CHAPTER 18.67
PLANNED RESIDENTIAL DEVELOPMENT

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18.67.010 PURPOSE OF PLANNED RESIDENTIAL DEVELOPMENT. It is the purpose of this chapter to carry out the spirit of the Douglas County Comprehensive Plan by encouraging the maximum use of new concepts and technology of land development which might otherwise be inhibited by the strict application of the county zoning ordinance.

More Specifically to achieve;

a. Imaginative design and the creation of permanent open space by permitting greater flexibility in Design Standards.

b. More efficient use of those public facilities required in connection with such residential development.

c. Compatibility with adjacent residential areas and other land uses.

d. Greater public access to the shoreline areas.

e. Preserve or create environmental amenities superior to those generally found in conventional developments.

f. Preserve to the greatest possible extent the natural characteristics of the land, including topography, vegetation, shoreline areas, wildlife habitat, and views.

g. Encourage development of a variety of housing types.
18.67.020 WHERE PERMITTED. Planned Residential Development may be permitted in the following land use categories of the Comprehensive Plan:

a. Single-family
b. Low Residential
c. Medium Residential
d. High Residential
e. Suburban Residential
f. A-R Rural Agriculture

18.67.030 USES PERMITTED.

1. Residential developments of all types, regardless of the type of building in which such residence is located; i.e. single family dwellings, duplexes, townhouses, condominiums, and other multifamily dwellings; provided that all residences are intended for permanent occupancy by their owners or tenants.

2. Accessory uses specifically designed to meet the needs of the residents of the PRD such as churches, community club houses and recreation facilities of a noncommercial nature.

3. Mobile Home Parks subject to the regulations of Title XV "Mobile Home Parks and Mobile Home Regulations".


18.67.040 RELATIONSHIP TO ADJACENT AREAS.

1. The PRD shall be designed to take into account the relationship of the site to the surrounding area. The perimeter of the PRD zone shall be so designed as to minimize undesirable impacts on adjacent properties, and conversely, to minimize undesirable impact of the surrounding areas.

18.67.050 GENERAL REVIEW AND APPROVAL PROCESS.

1. Pre-application Conference. Every property owner or developer who considers developing property in accordance with a Planned Residential Development is encouraged to confer with the Planning Department regarding the provisions of this chapter. This should be done prior to submitting a formal application or making binding commitments in preparation of plans, surveys, and other data necessary for processing the PRD application.
2. **Master Plan Adoption.** Any application for a PRD zone shall be accompanied by a Master Plan for the entire area covered by the application. Prior to its adoption, the Master Plan must satisfy the requirements and the design criteria of this chapter.

3. **Development Plan Approval.** A development plan is required on all property which has been designated in the master plan prior to the start of construction. The Development Plan shall be in conformance with the approved Master Plan. A Development Plan may cover all or a portion of the property and can be processed concurrently with the Master Plan.

**18.67.060 PLATTING REQUIREMENTS.**

1. The final PRD zone superimposes the minimum lot size and setback requirements of the underlying zoning regulations.

2. The PRD zone may be established on land which is suitable for, and of sufficient size, to be planned and developed in a manner consistent with the purpose of this part. Minimum site size is one and half (1.5) acres for proposals located in the High and Medium Residential landuse categories and five (5) acres in all other landuse categories addressed in Section 18.67.020 of this Chapter.

3. A PRD shall specifically comply with the standards for sidewalks, underground utilities, street width, and curbs and gutters, unless specific design criteria allows for special considerations to be made for innovative alternate systems.

4. A PRD shall be exempt from the subdivision ordinance, except that when any parcel of land in a PRD is intended for individual ownership, sale or public dedication, the platting and procedural requirements of the subdivision regulation and applicable state laws pertaining to the subdivision and conveyance of land and the preparation of maps shall be followed. Any such preliminary plat may be considered simultaneously with the planned development.

**18.67.070 GENERAL REQUIREMENTS.**

1. The overall plan shall achieve an integrated land and building relationship.

2. Open spaces, pedestrian and vehicular circulation facilities, parking facilities, garbage collection areas, snow removal, and other pertinent amenities shall be given to the design of the PRD. Particular attention should be given to the retention of
natural features and landscaping.

3. The layout of structures and other facilities shall effect a conservation in street and utility improvements.

4. Architectural unit and harmony within the development and the surrounding properties shall be attained.

5. Whenever possible development of the PRD shall be designed as to maximize view for each dwelling unit and to ensure that the view of surrounding properties has been considered.

