

§ 154.068 PNR-1 PLANNED NEIGHBORHOOD RESIDENTIAL-1.

(A) *Generally.* The Planned Neighborhood Residential classification includes low and medium density residential development, consisting of single-family and multi-family residential uses along with limited service and light retail uses to serve the needs of the local population. Density and use bonuses may be realized by the provision of site amenities such as wider sidewalks, bicycle or walking paths, park or open spaces, mixed use residential/commercial buildings, as outlined in these regulations.

(B) *Principal uses.* Uses substantially similar to those listed herein shall also be permitted.

- (1) Adult day care;
- (2) Assisted living facilities;
- (3) Childcare centers;
- (4) Churches and associated facilities;
- (5) Community center;
- (6) Convenience shopping center;
- (7) Convenience stores no less than 500 square feet and no greater than 5,000 square feet in building area. Sales of gasoline are permitted;
- (8) Events center;
- (9) Financial institution;
- (10) Government operated parks;
- (11) Libraries;
- (12) Multi-family residences;
- (13) Neighborhood center;
- (14) Neighborhood shopping centers, no greater than 25,000 square feet in building area for all buildings;
- (15) Nursing home;
- (16) Offices;
- (17) Residential care facilities;
- (18) Residential storage facilities;
- (19) Restaurants, no greater than 3,000 square feet in building area and no drive-in or drive-through facilities are provided.
- (20) Schools for academic instruction;
- (21) Single-family attached (two residences);
- (22) Single-family attached (three or more residences);
- (23) Single-family detached residences; and
- (24) Two-family residences.

(C) *Accessory uses.* Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.

- (1) Home occupation;
- (2) Private garages, private storage sheds and private parking areas; and
- (3) Swimming pools, tennis courts, clubhouses and other private or common use open space and recreational areas.

(D) *Conditional uses.* Uses permitted only with Board approval after consideration of the intent and purpose of these regulations and consideration of the development guidelines as detailed in the comprehensive plan: Golf course.

(E) *Special provisions.*

- (1) Commercial and other non-residential uses are to be designed to complement the style, size and architecture of the residential uses.
- (2) No outside storage of any type permitted for any commercial use.
- (3) No subdivision or re-subdivision of a lot that results in a lot fronting on a right-of-way of less than 30 feet in width shall be permitted.

(4) The developer will be required to submit an overall design, including types, sizes, allowable colors and landscape treatments for approval.

(5) Planned neighborhood developments are required to file a master plan designating all areas to be reserved for lots, streets, utilities, open space and other requirements to ensure these developments are developed to the highest standards possible.

(6) Planned neighborhood developments must file a separate landscape plan designating areas and materials for interior and perimeter landscaping.

(7) Planned neighborhood developments must file an architectural design plan designating permitted architectural styles for both commercial and residential structures.

(8) All special conditions, awarded bonuses, private restrictions, covenants and special provisions shall be formalized in a binding elements document and submitted to the Commission for approval.

(9) Single-family detached zero lot line developments are required to designate on the subdivision plat which side yard will have zero-foot setback. All single-family detached zero lot line developments shall have maintenance/access/use easements and when necessary, drainage easements, provided on adjacent lots and at a width of not less than ten feet. Adjacent lots shall not place any building within this easement.

(10) The minimum frontage for corner lots may be reduced to the minimum lot frontage criteria when access is restricted along the street frontage of the lot.

(F) *Lot criteria.*

Minimum lot frontage, single-family detached	50 ft.
Exception: Corner lots minimum frontage	100 ft. each street frontage
Minimum lot frontage, single-family attached and two-family	30 ft./D.U.
Exception: Corner lots minimum frontage	65 ft. each street frontage
Minimum lot frontage, multi-family	100 ft.
Exception: Corner lots minimum frontage	185 ft. each street frontage
Minimum lot frontage, commercial	150 ft.
Exception: Corner lots minimum frontage	200 ft. each street frontage
Maximum lot area	29,040 sq. ft./D.U.; no maximum for commercial
Minimum lot area, per dwelling unit (without density bonuses)	8,712 sq. ft. when abutting R-1
	5,124 sq. ft. when abutting R-2
	3,960 sq. ft. when abutting R-3
	3,630 sq. ft. when abutting R-4
	2,904 when abutting all other zones
Minimum for commercial	43,560 sq. ft.
Minimum front yard setback	15 ft.
Minimum side yard setback, single-family	10 ft.
Minimum side yard setback, single-family detached zero lot line	15 ft. one side yard, 0 ft. other side yard
Minimum side yard setback, single-family attached (2 residences)	10 ft. each end wall, 0 ft. each common wall
Minimum side yard setback, multi-family and single-family attached (3 or more residences)	15 ft. each end wall, 0 ft. each common wall
Minimum side yard setback, commercial	15 ft.
Minimum rear yard setback, single-family and single-family attached (2 residences)	15 ft.
Minimum rear yard setback, multi-family and single-family attached (3 or more residences)	20 ft.
Minimum rear yard setback, commercial	30 ft.
Maximum impervious surface ratio (I.S.R.), single-family and single-family attached (2 residences)	.70

Maximum impervious surface ratio (I.S.R.), single-family attached (3 or more residences), multi-family	80
Maximum impervious surface ratio (I.S.R.), commercial	.80
Maximum building height	45 ft.
Note: For the purposes of this chapter abutting shall address each lot line to determine applicable setbacks for each yard	

(G) *Density bonuses.*

(1) Minimum gross density in the PNR-1 zone is one and one-half D.U./acre and the maximum gross density, without bonuses is 3 D.U./Acre, with bonuses gross density may rise to eight D.U./acre.

