

## Article III, Part 306 Table of Changes

Zoning Ordinance Section
<b>PART 306. PLANNED DEVELOPMENT PMR, PLANNED MIXED RESIDENTIAL DISTRICT</b>
<b>Sec. 32-306.01. Purpose and Intent; Application Requirements.</b> <p>(1) The PMR district is intended to implement the general purpose, intent, goals, objectives, policies, and action strategies of the comprehensive plan by promoting residential development consistent with the <u>suburban residential low, suburban residential medium, suburban residential high, and community employment center land use classifications of the comprehensive plan</u> in planned developments. The PMR district is designed to permit and encourage the establishment of communities of varied housing types in planned developments of <del>five (5)</del> <u>ten (10)</u> or more contiguous acres, incorporating appropriate public, community and supportive commercial and employment services. This district is intended to provide flexibility, and the opportunity for specialized application of planning principles.</p> <p>(2) Within the PMR development, all public services and utilities, parks, open spaces, transportation network, and housing types shall be planned and located in such mix and fashion as to harmonize with natural features of the property, the overall planned development and surrounding uses.</p> <p>(3) Application for creation of a PMR district shall be made in accordance with the requirements of section 32-280.01, <i>et seq.</i></p>
<b>Sec. 32-306.02. PMR Master Zoning Plan.</b> <p>In accordance with the requirements of section 32-280.03, the PMR master zoning plan shall consist of drawings and text which show the proposed general layout, transportation network, community open space and parks, general location and extent of proposed housing types, commercial, neighborhood commercial, employment and other uses. The master zoning plan shall depict the major road network, utility network, general storm drainage plan and community and public facilities.</p>
<b>Sec. 32-306.03. Housing Density Groups.</b> <p>The maximum residential density of each PMR district shall be established by reference to the comprehensive plan. PMR densities shall be grouped as follows and housing unit types shall be permitted in any combination in accordance with the schedule in section 32-306.10:</p> <p>(a) PMR low, which shall permit up to four (4) dwelling units per gross residential acre,</p> <p><del>(b) PMR medium low, which shall permit up to eight (8) six (6) dwelling units per gross residential acre,</del></p> <p><del>(c) (b)</del> <u>(b)</u> PMR medium which shall permit up to <del>twelve (12)</del> <u>six (6)</u> dwelling units per gross residential acre,</p> <p><del>(d) (c)</del> <u>(c)</u> PMR high, which shall permit up to <del>twenty (20)</del> <u>fifteen (15)</u> dwelling units per gross residential acre,</p> <p><del>(e) (d)</del> <u>(d)</u> PMR urban, which shall permit up to thirty (30) dwelling units per gross residential acre.</p> <p><u>(e) PMR urban high, which shall permit a minimum of thirty-one (31) dwelling units per gross residential acre.</u></p>
<b>Sec. 32-306.10. Minimum Housing Mix, Permitted Unit Types in Residential Areas.</b> <p>(1) Within the range of housing types permitted for the designated PMR density group, each PMR development shall provide at least the minimum mix of housing types required by the following schedule:</p>

**Zoning Ordinance Section**

- (a) ~~5 up to 25 acres: One unit type.~~
- ~~(b)~~ (a) From ~~25 up~~ 10 to 75 acres: Two (2) unit types.
- ~~(c)~~ (b) Over 75 acres: Three (3) unit types.

(2) Housing unit types in ~~any~~ the following combinations shall be permitted in PMR density groups as hereafter provided:

- (a) PMR low: Housing unit types A, B, C, D, ~~E, F, G and H.~~
- ~~(b)~~ PMR medium low: ~~Housing unit types A, B, C, D, E, F, G, H and I.~~
- ~~(c)~~ (b) PMR medium: ~~All housing unit types C, D, E, and, F.~~
- ~~(d)~~ (c) PMR high: ~~All housing unit types F and G.~~
- ~~(e)~~ (d) PMR urban: ~~All housing unit types G, H, and I.~~
- (e) PMR urban high: H, and I.

