

Article amendments approved unless noted:	OMPC	Owensboro	Daviess Co.	Whitesville
Revised zoning ordinance	08-Sep-1979	14-Mar-1980	27-Dec-1979	07-Apr-1980
Amendments to building setbacks, streets, parking {10.43, 10.45, 10.46}	08-Dec-1983	06-Mar-1984	22-Feb-1984	?
2003 Review Committee: Clarified how density is calculated based on underlying zone {10.421, 10.422}	11-Dec-2003	02-Mar-2004	05-Feb-2004	06-Apr-2004

**10.1 INTENT.** The complex land use of various detached dwelling structures and accessory uses may be placed on the same parcel of land or lot as provided herein. Such a development project may vary from the requirements of the zone in which it is located only as specifically provided herein.

**10.2 APPLICATION.** Application for a planned residential development project shall be made to the OMPC. The OMPC may require the applicant to dedicate land for street or park purposes, and by appropriate covenants, to restrict areas perpetually (or for the duration of the planned residential development project) as open spaces for common use. The OMPC may attach any other reasonable special conditions to its approval, and the Zoning Administrator shall not issue a building permit until he has received written authorization from the OMPC.

**10.21.** A planned development project shall be arranged and designed as a development involving related uses and permitted accessory uses. It shall be planned as an entity and, therefore, susceptible to development regulations as one complex land use unit.

**10.22.** At the time of application, the project must be under one ownership (the holder of a written option or contract to purchase land shall be deemed to be an owner). The application may include a proposed plat for the horizontal and vertical division of structures and land within the planned residential development project. Said plat shall be deemed a subdivision plat and susceptible to the requirements of KRS 100.273 and 100.277.

**10.3 PLAN CONTENT AND PROCEDURE FOR REVIEW.** A planned residential development project containing one (1) acre or more shall be presented to the OMPC for approval. The plan content required by the OMPC and its review procedure are specified by Article 16 (concerning development plans) of this Zoning Ordinance.

**10.4 MINIMUM DESIGN STANDARDS**

**10.41 Zoning.** The proposed site shall be located in a residential zone which permits planned residential development projects and all dwellings types (single-family, two-family, or multi-family) shall be allowed regardless of the normal restrictions for the zone in which the project is located.

**10.42 Density Requirements.** Density and lot coverage shall not exceed that established for the zone in which the project is located.

**10.421.** In single-family zones, one dwelling unit per ten thousand (10,000) square feet, per seven thousand five hundred (7,500) square feet, per five thousand (5,000) square feet, of gross acreage of the development project etc. based on the normally allowed minimum lot size.

**10.422.** In multi-family zones, the floor area ratio as specified in Article 8 shall be met. This floor area ratio is calculated using the gross acreage of the site to achieve the maximum building floor area. Maximum lot coverage and minimum useable open space requirements as specified for multi-family zones in Article 8 shall be met. For example, in the R-3MF zone, thirty per cent (30%) of the gross acreage is required for the minimum open space. This minimum open space shall not be covered by streets, buildings, or parking areas. The gross acreage multiplied by the FAR of 0.40 calculates the maximum building floor area allowed on the site, which is distributed to individual lots in the development by design of the building envelopes. The maximum lot coverage is fifty per cent (50%) of the gross acreage. Lot coverage is the area on the lot covered by all buildings and accessory structures. The maximum number of dwelling units is calculated by dividing the maximum allowable building floor area by the square footage per dwelling unit.

**10.43 Building Setbacks.** Minimum setback for all buildings and structures shall be as follows:

**10.431 From Streets.** Setbacks shall be those specified in Section 8.5 of this Zoning Ordinance for existing or proposed public streets with origination and destination points beyond the project area boundaries; and shall be not less than ten (10) feet from the back of curbs for all public or private internal project streets. On lots with front loading garages, the minimum setback shall not be less than eighteen (18) feet measured perpendicular from the face of the garage to the back edge of the sidewalk for all public or private internal project streets.

**10.432 From Other Boundaries.** Setbacks shall be not less than twenty (20) feet from other project boundary lines.

**10.44 Spacing.** No residential structure shall be located closer than ten (10) feet to another residential structure.

**10.45 Streets.** The development project shall have access to an existing public street. Proposed streets with origination and destination points beyond the project area boundaries shall be public. Proposed internal streets may be public or private. All project streets (public or private) shall meet all design and construction requirements of the Public Improvement Specifications. The street system of the development project shall accommodate the needs of the neighboring area street classification system as described in Section 5.22 (and included subsections) of the Owensboro Metropolitan Subdivision Regulations.

**10.46 Parking.** All project dwelling units shall be provided with private off-street parking for residents, either on individual lots or in common areas; the number of spaces shall comply with Article 13 of this Zoning Ordinance. In addition, spillover parking for guests and deliveries shall be provided, either on streets of appropriate width or off-street. Off-street spillover parking spaces shall be located in common areas in developments with more than two dwelling units per acre; and may be located on individual lots in developments with two or less dwelling units per acre. The minimum number of spillover spaces per dwelling unit shall be as follows:

1.00 for single-family detached units;

0.75 for townhouse or multi-family units, over one thousand (1,000) square feet per unit;

0.50 for townhouse or multi-family units, below one thousand (1,000) square feet per unit;

The OMPC may require additional parking facilities for accessory uses or when necessitated by development design. In large common parking areas, the OMPC may require principal driveways, which are in essence private streets, to meet all design and construction requirements of the Public Improvement Specifications.

**10.461 Space Size.** Off-street parking spaces shall have minimum dimensions of nine (9) feet x eighteen (18) feet per space (the portion of driveways within the right-of-way of public streets shall not apply to the required parking space minimum area); on-street parking spaces shall be located parallel to the street with twenty (20) feet of driveway-free curb length per space, and/or located in specially-designed cul-de-sacs with minimum dimensions of nine (9) feet x eighteen (18) feet per space.

**10.462 Driveway Access to Streets.** The Access Management Manual shall govern driveway access to minor collector streets and local streets.

**10.47 Sidewalks.** Each residential unit within the project shall connect to a pedestrian way (sidewalk) which provides for internal and external pedestrian movement. Sidewalks shall meet all design and construction requirements of the Public Improvement Specifications. (For the purpose of this article, sidewalks are not limited in specific location as per Public Improvement Specifications.)

**10.48 Accessory Uses.** Management headquarters, recreational facilities, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of a planned development project are permitted as accessory uses. Convenience establishments shall be permitted as accessory uses subject to the following restrictions:

**10.481.** Such establishments shall be for the convenience of the occupants of the planned development project only.

**10.482.** Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the planned development project, except that each convenience establishment shall be permitted one identification sign attached in a flat manner to the building and shall not extend outward from the building over twelve (12) inches.