PART 4 6-400 PRM PLANNED RESIDENTIAL MIXED USE DISTRICT

6-401 Purpose and Intent

The PRM District is established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed use development consisting primarily of multiple family residential development, generally with a density of at least twenty (20) dwelling units per acre, with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted comprehensive plan such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and to otherwise implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with the provisions of Article 16.

6-402 Principal Uses Permitted

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 406 below.

1. Dwellings, multiple family.

2. Public uses.

6-403 Secondary Uses Permitted

The following secondary uses shall be permitted only in a PRM District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 406 below.

1. Accessory uses and home occupations as permitted by Article 10.

2. Affordable dwelling unit developments.

3. Automated teller machines.

4. Business service and supply service establishments.

5. Commercial and industrial uses of special impact (Category 5), limited to:

   A. Fast food restaurants

B. Quick-service food stores

C. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518

6. Commercial recreation uses (Group 5), limited to:

A. Billiard and pool halls

B. Commercial swimming pools, tennis courts and similar courts

C. Health clubs

D. Indoor archery ranges, fencing and other similar indoor recreational uses

E. Skating facilities

F. Any other similar commercial recreation use

7. Dwellings, single family attached.

8. Eating establishments.

9. Financial institutions.

10. Garment cleaning establishments.

11. Hotels, motels.

12. Institutional uses (Group 3), limited to:

A. Churches, chapels, temples, synagogues and other such places of worship

B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education

C. Home child care facilities

13. Light public utility uses (Category 1).

14. Offices.

15. Parking, commercial off-street, as a principal use.

16. Personal service establishments.

17. Quasi-public uses (Category 3), limited to:

A. Child care centers and nursery schools

B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education

C. Colleges, universities

D. Congregate living facilities

E. Cultural centers, museums and similar facilities

F. Independent living facilities

G. Medical care facilities

H. Private clubs and public benefit associations

I. Private schools of general education

J. Private schools of special education

18. Repair service establishments.

19. Retail sales establishments.

20. Theatres.

21. Transportation facilities (Category 4), limited to:

A. Bus or railroad stations

B. Electrically-powered regional rail transit facilities

C. Regional non-rail transit facilities

22. Vehicle transportation service establishments.

6-404 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 8 - Temporary Uses.

6-405 Special Exception Uses

1. Subject to the use limitations presented in Sect. 406 below, any use presented in Sect. 403 above as a Group or Category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan.

2. Category 3 – Quasi-Public Uses, limited to:

   A. Sports arenas, stadiums

3. Category 4 – Transportation Facilities, limited to:

   A. Heliports

   B. Helistops

6-406 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.

2. A final development plan shall be submitted and approved concurrently with the conceptual development plan for the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will integrate with the adjacent communities and complement existing and planned development by incorporating high standards of urban design. The plan shall also be in general accordance with any specific urban design concept and streetscape plans for the area including the provision of convenient and accessible pedestrian walkways and connections, all as set forth in the adopted comprehensive plan.

3. The principal residential use shall be multiple family dwelling units. Single family attached dwellings may be allowed at the periphery of the development to provide a transition from the high density development to adjacent lower density development.

4. All uses shall be designed to be harmonious with and not adversely affect the use or development of neighboring properties.

5. When a use presented in Sect. 403 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

   When a use presented in Sect. 403 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 405 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

   In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9.

6. Secondary uses may be permitted only in a PRM District where at least fifty (50) percent of the total gross floor area in the development is devoted to multiple family dwellings.

The floor area for dwellings shall be determined in accordance with the gross floor area definition, except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

7. Drive-through facilities shall not be permitted.

8. Vehicle transportation service establishments shall be permitted in accordance with the following:

   A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).

   B. There shall be no maintenance or refueling of vehicles on site.

   C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

9. Off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11, to include the possible parking reductions based on hourly parking accumulation characteristics of the various uses and/or proximity to a mass transit station. It is intended that a substantial portion of the required parking should be provided in above and/or below grade parking structures.

10. Signs shall be permitted in accordance with the provisions of Article 12.

11. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.

12. All uses shall comply with the performance standards set forth in Article 14.

6-407 Lot Size Requirements

1. Minimum district size: Two (2) acres, provided the proposed development is in accordance with the adopted comprehensive plan and the purpose and intent and all of the standards and requirements of the PRM District.

2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a rezoning application or by the Planning Commission in conjunction with the approval of a subsequent final development plan amendment.

3. Minimum lot width: No requirement for each use or building.

6-408 Bulk Regulations

1. Maximum building height and minimum yard requirements shall be controlled by the standards set forth in Part 1 of Article 16.

2. Maximum floor area ratio: 3.0, provided the maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

6-409 Open Space

1. 20% of the gross area shall be landscaped open space, unless modified by the Board in accordance with the provisions of Sect. 9-612.

2. In addition to Par. 1 above, there shall be a requirement to provide recreational facilities. The provision of such facilities shall be subject to the provisions of Sect. 16-404, however, recreational facilities, such as swimming pools, exercise rooms, or health clubs, which are located on rooftops, deck areas and/or areas within a building, may be used to fulfill this requirement. The requirement for providing recreational facilities shall be based on a minimum expenditure of $1500 per dwelling unit for such facilities and either:

   A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or

   B. The Board may approve the provision of the facilities on land which is not part of the subject PRM District.

   Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

6-410 Additional Regulations

1. Refer to Article 16 for standards and development plan requirements for all planned developments.

2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.