(3) The performance standards applicable to each housing unit type are established in the schedule of housing unit types in section 32-306.12. The zoning administrator shall determine on request of any applicant which housing type applies to the applicant's proposed project.

**Sec. 32-306.11. Secondary Uses in Residential Areas.**

(1) Neighborhood commercial and office uses shall be permitted as secondary uses ~~within residential areas~~ at locations designated on the PMR master zoning plan.

(2) Secondary office uses shall be permitted, by right, as provided in section 32-402.11, as permitted by section 32-402.12 as ~~ancillary~~ secondary uses, and as provided by section 32-402.13 by special use permit, ~~and as provided by section 32-402.14 as provisional uses.~~

(3) Secondary commercial uses shall be permitted by right, as provided in section 32-401.31, uses as provided by section 32-401.32 as ~~ancillary~~ secondary uses, uses as provided by section 32-401.33 by special use permit ~~and as provided by section 32-401.34 as provisional uses.~~

(4) Secondary uses shall be established as part of a planned mixed residential development and shall be in accordance with the following standards:

- (a) Such use is reasonably compatible with the surrounding residential uses.
- (b) Such use is reasonably compatible with the proposed traffic pattern and has adequate access for both vehicles and pedestrians.
- (c) Such use meets the standards set forth in subsections 32-401.25(1) (c) and (d) of this chapter, when not located within ~~a multifamily building~~ housing type H or I.
- (d) When located within a multifamily building, such use shall be on a separate floor from dwelling units, or the entrance to such use shall be on a separate side of the building from the main residential entrance.

(5) Uses accessory to residential uses shall be permitted as provided in Part 300. In addition, the following uses shall be permitted by right in residential PMR areas, in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

- (a) Community operated parks, clubhouses, swimming pools, racquet ball and tennis courts,

**Zoning Ordinance Section**

health and fitness facilities, and other recreational or civic facilities, as secondary uses to a principal residential development for the exclusive use of the residents of the development and their guests.

(b) Satellite parking, secondary to a religious institution or place of religious worship only, with a special use permit, subject to standards in section 32-300.07(8)

(6) In addition thereto, the The following uses shall be permitted by special use permit in residential areas:

(a) ~~Recovery home.~~ Assisted living facility.

(b) Country club.

(c) Golf course.

(d) Home business.

(e) Hospital.

(f) Nursing home.

(g) Recovery home, in single-family dwellings, subject to the standards in 32-300.07(9).

(h) Recycling collection points, in areas of townhouse and multifamily development, subject to the standards of 32-250.84.

(i) Religious institution or place of religious worship, subject to standards in 32-300.07(8).

**Sec. 32-306.12. PMR Housing Unit Types and Performance Standards.**

(1) The housing unit types provided in this section shall be permitted in the residential areas of any PMR, except as restricted by section 32-306.10 or by provision of any proffer or master zoning plan restriction.

(2) In addition to the specific housing types provided in this section, the ~~z~~Zoning ~~a~~Administrator may approve a housing type proposed for construction and shall specify the minimum performance standards consistent with section 32-280.01(3) and therefor after comparison to the performance standards for the most comparable housing unit types provided herein.

~~(3) The diagram provided with each housing type is intended for illustrative purposes only. Any layout meeting or exceeding the minimum standards for the housing type may be proposed for construction.~~

(3) Except for corner lots, as part of an application for rezoning, the Board of County Supervisors may consider a request for a reduction in the required ten (10) foot side setback to no less than five (5) feet. For corner lots, no reduction shall be allowed for side yards abutting streets or travelways. A request for a reduction in side setback shall be subject to the following criteria:

(a) Proffered conditions relating to the reduction in side setback shall provide exterior sidewall construction that is non-combustible or has a minimum fire resistive rating equivalent to two-hours between dwelling units, or where each dwelling unit is modified to have a fire sprinkler system; and

(b) The Board of County Supervisors shall be satisfied that the proposed reduction in side setback shall not have a substantial adverse impact on the light and air of adjacent and nearby properties; and

(c) All other requirements of this chapter for a conditional rezoning have been met.

