

Section 4.4.7 Planned Residential Development (PRD) District:

(A) **Purpose and Intent:** The Planned Residential (PRD) District provides a residential zoning district with flexible densities in which multiple family and single family detached dwellings are designed together so as to: promote improved design, character, and quality of development; to preserve natural, scenic, and open space features of a site; and to accommodate flexibility in design. Further, the PRD provides for implementation of provisions of Goal Area "C" of the Comprehensive Plan and, more specifically Objective C-2 which calls for providing a variety of housing types, and Policy C-2.1 which calls for providing sites for single family detached and low density planned residential development.

(B) **Principal Uses and Structures Permitted:** The following types of use are allowed within the (PRD) District as a permitted use:

- (1) Single family detached dwellings whether conventional or zero lot line design
- (2) Duplex structures
- (3) Multiple Family structures
- (4) Public educational facilities of The School District of Palm Beach County, pursuant to the regulations set forth in Section 4.3.3 (HH). **[Amd. Ord. 24-02 7/16/02]**
- (5) Assisted Living Facilities **[Amd. Ord. 01-10 1/19/10]**
- (6) Group Home, Type 1 pursuant to restrictions set forth in Section 4.3.3(I). **[Amd. Ord. 02-10 1/19/10]**
- (7) Residential Licensed Service Provider Facilities. **[Amd. Ord. 10-11 4/5/11]**
- (8) Nursing Homes within multi-family structures only. **[Amd. Ord. 10-11 4/5/11]**

(C) **Accessory Uses and Structures Permitted:** The following uses are allowed when a part of, or accessory to, the principal use:

- (1) Uses and structures normally associated with residences such as: bird aviaries, boat docks, dog houses and dog runs, garages, greenhouses, playhouses, pool houses and covers, pump houses, slat houses, storage sheds, tennis courts, workshops, and home occupations.
- (2) Family Day Care Home pursuant to Section 4.3.3(T) **[Amd. Ord. 25-10 10/19/10]**
- (3) Recreational facilities attendant to a subdivision which is operated under a bonafide homeowners association such as: tennis courts, swimming pools, exercise area, clubhouse, and private golf courses.

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(4) The rental or lease of a boat dock when the dock is assigned to, or on the same lot as, each residential use on a one-to-one basis.

(D) **Conditional Uses and Structures Allowed:** The following uses are allowed as conditional uses within the PRD District.

(1) Child Care and Adult Day Care

(2) The use of common recreational facilities such as swimming pools, tennis courts, and golf courses for club or commercial purposes.

(3) Private educational facilities subject to the restrictions set forth in Section 4.3.3 (HHH). **[Amd. Ord. 24-02 7/16/02]**

(4) Large Family Child Care Home, subject to Section 4.3.3(TT). **[Amd. Ord. 25-10 10/19/10]**

(E) **Review and Approval Process:**

(1) All principal uses and structures must be approved by the Planning and Zoning Board through a Master Development Plan processed pursuant to Section 2.4.5(F).

(2) Site specific plans for multiple family and recreational aspects of the PRD must be approved by the Site Plan Review and Appearance Board with respect to Section 2.4.5(F) and (H).

(3) Building Elevations must be approved by the Site Plan Review and Appearance Board pursuant to Section 2.4.5(I).

(4) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(5) All PRDs must be platted pursuant to 2.4.5(J).

(F) **Development Standards:**

(1) The development standards as set forth in Section 4.3.4 shall apply to individual lots.

(2) The following standards apply to the overall development project:

- (a) At least 50% of the units must be in single family detached units where the overall density is six units per acre or less, or at least 40% where the overall density is greater than six units per acre;

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- (b) 15% of the gross area of the site must be placed in common open space where the overall density is six units per acre or less, or at least 20% where the overall density is greater than six units per acre;
- (c) Minimum site area is five (5) acres

(G) **Supplemental District Regulations:** The supplemental district regulations as set forth in Article 4.6 shall apply.

(H) **Special Regulations:**

(1) The density for a PRD is established by a numerical suffix affixed to the designation and shown on the zoning map i.e. PRD-8 limits the density to eight units per acre. To seek a density greater than that shown in such a manner, it is necessary to rezone the property. If there is no density suffix, then the maximum density shall be as allowed by the Future Land Use Map.

(2) Prior to approving a Master Site Plan, the Planning and Zoning Board must make findings that:

- (a) The development plan provides for an effective and unified treatment of the development potential of the site, making appropriate provisions for the preservation of scenic features and amenities of the site;
- (b) The development plan fosters harmony with existing or proposed development in areas surrounding the site.
- (c) Buildings in the layout shall be an integral part of the development and have convenient access to and from adjacent uses and blocks;
- (d) In the multiple family portion, individual buildings shall be related to each other in design, masses, materials, placement, and connections so as to provide a visually and physically integrated development. Treatment of the sides and rear of buildings shall be comparable in amenity and appearance to the treatment given to the front.
- (e) The landscape treatment for plazas, streets, paths, and service and parking areas shall be designed as an integral part of a coordinated landscape and street furniture design.
- (f) The location, shape, size, and character of the common open space must be suitable for the contemplated development in terms of density, population characteristics, and housing types;

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- (g) Common open space must be used for amenity or recreational purposes and must be suitably improved for its intended use. Natural features, worthy of preservation, shall be incorporated into the common open space system;
- (h) Roads, pedestrian ways, and open space shall be designed as an integral part of the overall design and shall be properly related to buildings and appropriately landscaped;
- (i) There shall be an adequate amount of pedestrian ways and landscape spaces to limit pedestrian use of vehicular ways, and to separate pedestrian ways and public transportation loading places from general vehicular circulation;
- (j) The location and design of pedestrian ways should emphasize desirable views of new and existing development.
- (k) Tot lots and recreational areas shall be a feature of all new housing developments which utilize PRD zone districts. (OSR A-3.3)

(3) The height of accessory structures shall not exceed the height of the associated principal structure. Screen enclosures without a solid roof are excluded from this limit. **[Amd. Ord. 77-94 10/18/94]**

(4) The floor area of an accessory structure shall not exceed 40% of the floor area of the principal structure. **[Amd. Ord. 77-94 10/18/94]**

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