

## **CHAPTER 30 PLANNED DENSITY DEVELOPMENT**

Sections:

- 30.1.0 Purpose
- 30.2.0 Minimum site development area
- 30.3.0 Density regulation
- 30.4.0 Ownership
- 30.5.0 Streets
- 30.6.0 Setback requirement
- 30.7.0 Building heights
- 30.8.0 Procedure
- 30.9.0 Development review

**30.1.0 PURPOSE.** The purpose of the planned density development is to provide a degree of flexibility and innovative land use design and development not possible under strict interpretation of the zone and subdivision ordinances. It is the intention of the planned density development designation to encourage creativity in the design of large parcels of property for residential use and to encourage the development of a variety of housing types to better serve the citizens of the Urban Growth Areas.

**30.2.0 MINIMUM SITE DEVELOPMENT AREA.** A planned density development shall contain an area not less than twenty (20) acres.

**30.3.0 DENSITY REGULATION.**

- (1) The overall average residential dwelling unit density for planned density development shall not exceed the maximum allowed density requirement of the underlying zone. The number of dwelling units shall be designated on each platted lot or combination thereof, forming a site, of the subdivision at the time of approval of the preliminary plat.
- (2) Site development within the designated areas may be constructed in phases; provided, however, at no time shall the average density of that portion of the overall development with dwelling units thereon exceed the density of the underlying zone.

**30.4.0 OWNERSHIP.** A planned density development shall be under one ownership or one unit control during the planning and development stages to assure that the development will be accomplished as planned.

**30.5.0 STREETS.** All public streets shall be constructed in accordance with minimum county standards as determined by the county engineer.

**30.6.0 SETBACK REQUIREMENT.** Minimum setbacks for structures erected within an approved planned density development site shall be as follows:

- (1) PERIMETER. The perimeter setbacks prescribed herein shall be measured from the exterior boundary of the lot or group of contiguous lots forming the planned density development site. The front, side and rear yard setbacks of the underlying zone shall be the minimum perimeter setbacks for all structures; provided, that such minimum setbacks may be increased by the planning commission if deemed necessary to protect the appropriate use and development of adjacent lands.
- (2) INTERIOR. The minimum distance between structures within a planned density development site shall not be less than Uniform Building Code requirements.

**30.7.0 BUILDING HEIGHTS.** The maximum permitted building heights of the underlying zone shall prevail.

**30.8.0 PROCEDURE.**

- (1) Any property owner or property owners may petition by application for a planned density development designation. There shall be filed with the application a title report showing an existing interest in the property by the applicant. Said title report shall also include the names and addresses of all property owners within three hundred feet of the exterior boundaries of the subject property.
- (2) The petition shall be presented to the Planning Commission who shall after public hearing make their recommendation to the Board of Commissioners in writing as to whether the planned density development shall be approved, modified or denied. All planned density developments shall be platted in accordance with the Plats and Subdivisions Ordinance.
- (3) The Board of Commissioners may, after receiving the recommendation of the Planning Commission, designate by ordinance the planned density development and shall require said designation to be entered on the preliminary plat.
- (4) If the preliminary plat is not given final approval within five years from the date of the public hearing at which approval was granted, the plat shall become invalid and approval for the planned density development shall expire.

**30.9.0 DEVELOPMENT REVIEW.** Development review shall be conducted and approved by the Franklin County Planning Director, or one of his/her designees.