(4) No architectural features shall encroach into a setback that has been reduced to five (5) feet.

**Zoning Ordinance Section**

~~(4) A perimeter landscaped buffer area surrounding the edge of planned mixed residential developments shall be provided in accordance with type C buffer standards of the Design and Construction Standards Manual, unless alternate compliance is otherwise approved in accordance with the Design and Construction Standards Manual. When these buffer areas contain mature trees and other vegetation adequate to screen the development from the street, such vegetation may be used to satisfy the buffer area requirement; however, when the buffer areas are devoid of any significant vegetation, landscaping as set forth in the Design and Construction Standards Manual shall be provided. These buffer areas may be crossed by necessary street and utility connections, and necessary temporary disturbance of these buffer areas along the edges of such connections may be permitted, provided any disturbed areas are thereafter landscaped. Except for such temporary disturbance and the installation of landscaping, these buffer areas shall remain undisturbed. Buffer areas conveyed to a homeowners association or other authorized grantee accepting the buffer area into its approved open space program may be counted as a part of the required open space.~~

(5) The zoning administrator may approve modifications in any of the minimum development standards provided in this section, other than ~~perimeter buffer standards set forth in subsection (4) above, relating to required side setbacks.~~ ~~provided that (1) no~~ No standard may shall be reduced by more than twenty (20) percent of the required minimum and ~~(2)~~ the minimum standards for the housing unit type shall collectively be met or exceeded in the area where the modification is proposed.

(6) The following housing types shall be permitted in the PMR in accordance with the standards provided for each:

A. Cluster houses. This dwelling type consists of fully detached, single-family residences located on individual lots.

- |  |                     |
|--|---------------------|
| (1) Minimum lot area   | 7,500 sq. ft.       |
| (2) Maximum lot coverage   | .45                 |
| (3) Maximum building height  | 35 ft.              |
| (4) Minimum <del>yards and</del> setbacks, for principal structures: |                     |
| (a) Front  | 25 ft.              |
| (b) Side   | <del>7</del> 10 ft. |
| (c) Corner lot (side)  | 20 ft.              |
| (d) Rear   | 20 ft.              |

(5) Minimum setbacks for unroofed decks, stoops, landings, and similar features:

- |                                       |               |
|---------------------------------------|---------------|
| (a) Front                             | <u>15 ft.</u> |
| (b) Side                              | <u>5 ft.</u>  |
| (c) Corner lot (side)                 | <u>20 ft.</u> |
| (d) Rear                              | <u>8 ft.</u>  |
| <del>(5) (6) Lot frontage width</del> | 70 ft.        |

~~(6) (7) Pipestem standards--Per Subsections 32-300.61(11)(a), (c), (d), (e)~~

and (f)

[graphic deleted]

B. Reduced setback house. This dwelling type consists of a single-family, fully detached residence located on an individual lot which is set not closer than five (5) feet of any lot line. In addition, the following table specifies the minimum standards for a lot-line house.

- |  |                |
|--|----------------|
| (1) Minimum lot area                       | 7,000 sq. ft.  |
| (2) Maximum lot coverage                   | .50            |
| (3) Maximum building height                | 35 ft.         |
| (4) Minimum <del>yards and</del> setbacks: |                |
| (a) Front                                  | 20 ft.         |
| (b) Side                                   | <u>5-10ft.</u> |

**Zoning Ordinance Section**

(c) Corner lot (side)	20 ft.
(d) Rear	30 ft.
<u>(5) Minimum setbacks for unroofed decks, stoops,</u>	
<u>landings, and similar features:</u>	
(a) Front	<u>15 ft</u>
(b) Side	<u>5 ft.</u>
(c) Corner lot (side)	<u>20 ft.</u>
(d) Rear	<u>8 ft.</u>
<del>(5)</del> (6) Minimum lot width	70 ft.
<u>(7) Pipestem standards--Per Subsections 32-300.61(11)(a), (c), (d), (e) and (f)</u>	

**[graphic deleted]**

C. *Village house.* This dwelling type is a single-family residence which is fully detached from neighboring structures. The village house is distinguished by small front and side yards. The streetscape of village houses is a critical element given the small setbacks from the street, thus each plan using this housing type shall demonstrate good design practices. The following table and text specify the minimum standards for a village house.

