

6.10 - RP-2, RP-3, RP-4, AND RP-5 PLANNED RESIDENTIAL DISTRICTS

6.10.1 GENERAL DESCRIPTION:

- 6.10.1.1 The regulations established in this Section are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation, and provision for commercial, religious, education, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
- 6.10.1.2 District regulations shall be as outlined in the following paragraphs and shall be the same for RP-2, RP-3, RP-4, and RP-5 districts except for the density permitted in each district.
- 6.10.1.3 Each planned residential development shall be compatible with the surrounding or adjacent districts. Such compatibility shall be determined by the Planning Commission and Board of Commissioners by review of a Concept Plan.
 - 6.10.1.3.1 Any substantial deviation from the approved Concept Plan shall require approval by the Planning Commission and City Commission as an amended plan. A substantial deviation includes but is not limited to: (1) increase in the number of dwelling units; (2) change in the type and location of dwelling units that would impact adjoining property; (3) change in access to the proposed development that would negatively impact adjoining property; and (4) an increase, exceeding ten (10) percent, in the amount of projected traffic resulting from the proposed development.

6.10.2 USES PERMITTED ON REVIEW:

All uses listed below shall be approved as part of the Concept Plan. Any change of use shall require approval of an amended Concept Plan.

- 6.10.2.1 Single-family, two-family, and multi-family dwellings;
- 6.10.2.2 Recreation uses including a community center, a golf course, a swimming pool, or parks, playground or other public or private recreational uses, and non-profit clubs such as country clubs, swimming and/or tennis clubs;
- 6.10.2.3 Public and semi-public uses which are designed to primarily serve the RP district.

- 6.10.2.4 Home occupations as defined in Subsection 6.1.1.7;
- 6.10.2.5 Private day nurseries and kindergartens, as regulated in Subsection 6.8.1.4;
- 6.10.2.6 Alternative tower structures;
- 6.10.2.7 Accessory structures and uses; and
- 6.10.2.8 Commercial Uses:
In planned residential developments of twenty (20) acres or more, commercial uses may be permitted which conform with permitted uses in the B-1 Neighborhood Business District - Article 6.14. Commercial uses shall further be governed by the following:
 - A. No commercial facilities shall be permitted in developments of less than two hundred (200) dwelling units;
 - B. One (1) acre of land may be set aside for commercial development for each two hundred (200) dwelling units in the development plan. Commercial uses shall not be constructed until a minimum of 200 residential units have been constructed; and
 - C. Commercial development shall be compatible, in scale with surrounding residential development as determined by the Planning Commission and Board of Commissioners.

6.10.3 AREA REGULATIONS:

All structures and uses shall meet the following requirements:

6.10.3.1 Minimum Lot Size:

- A. Minimum lot size for a detached single-family unit shall be four thousand (4,000) square feet and;
- B. Minimum lot width shall be forty (40) feet.

6.10.3.2 Yard Area:

A. Front Yard:

No front yard setback shall be required except for detached single-family residential structures. Minimum front yard setback shall be twenty-five (25) feet on an arterial or collector street and ten (10) feet on all other streets. Front-facing garages shall have a minimum setback of twenty-five (25) feet on all streets.

B. Side Yard:

No side yard setback shall be required except for drainage and utility easements where necessary.

C. Rear Yard:

The rear yard setback on exterior lots shall be equal to the required setback in the adjacent non-RP zoning district.

6.10.3.3 Height Regulations:

Principal buildings located in an RP-2 or RP-3 district shall not exceed the height of thirty-five (35) feet. Principal buildings located in the RP-4 and RP-5 district shall not exceed the height of thirty-five (35) feet on local streets and sixty-five (65) feet on collector and arterial streets.

6.10.3.4 Open Space and Recreational Areas

Fifteen (15) percent of the overall RP-zoned area shall be set aside and developed for common open space or recreational uses not including building setbacks and stormwater detention facilities. Said open space shall be designated as common area.

6.10.3.5 Sidewalk Requirement:

Sidewalks shall be required for all residential uses, churches, schools, recreational facilities and grounds, libraries, museums, and historic monuments and sites, private day nurseries and kindergartens, and multi-family developments along their public street frontages in accordance with Article IX, Sidewalk Regulations, and The Standards of Design for Streets and Drainage.

6.10.4 UNIT DENSITY:

A. For attached dwelling units i.e. duplexes, apartments, townhouses, and condominiums, the maximum density shall be as follows:

6.10.4.1 RP-2 DISTRICT: Maximum density shall be 3.4 dwelling units per acre.

6.10.4.2 RP-3 DISTRICT: Maximum density shall be 8.5 dwelling units per acre.

6.10.4.3 RP-4 DISTRICT: Maximum density shall be 15.3 dwelling units per acre.

6.10.4.4 RP-5 DISTRICT: Maximum density shall be 27.2 dwelling units per acre.

B. For detached single-family units, the maximum density shall be dictated by the minimum lot size of not less than 4,000 square feet per lot.

6.10.5 ADMINISTRATIVE PROCEDURE FOR A PLANNED RESIDENTIAL DEVELOPMENT:

6.10.5.1 Application shall be made to the Planning Commission for rezoning to RP-2, RP-3, RP-4, or RP-5 in accordance with the regulations set forth in Article XIV of this Code. The application shall be accompanied by a Concept Plan including the following information:

1. Use(s) including the number and type of dwelling units;
2. Buffers and/or screening;
3. Approximate building location, size and height, with setbacks;
4. Parking and driveway areas;
5. Entrance and exit locations;
6. Internal vehicular circulation pattern (if appropriate);
7. Private streets must be indentified, if proposed;
8. The location of the required 15 percent of open space; and

6.10.5.2 The Planning Commission shall review the proposed development and forward its recommendation to the Board of Commissioners which shall review and give final approval or reject the proposed plan.

6.10.5.3

- A. The Planning Commission shall review the conformity of the proposed development recognizing the objectives of the Comprehensive Plan and neighborhood compatibility;
- B. The Planning Commission and the Board of Commissioners may impose conditions regarding layout, circulation, and performance of the proposed development and may require that appropriate deed restrictions be filed;
- C. The proposed development must be designed to produce an environment of compatible and desirable character not out of harmony with its surrounding neighborhood and must provide standards of recreation and open space, transportation, and areas for parking adequate for the occupancy proposed; and
- D. A final plat of the development shall be recorded in the office of the appropriate county Registrar of Deeds and shall show property lines, common land, streets, easements, and other applicable features required by the Subdivision Regulations. Building permits may be issued prior to final subdivision approval. However, no certificate of occupancy will be issued prior to the recording of the final plat.