

## **Sec. 32.03.016 PRO - planned residential overlay district**

(a) General Purpose and Description: The PRO - Planned Residential Overlay District is intended to combine with the residential base districts established within this zoning ordinance in order to implement the goals and policies of the comprehensive plan concerning cluster residential densities. The purpose of the District is to provide for flexibility and to encourage superiority in the design of residential developments by allowing increased density in exchange for provision of open space, protection of environmentally sensitive areas, and other amenities. The types of uses allowed and the types of performance standards applicable to a planned residential development approved as a PRO District vary with the base district with which the PRO District combines. For some base zoning districts, different levels of increased densities may be allowed. Accordingly, greater amenities must be provided in order to achieve higher density.

(b) Permitted Uses: The uses authorized in a PRO District shall be limited to those authorized in the base zoning district. Satisfaction of the minimum standards for planned residential developments set forth in the base regulations does not assure establishment of the PRO District. For PRO developments which include golf courses, other uses which support golf courses may be appropriate and designated on the site plan. The following uses are considered appropriate supporting uses for golf course development:

- (1) Clubhouses and related recreational uses
- (2) Offices
- (3) Motel or hotel
- (4) Golf pro shop (retail sales only)
- (5) Restaurants

Land used for the purposes of the above nonresidential uses shall not be used in the calculation of residential density.

(c) Parking Regulations:

- (1) Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces behind the front building line and on the same lot as the main structure
- (2) Other - (See [Sec. 32.05.001](#), Off-Street Parking and Loading Requirements)
- (d) Minimum Floor Area per Dwelling Unit: 1,000 square feet.
- (e) General Standards for Planned Residential Overlay District:

(1) Maximum Number of Dwelling Units - The maximum number of dwelling units that may be authorized for a planned residential development in a PRO District is limited by a number of factors, including project size, project density, minimum land area per dwelling unit, lot mix, and open space allocation. General rules applicable to these factors are set forth in this section. Specific limitations are contained in base district regulations. The actual number of dwelling units approved may be less than the maximum allowed for a planned residential development in the base district regulations, depending on the provision of amenities and other considerations, as the City Council may determine to be appropriate for the land to be rezoned.

(2) Project Size - Because the size of the planned residential development site affects the extent to which the project can provide open space, large lot mix and other amenities offsetting increased densities allowed under this section, a minimum project size shall be required for base districts in order to achieve increased residential densities. The minimum project size for a PRO District is 20 acres. Following are the requirements for PRO developments with various lot sizes:

(A) Single-family detached residences on lots of not less than fifteen thousand (15,000) square feet shall conform to the following standards:

(i) Area Regulations:

a. Size of Lots:

1. Minimum Lot Area - Fifteen thousand (15,000) square feet
2. Minimum Lot Width - One hundred feet (100')
3. Minimum Lot Depth - One hundred twenty-five feet (125')

b. Size of Yards:

1. Minimum Front Yard - Thirty-five feet (35')

2. Minimum Side Yard - Ten percent (10%) of the lot width, but need not exceed twenty-five feet (25'); twenty-five feet (25') from a street right-of-way for a corner lot

3. Minimum Rear Yard - Twenty-five feet (25') for the main building and any accessory building(s); ten feet (10') from a main building to an accessory building.

(B) Single-family detached residences on lots of not less than ten thousand (10,000) square feet shall conform to the following standards:

(i) Area Regulations:

a. Size of Lots:

1. Minimum Lot Area - Ten thousand (10,000) square feet

2. Minimum Lot Width - Eighty feet (80')

3. Minimum Lot Depth - One hundred ten feet (110')

b. Size of Yards:

1. Minimum Front Yard - Thirty feet (30')

2. Minimum Side Yard - Ten percent (10%) of the lot width, but need not exceed twenty feet (20'); twenty feet (20') from a street right-of-way for a corner lot

3. Minimum Rear Yard - Twenty-five feet (25') for the main building and any accessory building(s); ten feet (10') from a main building to an accessory building.

