

1 (a) Residential Planned Development (R-PD) Zone

**(1) Purposes**

The purposes of the Residential Planned Development (R-PD) Zone are:

- (A) To provide flexibility for the design of innovative, high-quality, planned residential communities that include a mix of residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development;
- (B) To ensure and support the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and recreation areas;
- (C) To preserve and support well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community;
- (D) To ensure that the planned residential community is developed in a manner that does not adversely impact the surrounding communities; and
- (E) To ensure the planned residential community respects the topographic and other environmental characteristics of the site on which it is located.



(2) Use Standards	(3) Intensity and Dimensional Standards [1]																																							
<p>The specific principal, accessory, and temporary uses allowed in an individual R-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the relevant Area Master Plan or Sector Plan, and the purposes of the R-PD zone.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; padding: 2px;">Standard [1]</th> <th style="text-align: right; padding: 2px;"></th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Density, min. (du/net lot area)</td> <td style="padding: 2px;">Continuing care retirement community</td> <td style="text-align: right; padding: 2px;">To be established in PD Basic Plan (see Section 27-4301(d))</td> </tr> <tr> <td></td> <td style="padding: 2px;">All other uses</td> <td style="text-align: right; padding: 2px;">1.00</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Density, max. (du/net lot area)</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Net lot area, min. (sf)</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Lot width, min. (ft.)</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Lot coverage, max. (% of net lot area)</td> <td style="text-align: right; padding: 2px;">To be established in PD Basic Plan (see Section 27-4301(d))</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Front yard depth, min. (ft.)</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Side yard depth, min. (ft.)</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Rear yard depth, min. (ft.)</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Principal structure height, max. (ft.)</td> </tr> <tr> <td colspan="3" style="padding: 2px;"><b>NOTES:</b> sf = square feet; ft. = feet; du = dwelling unit; ac = acre</td> </tr> <tr> <td colspan="3" style="padding: 2px;">[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.</td> </tr> </tbody> </table>	Standard [1]			Density, min. (du/net lot area)	Continuing care retirement community	To be established in PD Basic Plan (see Section 27-4301(d))		All other uses	1.00	Density, max. (du/net lot area)			Net lot area, min. (sf)			Lot width, min. (ft.)			Lot coverage, max. (% of net lot area)		To be established in PD Basic Plan (see Section 27-4301(d))	Front yard depth, min. (ft.)			Side yard depth, min. (ft.)			Rear yard depth, min. (ft.)			Principal structure height, max. (ft.)			<b>NOTES:</b> sf = square feet; ft. = feet; du = dwelling unit; ac = acre			[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.		
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<p>Minimum Area Threshold</p>	<p>The minimum area for an R-PD zone is:</p> <ul style="list-style-type: none"> <li>• 20 gross acres if the proposed gross density is less than 5 units an acre</li> <li>• 10 gross acres if the gross density is 5 to 8 units an acre</li> <li>• 5 gross acres if the gross density is greater than 8 units an acre</li> </ul>																																							
<p>Location Standards</p>	<p>An R-PD Zone shall only be approved if the property is located in a Residential base zone.</p>																																							
<p>Street Access</p>	<p>Each lot and attached unit in the development shall have direct access to a street.</p>																																							

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