6. Compliance with the goals and policies of the Douglas County Comprehensive Plan and all sub-area plans.

7. **Transition Perimeter.** If a Planned Residential District proposes a land use which may cause an impact or be detrimental to surrounding land uses or is different from the proposals in the Comprehensive Plan, additional landscaping and/or other alternatives which mitigate impacts may be required around the perimeter of the project.

8. **Special Area.** PRDs which are adjacent to any lakes, rivers, drainages, or other waterways shall provide public access to and along the frontage of the shoreline and drainage areas by means of a trail system. Each one-half (1/2) mile interval as measured along the shoreline shall provide access by one or more streets or roads not less than sixty (60) feet wide to the low water mark; unless as a matter of application the PRD utilizes the shorelands as common open space which allows public access.

9. **Performance Bond.** The applicant shall be required to furnish the County with a performance bond or other surety to guarantee the proper development of improvements, such as streets, sewer, water, and landscaping to the planned development, as approved. Such surety shall be in a form approved by the County Prosecuting Attorney.

**18.67.080 DESIGN STANDARDS.**

A. **Setback and Side Yard Requirements.**

1. The following front, side and rear yards shall be shown on the Development plan and maintained.

   a. **Front:** Any development fronting on a public street or road shall meet the same provisions as the underlying zone. Development on a private drive, access road or street easement shall be set back at least fifteen (15) feet.
b. **Side and Rear:** The minimum side and rear yard requirement shall only apply to the exterior boundaries of the PRD zone and be the same as the underlying zoning district.

c. **Distance Between Buildings:** All buildings not attached or having common walls shall be separated by a minimum distance of ten (10) feet.

**B. Open Space Requirements.**

1. **Common Open Space.** A minimum of twenty-five (25) percent of the project area covered under the Planned Residential Development shall be devoted to common open spaces. Which may include natural areas, parks, landscaped areas, and/or trails.

   a. Required front yard setbacks, private open space above the ground level, parking, and public and/or private streets shall not be counted for this purpose.

   b. Slopes in excess of fifty (50) percent grade or with submerged or marshy/boggy land shall not be counted.

   c. Minimum of sixty (60) percent of the common open space shall be concentrated and/or connected into large usable areas and designed for active and passive recreation. The remaining forty (40) percent may be designated as visual open space and/or used for a natural trail system or other uses designated in the Master Plan.

   d. Common open space may contain such complimentary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PRD, provided that the building coverage of such building or structures shall not exceed fifteen (15) percent of the minimum common open space allowed.

2. All common open space shall be preserved for that purpose as shown in the Development Plan. The developer shall choose one or a combination of the following methods of administering common open space.

   a. Establishment of an association of nonprofit corporation of all property owners or corporations within the project area to ensure perpetual maintenance of all common open space.

   b. If under one ownership or held in common by the ownership of the Development by means of a Home Owners Association or similar organization. Such Home Owners Association shall be responsible for maintenance of the common open space. In the event that such open space is not maintained in a reasonable manner, the County shall have the right to provide for the maintenance thereof, and bill the Home Owners Association
accordingly. If unpaid, such bill shall be a lien against the Home Owners Association.

c. Common open space can be dedicated for public use to the County or any other appropriate public agency, providing it is for general public use and is consistent with adopted open space acquisition policy.

3. All privately owned common open space shall continue as such and shall only be used in accordance with the Development Plan. Appropriate land use restrictions shall be contained in all deeds to insure that the common open space is permanently preserved according to the Development Plan. Said deed restrictions shall run with the land and be for the benefit of present as well as future property owners, and shall contain a prohibition against partition of common open space.

C. Private Open Space.

1. Two hundred (200) square feet of private usable space having a minimum of twelve (12) feet in depth shall be provided for each ground level dwelling unit in a PRD zone. Such private open space may serve as a buffer between dwelling units and be incorporated as a partially covered patio.

   a. For dwelling units which are one story above grade, an area (balcony or deck) equal to ten (10) percent of the gross square footage of the unit.

   b. For dwelling units two or more stories above grade and area (balcony or deck) equal to five (5) percent of the gross square footage of the unit.

*Units above the ground floor shall not be included in the Common Open Space Requirements.

2. For single family structures, detached or attached, private open space shall be equal to twenty (20) percent of the site covered by the dwelling unit, except that in no case shall this open space be less than two hundred (200) square feet.

