided semi-attached units shall constitute no more than 50 percent of the units within a mixed

development unless a greater percentage is approved by the MPC as part of the specific development plan and provided further that the overall density of the mixed use development does not exceed 13 dwelling units per net acre.

- (a) Minimum lot width shall be not less than 40 feet.¹
- (b) Minimum lot area shall be not less than 3,200 square feet.¹
- (c) Minimum spacing between buildings:²
 - i. The space between two semi-attached units shall be not less than 12 feet.
 - ii. The space between semi-attached and a detached unit shall be not less than 20 feet.
- (d) Open space on each lot shall be not less than 60 percent of the lot area.
- (e) Minimum rear yard setback shall be not less than 25 feet.
- (f) Minimum front yard setback shall be not less than 15 feet from property line.³
- (g) Minimum side yard setback shall be not less than 5 feet from the property line, provide that the required space between buildings as set forth in subsection (3) (c) is maintained.
- (h) There shall be a firewall erected between the units.
- (i) No off-street parking shall be located within the required front yard setback unless specifically approved by the MPC upon the developer providing a design, which is acceptable to the Planning Commission. Each lot shall be served by its own driveway.

¹ Where proposed lots are located across a street from a platted residential subdivision, such lots shall meet the minimum development standards of the R-1 single-family zoning district; where rear lot lines of proposed lots are across the street from or backup to a platted residential subdivision, each lots shall be separated form the street right-of-way by a visual buffer as approved by the MPC, and shall be occupied only by single-family detached dwellings.

² Where a none-story structure is adjacent to a two-story structure, an additional two-foot separation shall be required.

³ Where proposed lots are located across a street from or adjacent to existing lots upon which are located one or two-family dwelling units, the setback requirement shall be the same as for the front yard requirement within the R-1 single-family zoning district. This provision shall not apply to lots located within P-R-1-S zoning districts.

- d. Other Requirements. Within a P-R-1-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 approved by the MPC, and be served by a public water and sewer system.
 - (2) All detached dwellings shall be provided with an attached garage or an attached carport designed as an integral part of the dwelling.
 - (3) A landscaping plan shall be submitted and approved for each lot.
 - (4) The off-street parking and signage requirements shall be the same as for R-1 districts.
 - (5) The footprint for each dwelling on each lot along with the identification of the facade elevations for the dwelling on each lot shall be shown on and approved as part of the specific development plan approval.
 - (6) The minimum area to be rezoned P-R-1-S shall be two acres in size. Smaller areas abutting an existing P-R-1-S district may be considered for such rezoning provided such small area is designed so as to be visually compatible with the existing development pattern.
- e. Variations. The Planning Commission may approve variances from the standards and regulations for development in a P-R-1-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) Would not be contrary to the purpose and intent of this chapter.
 - (3) Would not be detrimental to existing or proposed surrounding uses.
 - (4) Would serve public purposes to a degree equal to or greater than the standards replaced.