(C) Single-family detached residences on smaller and more compact lots or parcels of land not less than seven thousand (7,000) square feet shall conform to the following standards:

(i) Area Regulations:

a. Size of Lots:

1. Minimum Lot Area - Seven thousand (7,000) square feet

2. Minimum Lot Width - Sixty-five feet (65')

3. Minimum Lot Depth - One hundred feet (100')

b. Size of Yards:

1. Minimum Front Yard - Twenty-five feet (25')

2. Minimum Side Yard - Five feet (5'); fifteen feet (15') from a street right-of-way for a corner lot

3. Minimum Rear Yard - Twenty-five feet (25') for the main building and any accessory building(s); ten feet (10') from a main building to an accessory building.

(D) Minimum lot size in the PRO District shall be seven thousand (7,000) square feet.

(3) Project Density - The maximum number of dwelling units for a Planned Residential Overlay development shall not exceed a number calculated by multiplying the maximum residential density authorized in base zoning district by the number of gross acres in the project.

(4) Minimum Land Area Per Dwelling Unit:

(A) For single-family detached dwellings, single-family attached dwellings, and patio homes, the minimum land area per dwelling unit shall be the minimum lot size. For other types of dwelling units allowed by these regulations, the minimum land area required shall be the average obtained by dividing the gross developable area for the project proposed to be occupied by such units by the number of units proposed.

(B) Minimum land area per dwelling unit shall be exclusive of all rights-of-way or easements for streets and alleys; land dedicated for public use; or open space and buffer areas, unless otherwise stated in these regulations.

(C) Where a mix of dwelling units is proposed, minimum land area per dwelling unit shall apply to each type of dwelling unit proposed.

(5) Lot Mix - Construction of single-family detached or attached dwellings on a range of lot sizes smaller than the minimum lot size in the base district, together with correspondingly higher residential density may be allowed in a PRO District.

(6) Open Space Standards

- (A) Public and Private Open Space - A minimum of twenty percent (20%) of the gross land area within the entire PRO District shall be devoted to open space, consistent with the open space recommendations in the City's comprehensive plan. Open space for PRO Districts may be satisfied by either public or a combination of public and private open space. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering. Public open space shall be dedicated to the City.
- (B) The City may require dedication of proposed open space that is designated in the park and open space plan within the City's comprehensive plan.
- (C) In computing minimum open space requirements, or open space proposed as an amenity, the following rules apply:
- (i) Usable open space, as defined in [Sec. 32.03.007\(g\)](#), may be included.
  - (ii) Proposed landscaping areas.
  - (iii) Significant natural features, which will be preserved in their natural condition.
  - (iv) Flood fringe areas, but not floodways or wetlands, may be included.
  - (v) Golf courses with at least 18 holes.
  - (vi) Public parks dedicated in accordance with the comprehensive plan.
- (D) Allocation of open space shall be made to each phase of a planned residential development and to each residential development envelope within such phase, according to the minimum open space requirements established above. In the event that common open space is not to be provided proportionally by phase, the developer shall execute a reservation of common open space by grant of easement or covenant in favor of the City authorizing the City to dedicate all or a portion of such reserved area to common open space in the event that the development is not completed.
- (7) Project Landscaping, Buffering, and Screening:
- (A) The standards contained in this section are applicable to the design of planned residential developments, in order to minimize conflicts with existing and future adjacent uses and to maximize compatibility of dwelling unit types and lot sizes within the cluster option development. The perimeter of a Planned Residential Overlay development shall be buffered from adjacent property which is not part of the development using one of three basic methods: (1) screening; (2) a system of berms; or (3) use of natural vegetation. More than one option may be proposed for a project.
- (B) A landscape plan for the planned residential overlay development shall be prepared by a registered landscape architect, landscape contractor or landscape designer and submitted for approval with the concept plan for the project. Plans and construction specifications for the berm or screening shall be approved by the City engineer in accordance with procedures established by the City. All screening wall plans and details must be sealed by a registered engineer.
- (C) Unless a different timing is approved by the City in conjunction with the concept plan, construction of screening shall be completed prior to issuance of building permits.
- (D) All landscaping shall be selected from the plant list, as established in [Section 32.05.002\(k\)](#). The developer may propose substitution of other species of evergreen shrubs or trees to be used in the screening options. Any substitutions must be approved by the City when the concept or development plan for the project is approved.
- (E) The developer will be required to establish a permanent turf in the landscape area. Due to seasonal considerations, if a permanent turf cannot be established, the developer shall be required to stabilize the soil to prevent erosion.
- (F) A permanent automatic irrigation system shall be installed by the developer in the landscape area. All irrigation shall be approved by the City prior to installation. This system must be designed by a licensed irrigation designer.
- (G) The developer will be required to install walkways in accordance with applicable provisions of the City Code of Ordinances.
- (H) Material colors for the screening wall shall be limited to earth-tone colors, excluding green. The color shall be uniform for the entire length of the wall. When walls are built in sections, the colors shall be as closely similar as possible, but shall in no case be incompatible.
- (I) All landscaping plants, trees, shrubs and ground cover shall be living and in sound, healthy, vigorous