(1) Minimum lot area	6,000 sq. ft.
(2) Maximum lot coverage	.60
(3) Maximum building height	35 ft.
(4) Minimum <del>yards and</del> setbacks:	
(a) Front setback to house	20 ft.
(b) Side	<del>5-10</del> ft.
(c) Corner lot (side)	20 ft.
(d) Rear lot line to house	25 ft.
(e) Rear lot line to garage	5 ft.
<u>(5) Minimum setbacks for unroofed decks, stoops,</u>	
<u>landings, and similar features:</u>	
(a) Front	<u>15 ft</u>
(b) Side	<u>5 ft.</u>
(c) Corner lot (side)	<u>20 ft.</u>
(d) Rear	<u>8 ft.</u>
<del>(5)</del> (6) Minimum lot width	60 ft.
<u>(7) Pipestem standards--Per Subsections 32-300.61(11)(a), (c), (d), (e) and (f)</u>	

**[graphic deleted]**

D. *Patio house.* This dwelling type is a detached or semi-detached unit, for a single-family, with one dwelling unit from ground to roof. Each dwelling unit's lot shall be fully enclosed by a wall located at the lot line, thus creating a private yard between the house and the wall. Walls shall be a maximum of six (6) feet in height. That portion of the yard or patio area comprising "minimum patio area" is this housing type's minimum yard area. All living spaces, such as living rooms, dens, and bedrooms, shall face into the yard or patio. The following table specifies the minimum standards for a patio house.

(1) Minimum lot area	5,000 sq. ft.
(2) Maximum lot coverage	.75
(3) Maximum building height	35 ft.
(4) Minimum <del>yards and</del> setbacks:	
(a) Front setback to house	15 ft.
(b) Front setback to garage	22 ft.
(c) <u>Minimum side yard setback, for portions not</u>	<u>10 ft.</u>
<u>attached</u>	
(d) Corner lots (side)	20 ft.
<u>(5) Minimum setbacks for unroofed decks, stoops,</u>	
<u>landings, and similar features:</u>	
(a) Front	<u>10 ft</u>

**Zoning Ordinance Section**

<del>(b)</del> <u>Side, for portions not attached</u>	<u>5 ft.</u>
<del>(c)</del> <u>Corner lot (side)</u>	<u>20 ft.</u>
<del>(5)</del> <u>(6)</u> Minimum lot width	50 ft.
<del>(6)</del> <u>(7)</u> Minimum yard width	8 ft.
<del>(7)</del> <u>(8)</u> Minimum patio area (sq. ft.)	1,000 sq. ft.
<del>(8)</del> <u>(9)</u> Minimum patio width	20 ft.
<u>(10) Pipestem standards--Per Subsections 32-300.61(11)(a), (c), (d), (e) and (f)</u>	

**[graphic deleted]**

E. *Duplex house.* This dwelling type consists of a building containing two (2) dwelling units with not more than one family occupying each dwelling unit. It has only one dwelling unit from ground to roof and only one wall in common with another dwelling unit. The following table specifies the minimum standards for a duplex house.

(1) Minimum lot area, per unit lot	4,500 sq. ft.
(2) Maximum lot coverage	.50
(3) Maximum building height	35 ft.
(4) Minimum yards and setbacks	
(a) Front setback to house	20 ft.
(b) Side, not attached	10 ft.
(c) Corner lots (side)	20 ft.
(d) Rear	15 ft.
<u>(5) Minimum setbacks for unroofed decks, stoops, landings, and similar features:</u>	
<u>(a) Front</u>	<u>15 ft</u>
<u>(b) Side, not attached</u>	<u>5 ft.</u>
<u>(c) Corner lot (side)</u>	<u>20 ft.</u>
<u>(d) Rear</u>	<u>8 ft.</u>
<del>(5)</del> <u>(6)</u> Minimum lot width	50 ft.

