

## **SECTION 28 - PTD PLANNED TOWNHOUSE DEVELOPMENT**

This zoning district is created to be appended to a residential zone so as to provide for innovations in the platting of lots and sublots, and in the siting of buildings.

### **28.1 PRINCIPAL PERMITTED USES**

The following principal uses are permitted in Planned Townhouse Development District (PTD) with the issuance of a special use permit:

28.1.1 Any principal use permitted in the primary zoning district to which the Planned Townhouse Development (PTD) classification is appended.

### **28.2 PERMITTED SPECIAL USES**

The following special uses are permitted in the Planned Townhouse Development District (PTD) with the issuance of a special use permit:

28.2.1 Any special uses permitted in the primary zoning district to which the Planned Townhouse Development (PTD) classification is appended.

### **28.3 ACCESSORY USES**

The following accessory uses are permitted in the Planned Townhouse Development District (PTD).

28.3.1 Any permitted accessory use allowed in the primary zoning district to Townhouse Development (PTD) classification is appended.

### **28.4 SPACE LIMITS**

28.4.1 All space limits shall meet the provisions of the primary zone to which the Planned Townhouse Development District (PTD) is appended when taken as an entire zoning lot, except as modified by plans filed in accordance with the provisions of this zone. Since the individual townhouse units are to be deeded together with the appropriate platted subplot, individual space limits may be established as required for the sublots.

(A) Minimum lot area: As required by the primary zone.

(B) Right-of-way for dedicated streets shall not be included in the minimum lot area computation.

(C) Minimum subplot area:

(D) Not less than the ground coverage area of the individual townhouse unit.

(E) Maximum gross floor area ratio: Same as primary zone.

(F) Maximum ground coverage including accessory buildings: Same as primary zone.

(G) Maximum height of building: 35 feet.

### **28.5 OPEN SPACE**

28.5.1 All land not platted into sublots shall be held by a condominium association, home owner's association, or other entity responsible for care and maintenance.

## 28.6 **PROCEDURE**

28.6.1 When a property owner wishes to develop a parcel of property for a townhouse project, he may apply for a zoning change to a Planned Townhouse Development District (PTD). Said zoning change shall be an amendment to the zoning map and shall follow all procedural requirements for such changes set forth herein. As an exhibit accompanying the application for amendment to the zoning map, the owner shall provide a detailed site plan with such other sketches, diagrams, and calculations necessary to determine compliance with the provisions of this zone and the primary zone to which it is appended. The exhibits shall be prepared in accordance with Section 6, Preliminary Plat and Supplemental Data, of the Subdivision Regulations. Such exhibits shall become a part of the amendment and shall form the basis for issuance of building permits in conformity therewith.

28.6.2 Before approving a Planned Townhouse Development (PTD) classification, the Planning Commission and County Board of Commissioners shall find the following: That the proposed Modification of the primary zone regulations as to siting of buildings and platting of sublots will be in the public interest, in harmony with the purposes of this regulation, and will not adversely affect nearby properties. That no building will be closer to any boundary lot line than permitted in the primary zone, and that the overall density of development does not exceed that permitted in the primary zone. That an amount of open space equivalent to that specified in the primary zone will be provided. Upon County Board of Commissioners approval of the Planned Townhouse Development (PTD), the applicant shall prepare a final plat in accordance with Sections 7 and 8 of the Subdivision Regulations.

## 28.7 **OTHER APPLICABLE PROVISIONS**

28.7.1 Off-street parking shall be provided for all uses established in this zoning district.