
SUBCHAPTER 153.100 – PLANNED DEVELOPMENT OVERLAY ZONE



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§ 153.100.010 – Intent and Purpose

- A. **Flexible plan.** The Planned Development Overlay zone provides opportunities to establish development policies and controls that allow development under a flexible plan that may not otherwise be possible under conventional zoning controls. The mechanism for allowing such flexible standards is through the application of the Planned Development Overlay zone to a property and the accompanying approval of a Development Plan pursuant to part 19 of subchapter 153.210.
- B. **Additive zoning.** The Planned Development Overlay zone is additive to the underlying zone, and the standards established as part of the applicable Development Permit shall not be used to increase the maximum allowable residential density for a development project or to change the uses permitted in the underlying zone. The standards for the underlying zone shall apply with regard to both maximum allowable density and use.

§ 153.100.020 – Establishment of a Planned Development

- A. A Planned Development Overlay zone shall be applied in the same manner as property is reclassified from one zone to another, as set forth in subchapter 153.210, Part 15 – Zoning Code Text and Zoning Map Amendments. When a Planned Development Overlay zone is created, it shall be indicated upon the zoning map of the city as an overlay zone.
- B. The regulations set forth in this subchapter shall apply to all land within the city for which Planned Development Overlay zone has been adopted by the City Council. The location and boundaries of the overlay zone hereby established are shown on the zoning map.

§ 153.100.030 – Use Regulations

Only those uses permitted within the underlying zone classification shall be permitted within the Planned Development Overlay zone.

§ 153.100.040 – Development Standards

- A. Development Plan conformance.** All lots and structures within the Planned Development Overlay zone shall comply with the development standards set forth in the applicable adopted Development Plan document.
- B. Development standards.** No property within any residential zone shall be considered for application of a Planned Development Overlay zone unless the associated Development Permit includes provisions that meet the requirements set forth in Table 153.100.040.

Development Standards	Zone		
	R-1	R-G	R-3
Project Lot Area – Minimum	1.5 acres net	40,000 sf net	30,000 sf net
Project Lot Depth – Minimum	Single-Loaded: 150 ft Double-Loaded: 200 ft	N/A	N/A
Density - Maximum	8.7 du/ac	12 du/ac	20 du/ac
Individual Lot Area – Minimum	4,000 sf	3,700 sf	3,000 sf
Individual Lot Width – Minimum			
Interior Lot	40 ft	38 ft	35 ft
Corner Lot	45 ft	43 ft	40 ft
Individual Lot Depth – Minimum	80 ft	75 ft	70 ft
Front Yard Setback – Minimum			
Habitable portion of structure	15 ft	15 ft	15 ft
Garage with roll-up door	18 ft	18 ft	18 ft
Garage without roll-up door	20 ft	20 ft	20 ft
Side Yard Setback – Minimum			
Interior Lot	5 ft	5 ft	5 ft
Corner Lot	10 ft	10 ft	10 ft
Rear Yard Setback – Minimum	15 ft	15 ft	15 ft
Open Space Area, Private – Minimum	600 sf/du – minimum dimension 15 ft	300 sf/du – minimum dimension 12 ft	300 sf/du – minimum dimension 10 ft
Open Space Area, Common – Minimum	400 sf/du – minimum dimension 40 ft	300 sf/du – minimum	250 sf/du – minimum

TABLE 153.100.040 Development Standards for Planned Development Zones	Zone		
	R-1	R-G	R-3
Development Standards		dimension 30 ft	dimension 30 ft
Minimum Floor Areas			
One Bedroom	900 sf	900 sf	900 sf
Two Bedrooms	1,250 sf	1,250 sf	1,250 sf
Three Bedrooms	1,400 sf	1,400 sf	1,400 sf
Four Bedrooms	1,600 sf	1,600 sf	1,600 sf
Each Additional Bedroom	200 sf	200 sf	200 sf
Building Width – Minimum	30 ft	20 ft	20 ft
Building Height – Maximum	27 ft	27 ft	27 ft
Public Street Width – Maximum	40 ft curb to curb with 60 ft right-of-way including sidewalks and parkway	40 ft curb to curb with 60 ft right-of- way including sidewalks and parkway	40 ft curb to curb with 60 ft right-of- way including sidewalks and parkway
Individual Lot Site Coverage – Maximum	50%	60%	65%
Guest Parking – Minimum	1.5 spaces/du	1.5 spaces/du	1.5 spaces/du

§ 153.100.050 – Other Applicable Regulations

In addition to the requirements contained in this subchapter, regulations contained in the following subchapters of this chapter may apply to development in these zones:

- 153.120 Standards for Specific Land Uses and Activities
- 153.130 Site Planning and General Development Standards
- 153.140 Performance Standards
- 153.150 Off-Street Parking and Loading
- 153.160 Landscaping Standards
- 153.170 Sign Regulations
- 153.180 Antennas and Other Telecommunication Facilities
- 153.200 Nonconforming Lots, Structures and Uses
- 153.210 Administrative Procedures