**[graphic deleted]**

~~F. *Weak link house.* This dwelling type consists of a partially attached dwelling unit, a single unit from ground to roof, with individual outside access housing a single family. A group of attached, weak link houses shall average no more than eight (8) dwelling units per group. The following table specifies minimum standards for a weak link house.~~

<del>(1) Minimum lot area</del>	<del>3,700 sq. ft.</del>
<del>(2) Minimum lot width</del>	<del>36 ft.</del>
<del>(3) Maximum building height</del>	<del>35 ft</del>
<del>(4) Minimum yards and setbacks:</del>	
<del>(a) Front</del>	<del>20 ft.</del>
<del>(c) Rear</del>	<del>24 ft.</del>
<del>(d) Minimum setback, end unit</del>	<del>10 ft.</del>

**[graphic deleted]**

~~G. F. *Townhouse, Back-to-back Townhouse, Live/Work Unit.* This dwelling type consists of a single-family attached unit, with individual outside access. Rows of attached townhouses shall contain no more than six (6) dwelling units in a group, except as may be allowed in town centers. Back-to-back townhouses shall contain no more than twelve (12) dwelling units in a group. Live/Work units may be either townhouse or back-to-back townhouse developments, subject to residential and non-residential parking requirements in the Design and Construction Standards Manual. Residential uses shall not be located on the first story of live/work units. The following table specifies the minimum standards for a townhouse:~~

(1) Minimum lot width	20 ft.
(2) Group setback	20 ft.
(3) Maximum building height	35 ft.

**Zoning Ordinance Section**

- (4) Minimum ~~yards and~~ setbacks:
- (a) Front (with off-street parking) 10 ft.
  - (b) Front (with garage) 20 ft.
  - (c) Setback from any public right-of-way 20 ft.
  - (d) Side (end unit) 10 ft.
  - (e) Rear (~~shall not apply to back-to-back townhouses~~) 20 ft.
- (5) Minimum setbacks for unroofed decks, stoops, landings, and similar features:
- (a) Front (with off-street parking) 5 ft.
  - (b) Front (with garage) 15 ft.
  - (c) Side (end unit) 10 ft.
  - (d) Rear 8 ft.
- ~~(5)~~ (6) Minimum building footprint 720 sq. ft.
- ~~(6)~~ (7) Open space for development using townhouse housing type 30%

[graphic deleted]

NOTE:

- 1) Setbacks shall be varied at least two (2) feet for all townhouse units within a group, except that two (2) abutting units may have the same setback, provided no more than four (4) units in the group have the same setback.
- 2) Architectural treatment shall vary so that no more than two (2) abutting units are substantially the same, and so that no more than four (4) units in any group are substantially the same.
- ~~3) Unroofed decks may encroach up to twelve (12) feet into the required rear yard setback of twenty (20) feet.~~
- ~~4) 3) The rear yard setback for townhouses constructed under the standards in effect prior to April 21, 1998, is ten (10) feet with setbacks for decks encroachments permitted in accordance with Part 300.~~
- ~~5) 4) For an individual section or phase of a multiphase project, one-half (1/2) of the required open space, or fifteen (15) percent, shall be provided within that phase or section. The remaining fifteen (15) percent may be provided on a project-wide basis. (No. 98-26, 4-21-98)~~

~~H. Deck townhouse. This is a form of townhouse that is more than two (2) stories in height and should be used only on sloping sites. It has a garage and entrance at grade with road and a setback measured from pavement edge for the garage and the narrowest of setbacks for the building. It permits two (2) full living floors above the garage entrance level and a rooftop deck and living space. At least sixty (60) percent of the usable area of the rooftop shall be in exterior deck space, the remaining may be enclosed living space.~~

A	=	Minimum lot width	2,000 sq. ft.
B	=	Maximum lot coverage	.67
C	=	Maximum building height	40 ft.
D	=	Minimum lot width	18 ft.
Minimum yards:			
F	=	Front to dwelling	15 ft.
F	=	Rear yard	15 ft.