D. Landscaping Required.

1. All common open space shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the Planning Commission. Natural landscape features which are to be preserved, such as existing trees, drainage ways, rock outcroppings, etc... may be excepted as part of the landscaping plan.
2. Landscaping shall consist of combinations of trees, shrubs, and ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to climatic conditions. Also, should take into account the obstruction of view to surrounding residents.

3. The landscaping plan shall be drawn to a minimum scale of (1) inch for each (50) feet; shall indicate the square footage of each planting area; shall tabulate the square footage of all landscaped areas and percentage of the total site devoted to landscaping; shall identify at the planting area the type of plant; shall list the botanical and common names of all plants and their container size; and shall clearly portray the permanent irrigation system.

4. Transition Perimeter. A buffer shall be required along the front, side, and rear exterior lot lines of the PRD zone. Such buffer shall consist of an ornamental wall, fence, screen plantings or a combination thereof.

5. A permanently installed irrigation system shall be developed to assure adequate maintenance of landscaped areas.

6. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times and adequate provisions made for their continued maintenance for the future.

7. Landscaping shall not conflict with the safety of those using adjacent sidewalks, easements, public or private streets and road right-of-ways. Safety features shall be discussed at the time of the adoption of the Development Plan.

8. Upon the recommendation by the Planning Commission, the Board of County Commissioners may modify these buffering methods when it is found that the required buffering is unnecessary or unreasonable due to natural existing topography or conditions that might render such buffering ineffective.

E. Parking Requirements.

1. Off-street parking shall be provided in a PRD in the same ratios for types of buildings and uses as required for the underlying zoning district. For each Ten (10) dwelling units, four (4) additional parking spaces shall be required for visitor parking if on-street parking is unavailable. Special considerations may be given for low traffic generators.

2. Parking lots shall be adequately screened and landscaped. A minimum of eight (8) percent of the total net area of the parking area shall be landscaped. If the parking area exceeds six thousand (6000) square feet, the area approximately one-half
of such landscaped areas shall be generally dispersed throughout the parking lot.

3. Additional parking spaces shall be required for recreational vehicles such as RV campers, boats, trail bikes, etc... unless these types of vehicles are precluded by the developer in the form of covenants or other restrictions.

4. Egress, Ingress shall be determined by the County Engineer, and subject to the following criteria;

a. At no time shall a driveway be located closer than fifty (50) feet from the intersection of a public street or road for individual parcels measuring less than twenty thousand (20,000) square feet (Example: PRD 15 lot subdivision, each parcel less than twenty thousand (20,000) square feet). For parcels of property greater than twenty thousand (20,000) square feet driveways shall be a minimum of one hundred (100) feet from an intersection.

b. Conformance with the minimum criteria as established in the Comprehensive Zoning Ordinance, Subdivision Regulations, and other applicable codes and regulations.

F. Building Height.

1. Same as the underlying zoning district.

a. "Building Height" shall be defined the same as that in the Uniform Building Code, (UBC).

G. Bonus Densities.

1. Bonus densities are intended to provide incentives to the development to encourage flexible design standards, additional amenities and preserve valuable natural or cultural features.

2. The number of dwelling units permitted in the Planned Residential Development may be increased above the maximum number of dwelling units permitted per acre in the underlying zone. These densities may be increased by taking advantage of the bonus density allowance provided that the bonus densities do not exceed the following:

a. Twenty-five (25) percent; Single Family.

b. Thirty (30) percent; Low Residential, Suburban Residential.

c. Thirty-five (35) percent; Medium Residential.

d. Forty (40) percent; High Residential.
3. Eligibility to obtain maximum bonus densities is based on the inclusion of sewer or an approved sewage collection system other than individual septic systems. Sewage collection systems should be designed in order to connect to the existing sewer system when it becomes available to the PRD.

   a. Connection to the existing sewer system or an approved sewage collection system will count as twenty-five (25) percent of the maximum bonus density allowed. (Example: Low Residential zoning district allows a Thirty (30) percent maximum bonus density allowance. If it is not connected to an approved sewage collection system it is computed as 30% (Low Residential) minus 25% (sewage collection system bonus) equals 22% maximum attainable bonus density.

