

DIVISION 7. RESIDENTIAL-PLANNED HOUSING DESIGN-TOWN HOUSE ZONE .**Sec. 6-74.1. RESIDENTIAL-PLANNED HOUSING DESIGN-TOWN HOUSE ZONE (R-PHD-TH); PURPOSES.**

- (a) The intent of this Article concerning residential development is to encourage attractive, safe, decent and sanitary housing for all Town residents or employees, present and future, without regard to race, color, creed, national origin or economic status.
- (b) The intent of this Division, in addition to the above, is to permit under specific conditions indicated herein a type of residential development that will serve the housing needs of those Town residents who desire housing with the conveniences and advantages of multi-family units and the amenities associated with single family detached units.
- (c) The Planning and Zoning Commission, upon application in the manner prescribed herein, after a public hearing, may permit residential development that conforms to the standards and requirements described herein, when all of the following purposes are to be accomplished:
 - (1) To implement the letter and intent of the Town Plan of Development;
 - (2) To maintain and reinforce the Town's predominantly residential character;
 - (3) To conserve and preserve land to assure that its development will best maintain and enhance the appearance, character and natural beauty of an area; and
 - (4) To provide attractive, decent and suitable housing for those who live or work in Town.

Sec. 6-75. LOCATION OF ZONE.

An R-PHD-TH Zone may be located only in those areas shown on the Town's Plan of Development for Planned Housing Design as adopted by the Commission and approved by the Representative Town Meeting.

Sec. 6-76. NUMBER OF FAMILIES; LOT AREA; TERRACE AREA.

- (a) No more than one (1) family may occupy each Town House.
- (b) There shall be at least five thousand (5,000) sq. ft. of lot area per Town House.
- (c) There shall be for each Town House at least five hundred (500) sq. ft. of patio or deck area adjacent to and with direct access from the Town House. No dimension of the patio or deck area may be less than twenty (20) feet. (4/19/2006)

Sec. 6-77. BUILDING COVERAGE AND HEIGHT.

- (a) The total ground floor area of all buildings and structures shall occupy no more than twenty percent (20%) of the gross lot area. In no event shall any building or structure have a horizontal dimension greater than two hundred (200) feet or exceed ten thousand (10,000) sq. ft. at ground level.
- (b) The maximum building height of any building or structure may not exceed two and one-half (2-1/2) stories or thirty-five (35) feet.

(4/19/2006)

Sec. 6-78. YARD REQUIREMENTS.

Front, side and rear yard shall not be less than thirty (30) feet, except that all buildings and structures shall be at least fifty (50) feet distant from the property line of land zoned for single family residential development.

Sec. 6-79. NUMBER OF TOWN HOUSES PER BUILDING.

There shall be no more than eight (8) Town House units in any building.

Sec. 6-80. DISTANCE BETWEEN BUILDINGS AND/OR STRUCTURES.

No building and/or structure in an R-PHD-TH Zone shall be closer than fifty (50) feet to another building and/or structure in the R-PHD-TH Zone.

Sec. 6-81. USE REGULATIONS.

- (a) The principal permitted use shall be:
 - (1) Town Houses only.
- (b) The accessory uses permitted shall be:
 - (1) Parking – required garage space: 1 space for each town house; required outdoor space: 1 space for each Town House.

Sec. 6-82. APPLICATION FOR ZONE APPROVAL.

- (a) Application to the Commission for a zone map change to limit development in conformance with the requirements indicated herein of a specific area shown on the amended Plan of Development shall include the following:
 - (1) The purposes to be accomplished and method(s) of effectuation;
 - (2) Architectural drawings including building elevation, site and landscape plans; and
 - (3) Such additional information and assurances as the Commission may deem necessary to make a reasonable decision on the application.

Sec. 6-83. ZONE PLAN APPROVAL PROCEDURE.

- (a) Upon the filing of such an application the Commission shall:
 - (1) Hold a public hearing within sixty (60) days preceded by the same notice required for hearings on zoning applications; and
 - (2) Within sixty (60) days after conclusion of such public hearing on the proposed Planned Housing Design – TH Zone Plan, the Commission may approve or disapprove the application and final Planned Housing Design – TH Plan. Any approval is based upon findings by the Commission that the purposes specified herein will be met and that the Plan will not be detrimental to the health, safety, property values and residential character of the neighborhood nor materially adversely affect single family residential areas.

Sec. 6-84. ISSUANCE OF BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY.

No building permit or certificate of occupancy shall be issued by the Building Official, nor shall the Town accept any street, should the Planned Housing Design – TH Plan be changed in any way without the approval of the Commission. (4/24/2013)

Sec. 6-85. LIMITATION OF TIME.

Failure to comply with any time limit established by the Commission as a condition of its approval shall render the zone change null and void. The zone district existing on the tract prior to the establishment of the PHD-TH Zone shall then be in effect. Such time limit may be extended upon application to the Commission provided the Commission shall find the extension to be in the public interest.

LAND USE

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