[graphic deleted]

~~I. Terrace house. This is a form of attached house that can only be built on steep slopes. The units are attached so that they partially overlap vertically, with a portion of the roof of each unit providing an outdoor terrace for the unit on that level. This unit is adaptable for slopes ranging from fifteen (15) percent or greater.~~

A	=	Minimum lot area	3,400 sq. ft.
B	=	Maximum lot coverage	.50
C	=	Maximum building height	5 stories

**Zoning Ordinance Section**

D	=	Minimum lot width	90 ft.
E	=	Minimum terrace width	12 ft.
Minimum yards:			
F	=	Street	30 ft.
G	=	Side	20 ft.
H	=	Rear	15 ft.

\* Terrace shall run along eighty (80) percent of the unit width.

[graphic deleted]

~~J. *Multiplex.* This dwelling type may be either a single family attached dwelling or a multiple family unit. Each unit may take direct access to a private yard or access point, or units may share yards and access. The units may be arranged in a variety of configurations, including back to back, side to side, or vertically; however, no fewer than three (3) and no more than six (6) units shall be attached in any single building. The following table specifies the minimum standards for multiplexes.~~

A	=	Minimum area per building	2,000 sq. ft. dwelling unit
B	=	Maximum lot coverage	.75
Minimum yards and setbacks:			
C	=	Front to garage, from streets, or traveled portion of access easement	15 ft.
D	=	Front to dwelling, from streets or traveled portion of access easement	30 ft.
E	=	Rear	20 ft.
F	=	Side	10 ft.
G	=	Maximum building height	35 ft.

[graphic deleted]

~~K.G. *Multifamily buildings.* Multifamily buildings are buildings comprising multiple dwelling units which share common access to individual units and yards. The minimum lot area required shall be the sum of the areas required for each unit within the structure. Multifamily buildings shall contain three (3) or more units in a single structure. The following table specifies the minimum standards for multifamily buildings in the PMR.~~

(1) Minimum lot area (per dwelling unit)	(1 story) 2,000 sq. ft. (2 story) 1,725 sq. ft. (3 story) 1,450 sq. ft. (4 story) <u>1,450 sq.ft.</u>
(2) Maximum lot coverage	.75
(3) Maximum building height	45 <u>50</u> ft.
(4) Minimum yards and setbacks:	
(a) Front yard (from streets or traveled portion of access easement)	35 ft.
(b) Rear	25 ft.
(c) Side	20 ft.
(d) Structured parking to dwelling	20 ft.
(e) Parking lot to dwelling	12 ft.
(5) <u>Minimum rear setback for balconies and decks:</u>	<u>20 ft.</u>

[graphic deleted]

~~L.H. *Mid-to-high-rise residential buildings.* This structure type may consist of tenant housing or condominium ownership, or both, with a minimum of four (4) dwelling unit entrances sharing an internal corridor per floor. The entire dwelling unit ~~would~~ does not necessarily have to be on the same floor. External corridors are not permitted. Structures ~~will have~~ shall be a minimum height of forty (40) feet in height, and shall have a minimum of two (2) elevators if over sixty (60) feet in height or over one hundred (100) units. Appropriate fire detection and~~

**Zoning Ordinance Section**

suppression equipment design ~~must~~ shall be included.