4. By inclusion of at least four (4) of the following amenities in the project design, the assigned bonus densities (including the provision for a sewage collection system) may be granted by the planning commission if after evaluation it is determined that the design features meet the expectations and intentions included in this section.

   a. Planting of Street Trees adjacent and along the entire frontage of all public and/or private road right-of-ways of the property being developed. Said, landscaping shall consist of evergreens and/or deciduous trees planted on twenty (20) foot centers and be at least four (4) feet high at time of planting with suitable ground cover to complement trees. Suitable ground cover can include grasses and or low growing shrub with non-vegetative material. Care should be taken as to the maximum height of landscaping and obstruction of views.

   b. At least two (2) covered parking spaces be provided for all residential dwelling units. Covered parking shall be in the form of carports, garages, or above or below ground parking garages.

   c. Parking areas which are paved and kept small (ten to Twenty spaces) in any group and interspersed with landscaping, common open space, structures, etc... Parking spaces may be connected or dispersed throughout the development.

   d. Provision for bike and pedestrian trail systems which are separated from auto traffic, if possible. Such trail system shall encompass the entire development and may be incorporated in a portion of the common open space. However, the trail system shall connect all common, public open space, drainages, shoreline areas and trail systems designated as such in the Douglas County Comprehensive plan or sub-area plans. Trail systems shall be a minimum of eight (8) feet wide.

   e. Develop and equip significant recreational areas with such
features as, but not limited to, swimming pools, tennis courts, children play areas, and community center.

f. The PRD shall incorporate mixed housing types at least twenty-five (25) percent should be developed as multi-family units and if possible dispersed throughout the site.

g. Promote innovative solar design and access to development. This may include design using topographical features of the development, siting criteria for structure, etc...

h. Accessory uses such as benches, trash cans, tables and other similar attributes to enhance the character of the open space provided in the development. (This shall not include garbage cans used as the primary waste disposal of the residence, but rather individual trash receptacles less than forty-two inches high with a total radius of one (1) foot). These accessory uses shall be compatible to the overall design of the development.

18.67.090 MASTER PLAN APPLICATION: An application for a PRD zone shall be submitted by the owner, his authorized agent or the purchaser of the land with the consent of the owner. The application shall be accompanied by the following:

1. Master Plan Standards shall show:

   a. Location and boundaries of the proposed development.

   b. The general type, character, and heights of all buildings or structures; e.g., single family houses, townhouses, cluster houses or high rise structures.

   c. Proposed densities of all areas scheduled for residential development.

   d. Proposed uses of all land in the development.

   e. Natural features that are to be retained, i.e., stands of trees, rock outcroppings, drainages, waterways, shorelines, natural slopes, etc.

   f. The location, width, and name of public and private streets which shall be consistent with the major street plan.

   g. Topographical maps of existing terrain drawn to a minimum (5) foot contour.

   h. A generalized grading plan which indicates proposed earth movement and the results of such movement.

   i. A utility map or statement reflecting a utility system which
includes, but is not limited to sewer, water, and electric power capable of serving the entire development.

j. Garbage collection plan and location, trash receptacles shall be screened with landscaping and/or fencing at least six feet high. Refuse collection areas shall be designed to contain all refuse generated on site.

k. Snow removal plan. This area can incorporate portions of the common open space and extra parking facilities not required by this Chapter.

l. A Project narrative shall be submitted indicating the intent and scope of the development, and why such a plan is desirable.

18.67.100 PROCEDURE OF A MASTER PLAN. Upon receipt of an application for a PRD zone, the Planning Commission shall hold a public hearing on such application. If it finds the criteria set forth herein have been met, it may recommend to approve or conditionally approve the PRD zone.

1. The Planning Commission may deny the application if it finds any of the criteria have not been met, or that the approval of the application would be detrimental to public health, safety, or welfare. Or, the Planning Commission may modify the following standards when it is determined that the spirit and intent of this chapter will be better served by such modification:
   a. Project size.
   b. Project Density,
   c. Project Setbacks,
   d. Project lot coverage, and
   e. Project off-street parking and loading requirements.

2. Immediately, following the public hearing the Planning Commission shall make a report of its findings and recommendation with respect to the proposed PRD, and shall forward such to the Board of County Commissioners which shall cover the following points:
   a. Suitability of area for proposed development;
   b. Application design standards of the Douglas County Subdivision Regulation have been complied with;
   c. Reasons for density bonuses as listed in Section 18.67.080 "Design Criteria", Subsection G "Bonus Densities";
   d. Environmental features have been preserved;
   e. All provisions of this section have been met;
   f. Time limit, if any, for the entire development and specified stages;
   g. Development in accordance with the comprehensive plan;
   h. Public purposes have been served and;
   i. Conformance with the Master Plan and/or Development Plan.

(11)
18.67.110 PUBLIC HEARING PROCEDURE.

1. Before final action on the proposed Master Plan application, the Board of County Commissioners shall hold a public meeting as set forth in RCW Chapter 35.70. The Board may approve, modify or deny the proposed planned development and shall cite findings of fact supporting their action. The approval by the Board of County Commissioners of a Planned Residential Development district shall constitute a change in the official zoning map of Douglas County.