growing condition.

(8) Compatibility Standards - The compatibility standards contained in these zoning regulations are applicable to planned residential development unless modified by provisions of this section.

(f) Special Requirements:

(1) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.

(2) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of one (1) or more acres.

(3) Open storage is prohibited, except for materials for the resident's personal use or consumption such as firewood and gardening materials.

(4) Single-family homes with side entry garages where lot frontage is only to one street shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.

(5) Swimming pools shall be constructed and enclosed in accordance with the City building code.

(6) Site plan approval, as required by [Sec. 32.02.006](#) shall be required for any nonresidential use, including a school, church, child-care center and private recreation facility in the SF-20 district. Any nonresidential land use which may be permitted in this district shall conform to the "R" - Retail District standards.

(7) Other Regulations - As established in the Development Standards, [Sec. 32.05.001](#) through [Sec. 32.05.009](#).

(8) Single-family detached homes shall be located on property that is owned in fee simple title.

(g) Plans Required - There are two types of plans that may be required as part of the development process within a PRO District. The procedures to be followed for the review and approval of each plan shall be as provided in [Sec. 32.02.006](#) of this chapter. Approval of the concept plan shall occur along with the PRO zoning request. The general purpose and use of each plan is described as follows:

(1) PRO Concept Plan - The PRO concept plan is mandatory, and is intended to be used as the first step in the PRO development process. It establishes general guidelines for the PRO District by identifying the proposed land uses and intensities, thoroughfare locations, and open space boundaries, including public trail systems. It also illustrates the integration of these elements into a master plan for the whole PRO District. The PRO concept plan, as incorporated in the PRO ordinance and together with the text of the ordinance, establishes the development standards for the PRO District.

(2) Site Plan - A site plan is mandatory and is the final step of the development process for nonresidential and multifamily residential development. The purposes of a site plan are to assure that the development of individual building lots, parcels, or tracts within the PRO District are consistent with the approved concept plan and development plan, if any, and to assure that the standards applicable within the PRO District are met for each such lot, parcel or tract. The approval of a site plan shall be effective for a period of 183 calendar days beyond the date that the plan was approved by the City Council, unless extended, as provided in [Sec. 32.02.006\(k\)](#) [[32.02.006\(j\)](#)] of this chapter.

(h) Compliance with Approved Plans - Except as otherwise provided by the City's subdivision regulations, no development shall begin and no building permit shall be issued for any land within a PRO District until a PRO site plan that is consistent with the PRO concept plan has been approved. Each PRO District shall be developed, used, and maintained in compliance with the approved PRO site plans for the district. Compliance with the PRO ordinance shall be construed as a condition precedent to granting of certificates of occupancy.

