

# LAND USE DEVELOPMENT STANDARDS



PA7

PLANNING AREAS

RESIDENTIAL LAND USE		LAND USE / PRODUCT	DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE
KEY MAP		Pedestrian Residential	STANDARD	NOTES	ARCHITECTURE
		<b>DESIGNATION</b>			
		Planning Area(s)	7		
<p><b>PR (Pedestrian Residential)</b></p> <p><b>LAND USE TOTAL AREA</b></p> <p>58.16 acres</p>		<b>BUILDING INTENSITY</b>			
		Zone District	R-1		
GP Density Range	4.1 – 7.0 du/ac	Medium Density Residential			
Dwelling Units		One dwelling unit per lot. Lots with side street or alley access may have one additional unit not to exceed 400 square feet.			
Land Use		The use of land designated PR shall comply with those uses listed under Permitted Uses (see bottom left)			
Minimum Lot Area	6,000sqft				
Minimum Lot Width	60'	*No lot shall have a maximum lot width to depth ratio of four to one.			
Minimum Lot Depth	100'				
Maximum Coverage	50%				
Maximum Height	35'				
Curved/Cul-de-sac/Corner Lot		For street frontage/For lot depth on one side of lot; lot to provide adequate building envelope			
<p><b>PERMITTED USES</b></p> <ul style="list-style-type: none"> <li>❖ Single Family dwellings of a permanent nature and accessory residential uses with not more than 2 du/lot</li> <li>❖ All uses permitted under an R-1 zone</li> <li>❖ Temporary sales offices and model homes</li> <li>❖ Home occupations</li> <li>❖ Open space</li> </ul> <p>*All Uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.</p>		<b>BUILDING SETBACKS</b>			
		Front Yard	20' min* / 12' min	To garage/To living area and side loaded garages.	
<p><b>DESCRIPTION</b></p> <p>PR (Pedestrian Residential) allows for standard Single Family Residential homes as allowed under the R-1 Zone District development standards. When an alley or side street access is available, it allows for an additional (or second) residential unit up to 400 square feet. This Planning Area encourages the creation pedestrian scale neighborhoods facing onto alleys and trails. Each second unit shall have at least one 9' x 20' covered or uncovered parking space dedicated to that unit. Separate utilities are not required.</p>		<b>GARAGES/STREETS/PARKING</b>			
		Side Yard (Interior)	5' min		
<p><b>ACCESSORY USES</b></p> <p>Walls/Fences: 6' high max. Fencing style should be reflective of the era of the home.</p> <p>Trellises: 12' high max</p> <p>Pools and Spas: 5' minimum setback. Water portion to rear and side PLs. Pool and spa may not be located in front yard.</p> <p>Equipment: Pool, spa and fountain equipment allowed in side yard easement.</p> <p>Detached Covered Structures: 12' high max. Covered structures and additions should harmonize with the architecture of the main structure</p>		Corner Lot/ Reversed Corner Lot	0'/10'/20' min / 15'/15'/20' min	To side yard fence/To living area/To face of garage.	
		Rear Yard	20' min	Excepting garages and second units subject to a rear yard encroachment.	
<p><b>STREETS</b></p> <p>Sidewalks: 5' wide. Sidewalks between parkway/PL; alongside yards between parkway/landscape easement.</p> <p>Streets: N/A. Curb-to-curb; reference <i>Street Sections</i>.</p>		<b>Garages</b>			
		<p>2-car: 20'x22'*min</p> <p>3-car: 30'x22'* min or 20'x22'* min w/ tandem 10'x18' min; swing-in garage 10'x20' min</p> <p>*Historic garages shall be found conforming under an approved Administrative Use Permit. Minimum 26' back-up area from garage door.</p>			
<p>The Imagery conveys samples of the architectural character intended for these neighborhoods.</p>					

## PEDESTRIAN RESIDENTIAL

