

SECTION 3.346: PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ZONE (NT-PRD)

1. **PURPOSE:** The purpose of a Planned Residential Development is to encourage development designs that preserve the natural features and amenities of a property such as but not limited to: stream corridors, water frontage (bay, stream, wetland and shoreline), wetlands, sloping topography and natural geologic features, groves of trees and significant views. A Planned Residential Development shall conform to the general objectives as presented by the comprehensive plan for the area and it shall be compatible with the established and proposed surrounding land uses.
2. **STANDARDS AND REQUIREMENTS:** The following standards and requirements shall govern the application of a Planned Residential Development in an area in which it is permitted.
 - a. A Planned Residential Development overlay zone is allowed in the RR, NT-R2 and NT-R3 zones.
 - b. The density of a Planned Residential Development shall conform to the density and standards of the underlying zone.
 - c. Dimensional standards for lot area, depth, width, and all yard setback standards of the underlying zone shall not apply. These standards shall be established through the Planned Residential Development approval process in order to fulfill the purpose of the NT-PRD Overlay Zone. In the RR/PRD zoned areas, only those properties located within a Community Growth Boundary can utilize this item.
 - d. The height limit may be increased to not more than 35 feet by the Planning Commission in approving a specific Planned Residential Development project.
 - e.
3. **PLANNED RESIDENTIAL DEVELOPMENT PROCEDURE:** The following procedures shall be observed in applying for and acting on a planned residential development.
 - a. To establish a new Planned Residential Development Overlay designation under Article IX of this ordinance, the applicant must submit to the Department the following material in addition to the requirements of Article IX and Section 3.346 (3)(b) through (k):
 1. A conceptual development plan for the proposed site with the object of demonstrating that the property possesses the characteristics set forth in Section 3.346 (1) of this ordinance. The plan shall include a scale drawing of the entire site showing proposed land uses, road ways, pedestrian ways, drainage patterns, common areas, recreation facilities, natural features, residential lots and the approximate location of structures other than single

family residences.

2. Parcels receiving the Planned Residential Development Overlay Zone designation after the effective date of this ordinance , will be eligible for development under the Land Division Ordinance, with the approved and recorded conceptual plan serving as the zoning map for the land parcel.
 3. Any proposed change to an approved conceptual plan which may increase the intensity of use or off-site impacts must conform to the criteria and procedures contained in Article IX of this ordinance. This determination shall be made by the Director. Notice of such a determination shall be provided to those within the required notice area.
- b. An applicant shall submit a preliminary development plan to the Planning Department for review. The preliminary plan shall include the following information:
1. Proposed land uses, building locations and housing unit densities.
 2. Proposed circulation pattern indicating the status of street ownership.
 3. Proposed open space uses.
 4. Proposed grading and drainage pattern.
 5. Proposed method of water supply and sewage disposal.
 6. Inventory of and plan for protecting existing natural and cultural resources (e.g., wetlands, estuaries, wildlife, vegetation, historic and cultural sites).
 7. Relation of the proposed development to the surrounding area and the comprehensive plan.
 8. Narrative addressing applicable provisions of the Comprehensive Plan and Sections in the underlying zone .
- c. During its review the Planning Department shall distribute copies of the proposal to County agencies for study and comment. In considering the plan, the Planning Department shall seek to determine that:
1. There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.
 2. Resulting development will not be inconsistent with the comprehensive plan

provisions or zoning objectives of the area.

3. The plan can be completed within a reasonable period of time.
 4. The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.
 5. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.
 6. The parcel is suitable for the proposed use, considering its:
 - N size (5-40 acres)
 - N shape (not a linear or separated parcel)
 - N existence of improvements (adequate sewer, water, and fire facilities)
 - N natural features (avoids sensitive natural, cultural or historic resources, particularly streams, significant trees and cultural sites)
 7. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
 8. The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.
 9. Proposed uses which are not otherwise permitted by the underlying zoning on the parcel are accessory uses within the entire development.
- d. The Planning Department shall notify the applicant whether, in its opinion, the foregoing provisions have been satisfied and, if not, whether they can be satisfied with further plan revision.
 - e. Following this preliminary review, the applicant may request approval of the Planned Residential Development by the Planning Commission according to the provisions in Article VI if the proposal is to take place on property designated with the Planned Development Overlay Zone prior to May 30, 1985.
 - f. If the property is to be divided under the provisions of the Land Division Ordinance, a request according to the requirements of that Ordinance shall be included as part of the Planning Commission's review.
 - g. The filing fee for a Planned Residential Development is the total of all fees for the action requested.

- h. In addition to the requirements of this section, the Planning Commission may attach conditions that are necessary to carry out the purpose of this ordinance.
- i. Planned Residential Development shall be identified on the zoning map with the letters "PRD" in addition to the abbreviated designation of the existing zone.
- j. Building permits in a Planned Residential Development shall be issued only on the basis of the approved plan. Any changes in the approved plan shall be submitted to the Planning Commission for approval in accordance with the procedures for approval of a conditional use request.
- k. In an existing PRD overlay zone, lots or parcels of record as of the date of adoption of this ordinance which are less than one acre in size, may be built upon in accordance with all other requirements of the zone in which the lot or parcel is located and of this ordinance.