(i) Establishment of District and Concept Plan.

(1) Zoning Amendment - The procedures for establishing a PRO District shall be as for any other type of zoning request, except that more information is typically needed along with the request, and a concept plan shall be submitted along with the request. An application for the establishment of a PRO District shall be submitted in accordance with [Sec. 32.02.004\(c\)](#) of this chapter. The application shall include: (1) a PRO concept plan; (2) a list of proposed PRO District development standards; (3) identification of a zoning district, if any, which shall apply to the extent not otherwise provided by the PRO concept plan or by the proposed PRO District development standards; (4) an informational statement, and (5) traffic impact analysis, unless waived by the City Council. Except to the extent provided by the PRO concept plan and the PRO ordinance, development within the PRO District shall be governed by all of the ordinances, rules, and regulations of the City in effect at the time of such development, including the standards of the zoning district identified in the application. In the event of any conflict between the PRO concept plan and the PRO ordinance and the then-current ordinances, rules, and

regulations of the City, the terms, provisions, and intent of the PRO concept plan and PRO ordinance shall control.

(2) PRO Concept Plan - A concept plan shall be submitted along with a PRO zoning request, and shall be processed simultaneously with the PRO zoning request. The concept plan shall be reviewed by the City's development review team, in accordance with [Sec. 32.02.006](#) of this chapter. If the PRO zoning application is approved, the PRO concept plan shall be incorporated and made a part of the PRO ordinance.

(3) Proposed PRO Development Standards - Proposed PRO District development standards shall be processed simultaneously with the PRO zoning application, and if the PRO zoning application is approved, such standards shall be incorporated as part of the PRO ordinance. Such proposed development standards may include, but shall not be limited to, uses; density; lot size; building size; lot dimensions; setbacks; coverage; height; landscaping; lighting; screening; fencing; parking and loading; signage; open space; drainage; and utility and street standards. Any graphic depictions used to illustrate such standards, unless otherwise provided in the PRO ordinance, shall be considered as regulatory standards. In the event of any conflict, the more stringent standards shall apply.

(4) Traffic Impact Analysis - The applicant shall submit to the City engineer a traffic impact analysis, as provided in [Article 30.03](#) of the City subdivision ordinance, for the proposed PRO District. The analysis must be approved by the City Council prior to or concurrently with the approval by the City Council of the PRO District. The traffic analysis shall not be considered part of the PRO concept plan or the PRO ordinance, but may be used to condition the density or intensity of uses or the timing of development within the district based upon the existence of a supporting roadway network adequate to accommodate the traffic expected to be generated. The traffic impact analysis shall be updated with each PRO site plan.

(5) Official Submission Date and Completeness of Application - Refer to [Sec. 32.02.004\(c\)](#) of this chapter.

(6) General Standards - Based upon the concept plan, the commission and City Council shall determine whether the PRO District should be established, taking into account the following criteria:

(A) Whether the planned residential development is consistent with the Future Land Use Plan and furthers the goals and policies of the comprehensive plan;

(B) Whether the project design and proposed amenities mitigate the impacts of residential densities greater than that of the base zoning district;

(C) Whether the proposed uses and project design are compatible with existing and planned adjoining uses and the character of the neighborhood in which the project is located;

(D) Whether adequate public facilities will be provided in a timely manner to support each phase of the development;

(E) Whether the planned residential development meets the minimum performance and development standards set forth in the base zoning district;

(F) Whether the overall design of the planned residential development preserves or provides significant natural or improved open space; and

(G) Where increased densities are requested, and are authorized, whether the amenities proposed are in accordance with the comprehensive plan and benefit the community as a whole, in addition to the residents of the planned residential development.

(j) Project Design: It is the intent of these regulations to encourage outstanding project design for planned residential developments in order to implement the policies contained in the City's comprehensive plan. The City recognizes that project design is an important and variable element in implementing comprehensive plan policies relating to planned residential developments and overall community objectives. The extent to which maximum residential densities can be achieved may depend upon project design. The following standards will be used to evaluate project design:

(1) The arrangement of all uses and improvements should reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent property.