2. Planned Residential Development areas may be approved within any zoning classification subject to Section 18.67.020 and Section 18.67.030 of this Chapter and shall not constitute spot zoning. Such areas shall be identified on the official zoning map by the symbol "PRD" and with appropriate reference to the PRD plan and explanatory text.

18.67.120 TERMINATION OF THE PRD ZONE.

1. Physical development of the PRD zone shall be commenced within two (2) years from the date of adoption of the resolution establishing the PRD zone.

2. If no development has occurred within the time specified the Board of County Commissioners shall hold a public hearing and the applicant shall show cause why the zone shall not be changed back to the original zone.

3. An extension of time, not to exceed one (1) year may be granted by the Board of County Commissioners when extenuating circumstances can be clearly shown by the applicant. The request for an extension of time shall be submitted to the Board of County Commissioners in writing by the applicant prior to the expiration date and shall clearly state the reasons why the physical development has not been commenced and the PRD zone has not been utilized.

4. If the application for a development plan is not approved within the two (2) year period or within the time for which an extension has been granted, the PRD zone shall be considered abandoned, and the development of the property shall be subject to the normal requirements and limitation of the underlying zone and the Douglas County Subdivision Regulation. It is the applicant's responsibility to adhere to all development deadlines.
18.67.130 APPLICATION FOR A DEVELOPMENT PLAN.

1. Concurrently with or after the establishment of a PRD zone and prior to the termination date as specified in Section 18.67.120, an application for approval of a Development Plan which is in substantial conformance with the approved Master Plan shall be filed with the Planning Commission. A Development Plan may cover all or a portion of the property. No building permit shall be issued for any new building or structure unless a Development Plan covering the area has been approved by the Planning Commission.

2. Development Plan application shall be accompanied by the following:

   A. The Development Plan shall include the following:
      
      a. The exact boundaries and legal description of the property to be developed.
      
      b. All proposed improvements that are to be constructed on the land and their precise locations including, but not limited to all residential and non-residential structures, recreational facilities, walls and fences, trash areas, streets, snow removal, trails and walk areas.
      
      c. Common open space showing size, grades, and function upon completion.
      
      d. The location and dimension of all off street parking facilities.
      
      e. The location and size of any public or quasi public facilities such as schools, churches, and parks.
      
      f. A tabulation of the percentage of total building coverage of the development.
      
      g. A tabulation of densities within each project area or sector.

   B. Building elevations of typical architectural types to be constructed.

   C. A schematic landscaping plan indicating the type and size of plant material to be used and method of providing permanent maintenance to all planted areas and open spaces.

   D. Floor plans of typical dwelling units, the unit size in square feet, and the amount of private open space in square feet.

   E. If applicable, a subdivision map showing land divisions. The tentative and final subdivision map shall comply with the
county Subdivision Ordinance and the State Subdivision Map.

7. A proposed construction schedule from ground breaking occupancy. All common open space, as well as public and recreational facilities, shall be specifically included in the construction schedule and shall be constructed and fully improved or bonded by the developer prior to occupancy of residential structures.

18.67.140 PROCEDURE FOR APPROVAL OF A DEVELOPMENT PLAN.

1. The Planning Commission shall hold a public hearing on such application. It may approve the Development Plan if it finds the criteria set forth herein have been satisfied subject to such conditions as it deems necessary. The Planning Commission may deny the application if it finds the criteria is not being satisfied or that such application would be detrimental to the public peace, health, safety, or welfare. If the Development Plan is submitted separately and after approval of a Master Plan, the decision of the Planning Commission shall be final unless appealed to the Board of County Commissioners in accordance with Section 18.67.100 "Public Hearing Procedures".

18.67.150 MINOR AND MAJOR ADJUSTMENTS.

1. Minor adjustments may be made in connection with the construction of a Planned Residential Development. Such adjustments shall be approved by the Planning Director prior to the issuance of a building permit. Minor adjustments are those which may affect the precise dimensions or siting of buildings, but which do not affect the basic character or arrangement of buildings, increase the total amount of floor space or the number of dwelling units, nor decrease the amount of parking and loading facilities, nor change any points of ingress and egress to the site.

2. Major adjustments are those which substantially change the basic design, density, open space or other similar requirements or provisions. Prior to any major adjustment, no building or other permit shall be issued without a review and approval before the Planning Commission and Board of County Commissioners.