(2) When density bonuses apply to a development then for each additional residential unit constructed over and above the maximum density without bonuses, an additional 500 square feet of commercial floor area may be constructed.

(3) Commercial areas may not exceed 15% of the total building area unless density and use bonuses are earned.

(4) If multi-family residential structures provide variation in colors, fenestration, trim, building materials and offsets in building facades, a density bonus of 1.0 D.U./acre will be added to the density calculation.

(5) If wider sidewalks (minimum of six feet in width), multipurpose paths or bicycle trails (minimum of eight feet in width) are provided throughout the development, a density bonus of one-half D.U./acre will be added to the density calculation. Also, two square feet of additional commercial floor area may be constructed for each lineal foot of wider sidewalk, walking path or bicycle trail.

(6) If open space is provided, a density bonus of one-fourth D.U./acre will be added to the density calculation for each ten acres of open space provided above the minimum. A minimum of ten acres of open space must be provided to qualify for a density bonus. Also, 500 square feet of additional commercial floor area may be constructed for each acre of open space. Open spaces shall be contiguous and yard and other setback areas shall not be calculated in determining acreage of open space. Areas designated as part of any golf course may not be used in calculating open spaces or park space when determining density bonuses.

(7) If park space is provided, a density bonus of 1.0 D.U./acre will be added to the density calculation for each five acres of park space provided above the minimum. A minimum of five acres of park space must be provided to qualify for a density bonus. Also, 1,000 square feet of additional commercial floor area may be constructed for each acre of park space. Park spaces should consist of both active and passive recreation opportunities and must be a minimum of two contiguous acres in size. Areas designated as part of any golf course may not be used in calculating open space or park space when determining density bonuses.

(8) Density bonuses may not result in the commercial areas exceeding 25% of the total building area. The square footage of schools and churches is not considered commercial area.

(H) *Signs, PNR-1 Zone.* Additional information and standards for signs as well as specific requirements are found in §§ 154.205 through 154.217. Along with the general requirements found elsewhere in this zoning chapter, and the guidance of the comprehensive plan, and to ensure the integration of the development with surrounding land and uses, a separate signage plan shall be submitted as part of the master plan requirements.

(I) *Parking, PNR-1 Zone.* Additional information and standards for parking as well as specific requirements are found in §§ 154.175 through 154.192.

PNR-1 Parking Standards		
Land Use	Parking Required	Notes
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Adult day care	1 space/employee + 1 space/500 sq. ft.	Provide on-site area for safe drop off and pick up, wholly on site
Assisted living	.5 spaces/D.U.	Additionally, 1 space for each employee
Childcare	1 space/employee + 1 space/400 sq. ft.	Provide on-site area for safe drop off and pick up, wholly on site
Church	1 space/3 seats	Based on seating in main sanctuary, min. of 5 spaces

Community center	1 space/600 sq. ft.	
Convenience shopping center	1 space/400 sq. ft.	Based on leasable space (not public spaces)
Convenience store	1 space/250 sq. ft.	
Events center	1 space/200 sq. ft.	
Home occupation	N/A	No on street parking allowed for commercial vehicles owned by the use
Library	1 space/600 sq. ft.	
Neighborhood center	5 spaces	
Neighborhood shopping center	1 space/400 sq. ft.	Based on leasable space (not public spaces)
Nursing home, orphanage, rehab	1 space/3 beds + 1 space/employee	Based on maximum employees on a shift, including medical staff; minimum of 5 spaces
Parks	1 space/acre	Other uses present require parking based on use.
Residential care facility	1 space/3 beds	
Residential, multi-family, 10 or fewer units	2 spaces/D.U.	
Residential, multi-family, more than 10 units	1.5 spaces/D.U.	
Residential, single- family	2 spaces/D.U.	
Residential, two-family	2 spaces/D.U.	Plus 1 space for each 4 units (OFT) if more than 1 building on a parcel
Restaurant	1 space/150 sq. ft. g.f.a.	Includes outdoor dining areas
School, K - 8	1 space/classroom and office + 10 visitor spaces	If gymnasium or auditorium on site an additional 1 space/3 seats shall be provided
School, 9 - 12	1 space/classroom and office + 1 space/ 5 seats in each classroom	If gymnasium or auditorium on site an additional 1 space/3 seats shall be provided
School, post-secondary	1 space/classroom and office + 1 space/ 2 seats in each classroom	If gymnasium or auditorium on site an additional 1 space/3 seats shall be provided

(J) *Landscaping, PNR-1 Zone.*

(1) Additional information and standards for vehicular use area (VUA) landscaping as well as specific requirements are found in §§ 154.150 through 154.164.

(2) Along with the general requirements found elsewhere in this zoning chapter, and the guidance of the comprehensive plan, a separate landscaping plan shall be submitted as part of the master plan requirements. The Commission may require landscaping above the minimums required to ensure the integration of the development with surrounding land and uses.

(Ord. 06-2008, passed 6-16-2008, § 2.8.14; Ord. 08-2009, passed 5-18-2009; Ord. 05-2011, passed 2-7-2011; Ord. 20-2011, passed 10-17-2011; Ord. 26-2011, passed 11-21-2011; Ord. 10-2014, passed 4-7-2014; Ord. 05-2015, passed 5-4-2015; Ord. 24-2016, passed 12-19-2016; Ord. 05-2017, passed 6-5-2017; Ord. 17-2023, passed 8-21-2023)