(2) Development must be compatible with the immediate environment of the site and neighborhood relative to architectural design; scale, bulk and building height; historical character; and disposition and orientation of buildings on the lot.

(3) Buildings, transportation improvements, and open space areas, must be arranged on the site so that activities are compatible with the neighborhood.

(4) Buildings, transportation improvements, open space, and landscaping, must be designed and arranged to



produce an efficient, functionally organized, and cohesive development.

(5) Buildings, transportation improvements, open space and landscaping, must be in favorable relationship to the existing natural topography, natural vegetation and creeks, exposure to sunlight and wind, and long or scenic views.

(6) Buildings, transportation improvements, open space and landscaping, must be designed and arranged to maximize the opportunity for privacy by the residents of the project and surrounding areas.

(7) Projects should create residential neighborhoods with street layouts that respond to the natural topography of the site. Residential neighborhoods should be laid out with a combination of long and straight road segments working with the natural systems of the site. Curvilinear streets must be used to enhance overall project design.

(8) The project should preserve and enhance the natural character of the site, and should be designed to reflect the existing topography and natural systems. Vegetative communities located in floodplains, existing tree stands and along steep slopes should be maintained as open areas and wildlife habitat. Creeks and streams should be preserved and enhanced as amenities.

(9) The project should preserve historic elements of the site, including features such as farm structures and dwellings, stone wells, entry features, windmills, or other features that illustrate the historic resources of the site.

(10) The project should be integrated with the City's open space network as described in the Parks and open space plan of the comprehensive plan, including provision of a trail that would connect to the overall trail system of the City. Public or common uses and open space should be connected together to promote pedestrian usage. Utilization of open space should be enhanced through provision of amenities.

(k) Alternative Proposal and Variation from Requirements: The performance standards for planned residential development contained in this section are considered to be the minimum standards necessary for approval of planned residential projects. It is recognized, however, that project size, location and design may necessitate a different arrangement or distribution of land uses, open space or buffers than are envisioned in these regulations. Consequently, an applicant for a planned residential development may submit an alternative proposal with corresponding variations in the standards applicable to such a development, which alternative shall be evaluated and action taken thereon in accordance with the procedures in this section; provided, however, that the following limitations apply:

(1) No variations will be granted from the maximum residential densities for planned residential developments set forth in the base zoning district regulations.

(2) The alternative proposal and variations requested in writing shall achieve the same basic objectives as the particular standards which are to be varied.

(3) Where the proposal seeks to vary project size limitations, the alternative design shall be evaluated in accordance with standards applicable to larger projects.

(l) PRO Site Plans - Site plan review and approval for any building site within a PRO District shall be in accordance with [Sec. 32.02.006](#) of this chapter.

(m) Amendment of Plans

(1) Amendment of PRO District - The property owner may propose amendment of the PRO District regulations. The written request shall be processed as a zoning amendment in accordance with the procedures of [Sec. 32.02.004](#) of this chapter.

(2) PRO Concept Plans - PRO concept plans are considered part of the PRO ordinance. Any amendment to a PRO concept plan shall be considered a zoning change, and shall be processed pursuant to [Sec. 32.02.004](#) of this chapter.

(3) PRO Site Plans - PRO site plans are not considered part of a PRO ordinance. Except as otherwise provided in this subsection, any amendment/revision to an approved PRO site plan shall be in accordance with [Sec. 32.02.006](#) of this chapter.

(n) Lapse of Concept Plan or Site Plan Approval - Lapse of a concept plan or site plan shall be in accordance with [Section 32.02.006\(i\)](#) of this chapter.

(o) Extension And Reinstatement Procedure - Extension of a concept plan or site plan shall be in accordance with [Sec. 32.02.006\(j\)](#) of this chapter.

(Ordinance 07-09-25-C, ex. A (14.156), adopted 9/25/2007)