

ARTICLE 22, PA, PLOT ASSIGNMENT DISTRICT.

Statement of Intent.

- A. This Zoning District is intended to provide for the establishment of particular plots of land having specific use assignments.
- B. The PA District is calculated to promote flexibility and more inventive design than is generally possible under customary zoning regulations.
- C. It is hereby intended to permit PA Districts upon application and upon approval of site and use plans.
 - 1. Suitability of such tracts for a PA District designation shall be determined by and shall be made according to the provisions of the Comprehensive Development Plan, and
 - 2. designed to lessen congestion in the streets, to secure safety from fire, panic, and other dangers,
 - 3. To promote health and the general welfare,
 - 4. To provide adequate light and air, to prevent the overcrowding of land,
 - 5. To avoid undue concentration of population,
 - 6. To preserve features of historical significance,
 - 7. To facilitate the adequate provision of transportation, water, sewerage, schools, parks, other public requirements,
 - 8. With a reasonable consideration being given to, among other things, the character of the Zoning District and its peculiar suitability for particular uses, and
 - 9. with a view to conserving the land throughout the County.
- D. In a PA District, the regulations that are imposed are intended to accomplish the same purposes as do zoning regulations and other applicable regulations in Zoning Districts that are developed on a lot-by-lot basis, rather than on a unified basis.
- E. Nothing in this Section shall be construed to prevent an applicant from submitting, at his option, a subdivision plat or site plan for simultaneous review with the PA Development Plans.

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Section 1, General Procedures.

A. Pre-Application Conference.

1. A Pre-Application Conference is an informal procedure to assist the applicant in meeting requirements and to provide a preview of the proposed PA District's conceptual layout.

2. To obtain further information in connection with the preparation of the PA District application, each applicant shall confer with representatives from the Planning & Zoning Department and any other pertinent agency.

B. The Preliminary Plan shall be prepared in compliance with the directives of this Section. The owners of a tract of land located in any Zoning District containing no less than five (5) acres may apply for a PA District and submit for the Planning & Zoning Commission's review, a preliminary plan for the use and development of such tract of land for a PA District project.

1. In accepting such a plan for review, the Planning & Zoning Commission must be satisfied that the proponents of the PA District project intend to complete it within a reasonable time as determined by the Planning & Zoning Commission.

2. Such plan shall be prepared by a registered engineer or architect and shall contain, at a minimum, the following information:

a. A legal description of the proposed PA District project with total number of acres in the project and the number of acres allocated for each respective land use for the proposed PA District.

b. A written report describing the overall concept of the plan (including supporting graphics); at a minimum the plan shall include the following information:

(1) The total land area, expressed in acres and as a percentage of the total area at full development to be devoted to various land uses and intensities.

(2) The approximate total number of dwelling units proposed by type of structure and approximate number of bedrooms for multi-family units.

(3) Square footage devoted to non-residential uses.

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- (4) The gross and net residential density within the project and within each component of the Zoning District. Flood area and open space ratios, and other data relating to intensity of development.
 - (5) The proposed number of off-street parking and loading spaces for each use.
 - (6) A generalized description of water service, sanitary sewerage, utilities, management of storm water runoff, maintenance of common areas, and other essential services.
3. A PA District site plan illustrating the requested use allocations and their respective location within the Zoning District. The plan shall include, at a minimum, the following:
 - a. A general land use plan with a description of the type, location, and nature of each land use allocation within the Zoning District.
 - b. A circulation plan which illustrates both external and internal traffic ways, including proposed and existing right-of-ways, pedestrian travel ways, and other transportation improvements.
 - c. A generalized landscape plan including buffers, perimeter treatments, and berming, and screening of adjacent properties.
 - d. A sign plan that coordinates the size, location, and illumination of signs proposed within the Zoning District.
4. A PA District improvement plan including potential problems and proposed solutions to:
 - a. Wastewater disposal.
 - b. Storm water disposal and/or interior drainage.
 - c. Water supply and supplier.
 - d. Electrical supply and supplier.
 - e. Soils and geological conditions.
 - f. Topography.

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C. A final PA District development plan will be required only if the Planning & Zoning Commission determines that a final and more detailed development plan is required to adequately safeguard the public interest.

Section 2, Uses Permitted.

A. A PA District shall specify both for the project as a whole and/or for subareas within the project, as appropriate, those principal and accessory uses that are to be permitted, and may include or exclude uses from the PA District or include uses with conditions as appropriate to achieve the intent of these provisions.

B. In making its determination of the uses to be permitted within PA District, the Planning & Zoning Commission may consider:

1. The compatibility and relationship of permitted uses adjoining or in proximity to the PA District,
 - a. the appropriateness of permitted uses for the area in general,
 - b. their overall impact on the community, and
 - c. the consistency of the permitted uses with the Comprehensive Plan and other adopted plans and policies.

Section 3, Regulations.

A. The Development Plan shall contain provision to regulate the intensity of development within the PA District. Such provisions may apply to the project as a whole or to subareas within the project as appropriate.

B. The following regulations shall apply to PA Districts:

1. For non-residential development, the intensity of development may be regulated:
 - a. by specifying maximum square footage or gross leasable area,
 - b. by specifying setbacks, height and bulk restrictions, or
 - c. by a combination of such restrictions for the project as a whole or for components or subareas within the project.

