

Language discussed on May 9, 2017

Adjacent Uses. Buildings and uses shall be arranged around the boundaries of the planned unit development to be compatible with the existing adjacent developments or zones. For example, detached dwellings shall be built on the boundaries adjacent to detached dwellings. In the case of detached dwellings, the rear setback shall be no less than 20 feet, unless otherwise approved by the Planning Commission. Attached dwellings may be built on the boundaries adjacent to other multi-family developments or commercial zoning districts with setbacks determined by the Planning Commission.

New proposed language:

Effect on Adjacent Properties: The Planning Commission shall require such arrangement of structures and open spaces within the site development plan, as necessary, to assure that adjacent properties will not be adversely affected. Buildings and uses shall be arranged around the boundaries of the planned unit development to be compatible with the existing adjacent developments or zones. For example, detached dwellings shall be built on the boundaries adjacent to detached dwellings.

- A. Side Yard Requirements: In the case of detached dwellings, where a side yard of a pre-existing residential development or zone is adjacent to the proposed planned unit development, all dwelling structures shall be set back from each side property line a distance of at least 20 feet, unless otherwise approved by the Planning Commission.
- B. Rear Yard Requirements: In the case of detached dwellings, all dwelling structures shall be set back from the rear property line a distance of 20 feet on interior lots and 15 feet on corner lots. For irregular lots, the minimum setback may be an average of 20 feet for an interior lot or 15 feet for a corner lot provided that no portion of the building is closer than 10 feet to the property line, unless otherwise approved by the Planning Commission.
- C. Corner Lots. In the case of detached dwellings, the two front setbacks for corner lots shall be a minimum of 20 feet and 20 feet respectively.
- D. Height. Buildings located on the periphery of the development shall be limited to a maximum height of two (2) stories, unless otherwise approved by the Planning Commission. All structures in the planned unit development shall comply with the height restrictions of the underlying zone.
- E. Nothing in this section shall apply to the boundaries of the planned unit development bordering and adjacent to commercial zones.