

SECTION

16

PLANNED ZONING OVERLAY DISTRICT (P)

Sections:

- 16-1 Purpose and Intent
- 16-2 General Provisions
- 16-3 Requirements and Standards

Section 16-1. Purpose and Intent

16-1.01 Any of the zoning districts designated in Section 3-1.01 of these regulations may be designated as a "Planned District" by adding thereto the designation "P", such as R-P-1. The "P" designation may be affixed to a district at the applicant's request or by the Board of Aldermen on its own initiative. When such a designation is affixed to a district the owner or developer of such land shall submit a development plan to the Planning Commission that must be approved by the Board of Aldermen before the land may be developed. The general procedures of these regulations relating to zoning amendments shall be followed in a Planned District. A Planned District shall provide for and encourage latitude and flexibility in the location of buildings, structures, roads, drives, variations in yards, open spaces and uses subject to approval of the plan by the Board of Aldermen.

Section 16-2. General Provisions

16-2.01 The proponents of a planned development shall prepare and submit to the Planning Commission, for review and approval by the Board of Aldermen for the purpose of rezoning, a development plan with at least the following elements:

1. The boundaries of the area to be rezoned and the development of property adjacent to the area and within two hundred (200) feet thereof.
2. The materials, color, lighting, landscaping and drainage associated with the proposed development.
3. Proposed specific uses, location, number and arrangement of buildings, structures, parking areas, existing and proposed streets, drives, open spaces, play areas and other reasonable information

required by the Planning Commission. The plan shall be accompanied by a plat giving full legal description of the boundaries of the property.

4. Other information applicable to the property as may be required by other sections of this Zoning Ordinance.

16-2.02 The uses permitted in any Planned District shall be the same as in the corresponding underlying District unless otherwise altered as part of the development plan approved by the Board of Aldermen for the specific area to which each Planned Overlay District applies. Alterations may include allowing additional uses that the underlying district does not otherwise allow as well as prohibiting uses that the underlying district otherwise allows. For example, the Board of Aldermen may permit mixed residential uses or mixed residential and commercial uses in accordance with the development plan for the Planned District.

Section 16-3. Requirements and Standards

16-3.01 The amount of signage, open space, buffer zone, yard, parking, play areas, density and height requirements shall be determined by the Board of Aldermen upon recommendation of the Planning Commission after review of the proposed plan. The Board of Aldermen and Planning Commission shall use the requirements and standards found in the corresponding District as detailed in these regulations as a guide in making their determination but may permit variances from these requirements and standards in the interest of efficient land development and utilization. In reviewing such development plan, the maximum heights of buildings and structures within such Planned District shall be as set out in the corresponding districts. It shall be permissible that front, side and rear yards may be reduced to zero in appropriate circumstances.

16-3.02 In the event of any proposed substantial change or uses thereof in the development plan in any Planned District, the modified development plan must again be submitted to the Planning Commission and approved by the Board of Aldermen before such modification can be made.