- |  |                                 |
|--|---------------------------------|
| (1) Minimum lot area (per dwelling unit) |                                 |
| (a) buildings up to 16 units             | 2,500 sq. ft.                   |
| (b) buildings up to 26 units             | 1,800 sq. ft.                   |
| (c) buildings up to 36 units             | 1,200 sq. ft.                   |
| (d) buildings up to 46 units             | 1,000 sq. ft.                   |
| (e) buildings greater than 46 units      | 900 sq. ft.                     |
| (2) Maximum lot coverage                 | .75                             |
| (3) Maximum building height              | <del>150</del> <u>100</u> ft.   |
| (4) Minimum yards and setbacks:          |                                 |
| (a) Street to dwelling                   | 35 ft.                          |
| (b) Parking to dwelling                  |                                 |
| (1) structured lot                       | 0 ft.                           |
| (2) lot                                  | 12 ft.                          |
| (c) Side                                 | 25 ft.                          |
| (d) Rear                                 | 50 ft.                          |
| (5) Minimum lot width per structure      | 150 ft.                         |
| (6) Distance between buildings           | Equals maximum height of either |

[graphic deleted]

I. High-rise residential buildings. This structure type may consist of tenant housing or condominium ownership, or both, with a minimum of four (4) dwelling unit entrances sharing an internal corridor per floor. The entire dwelling unit does not necessarily have to be on the same floor. External corridors are not permitted. Structures shall be a minimum of eighty (80) feet in height, and shall have a minimum of two (2) elevators. Appropriate fire detection and suppression equipment design shall be included.

- |   |  |
|---|--|
| <u>(1) Minimum lot area (per dwelling unit)</u> | <u>500 sq. ft.</u>                     |
| <u>(2) Maximum lot coverage</u>                 | <u>.60</u>                             |
| <u>(3) Maximum building height</u>              | <u>none</u>                            |
| <u>(4) Minimum yards and setbacks:</u>          |  |
| <u>(a) Street to dwelling</u>                   | <u>35 ft.</u>                          |
| <u>(b) Parking to dwelling</u>                  |  |
| <u>(1) structured lot</u>                       | <u>0 ft.</u>                           |
| <u>(2) lot</u>                                  | <u>12 ft.</u>                          |
| <u>(c) Side</u>                                 | <u>25 ft.</u>                          |
| <u>(d) Rear</u>                                 | <u>50 ft.</u>                          |
| <u>(5) Minimum lot width per structure</u>      | <u>150 ft.</u>                         |
| <u>(6) Distance between buildings</u>           | <u>Equals maximum height of either</u> |

[graphic deleted]

(No. 96-6, 1-16-96)

**Sec. 32-306.20. PMR Nonresidential Uses and Performance Standards.**

(1) Nonresidential areas in the PMR shall be depicted on the master zoning plan as ~~“OC” for office, “RC” for retail commercial or “IC” for light industrial~~, in accordance with the requirements of ~~section 32-280.03~~ part 280 of this chapter.

(2) A minimum of thirty (30) percent of the total PMR area shall be designated for open space, consistent with the objectives identified in part 280 of this chapter.

~~(2) Areas depicted on the PMR master zoning plan as “RC” and “IC” shall permit the uses and meet the~~

**Zoning Ordinance Section**

~~development standards set forth in sections 32-401.10, et seq. and 32-403.20, et seq. of this chapter.~~

~~\_\_\_\_\_ (3) Areas depicted as “OC” on the PMR master zoning plan shall permit the uses and meet the development standards for the O(L) district, as set forth in section 32-402.10, et seq.~~

~~\_\_\_\_\_ (3) Except as may be otherwise specifically provided, additional land area, which that may consist of less acreage than would be required for an initial application, may be added to an existing PMR if it adjoins an existing district, and forms a logical addition thereto. Such addition shall be treated as an amendment of the original master zoning plan.~~

**Sec. 32-306.21. Required Nonresidential Uses.**

Every PMR district greater than fifty (50) acres shall incorporate at least one area of non-residential secondary uses within the area designated for residential uses on the master zoning plan, in accordance with the standards established in section 32-306.11.

**~~Sec. 32-306.30. Retirement/Life Care Centers.~~**

~~\_\_\_\_\_ Retirement/Life Care Centers may be permitted in accordance with the provisions of section 32-305.30, et seq. in any land bay designated for residential use in accordance with the provisions of section 32-280.11, provided that the density ranges established for the land bay and any applicable proffers are met.~~

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