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2. In addition, non-residential Development Plans may specify performance standards to be imposed on the project and restrictions regarding the location and nature of industrial, commercial and other non-residential activities.
3. Standards and restrictions necessary to achieve the intent of this Article may be imposed.
4. In making its determination regarding the intensity of development and appropriate performance standards, the PA District may consider
 - a. the character and scale of similar developments,
 - b. the character and scale of surrounding development, and the area in general,
 - c. the real or anticipated impact on public facilities and services, and
 - d. consistency with the Comprehensive Plan and other adopted plans and policies.
5. Maximum Number of Dwelling Units equals the entire area of the property (exclusive of all road right-of-ways to be utilized for residential purposes) divided by the maximum density permitted within the Zoning District(s), as shown by the table below:

<u>Zoning District</u>	<u>Maximum Residential Density</u>
A-1 Agriculture	1 dwelling unit/5 acres
A-R Agriculture Residence	1 dwelling unit/3 acres
R-1 Suburban Residence	4 dwelling units/acre
R-2 One-and Two-Family Residence	8 dwelling units/acre
R-3 Multi-family Residence	15 dwelling units/acre
R-4 Multi-family Residence	22 dwelling units/acre

- a. The permitted number of dwelling units may be distributed in any manner over the residential portion of the project consistent with the intent and provisions of this Article.
- b. The Development Plan shall specify distribution of residential density for the project as a whole or for subareas within the project as appropriate.

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6. In making its determination regarding the distribution of residential densities, the Planning & Zoning Commission may consider:

- a. the compatibility of residential densities with other uses within the Zoning District as well as outside the Zoning District,
- b. the impact of residential densities on public facilities and services, and
- c. the consistency with the Comprehensive Plan and other adopted plans and policies.

C. The PA District design shall specify:

1. Conditions, restrictions and standards relating to the timely provisions of necessary public facilities as appropriate.

2. The Planning & Zoning Commission may impose conditions, restrictions and standards as appropriate to achieve the intent of these regulations.

3. In making its determination regarding such conditions, restrictions and standards, the Planning & Zoning Commission may consider

- a. the adequacy of existing facilities,
- b. the timely provision of adequate facilities,
- c. the impact of the proposed development on existing and/or planned facilities and
- d. the overall cost to the community.
- e. Approved water and sewer systems shall be required.

4. The PA District design shall specify the location and general design of ingress and egress to the project along with access restrictions as appropriate.

a. The Planning & Zoning Commission may impose such access standards and restrictions as necessary to protect the integrity and function of the County's thoroughfare system and to otherwise achieve the intent of these regulations.

b. In making its determination regarding such access standards and restrictions, the Planning & Zoning Commission may consider

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- (1) The classification and function of the thoroughfare system, existing and projected traffic volumes,
- (2) The condition and design of the affected thoroughfares,
- (3) The effect of the proposed development on traffic flow and circulation patterns and
- (4) The consistency with the Comprehensive Plan and other adopted plans and policies.

5. Unless specifically modified by the PA District design, the off-street parking and loading requirements contained within the zoning regulations shall apply.

a. Reductions in off-street parking and loading standards shall be approved only if it can be demonstrated that parking will be less due to:

- (1) Design and/or occupancy characteristics of the project, and/or
- (2) The availability of public transportation.

6. Unless specifically modified by the PA District design, the sign regulations contained within the zoning regulations shall apply.

a. Modifications to the sign regulations shall be approved only if the general intent of the sign regulations regarding size, location, illumination, structural integrity and relation to surrounding uses is satisfied.

7. The PA District shall specify any special treatment of perimeter areas designed to mitigate the impact of the project upon adjoining properties and/or to achieve any appropriate transition between land uses and densities.

a. The Planning & Zoning Commission may impose such standards and requirements for perimeter treatment it deems necessary:

- (1) To protect adjoining properties from adverse effects, and

- (2) To achieve an appropriate transition of land uses and densities.

Section 4, Determination.

A. Upon determination by the Planning & Zoning Director that the proposed PA District development plan, as reviewed during the pre-application conference, appears to conform to the requirements of this Article and all other applicable requirements of these Zoning Regulations, the applicant shall prepare and submit a development plan which shall incorporate any changes or modifications required or suggested by the Planning & Zoning Commission, and, if necessary, an application for a change of zoning.

1. The Planning & Zoning Commission shall hold a public hearing on the proposed PA District. If the PA District design is found to comply with the requirements set forth in this Article and other applicable provisions of these Zoning Regulations, the Planning & Zoning Commission shall submit said plan with the required application by the proponents of the necessary change in classification of the site of the proposed PA District together with its report and recommendation to the County Commission.

2. The County Commission may modify the plan consistent with the intent and meaning of these Zoning Regulations and may rezone the property to the classification permitting the proposed PA District in substantial conformity with the final plan as approved by it.

3. After the PA District design has been approved by the County Commission, and in the course of carrying out this plan, adjustments or rearrangements of buildings, parking areas, loading areas, entrances, heights or yards may be requested by the proponents and provided such requests conform to the standards established by the final PA District design and these Zoning Regulations, such adjustments or rearrangements may be authorized by the County Commission upon recommendation by the Planning & Zoning Commission.

4. Minor adjustments to the final PA District design shall be an administrative function of the Planning & Zoning Director. Preliminary and final plats will be required after Development Plan approval. Procedure will be the same as for a Planned Unit Development.

5. After the final PA District design has been approved by the County Commission, and in the course of carrying out this plan, if the proponents deviate from the approved final PA District design without proper authority, the project's development shall be stopped and the matter referred to the County Commission for subsequent review.

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Section 5, Road or Street Setback.

No structure may be erected closer than 25 feet from the nearest road or street right-of-way boundary.