

**CITY OF GRAYSON, KENTUCKY
PLANNING AND ZONING REGULATIONS**

ARTICLE 14

PLANNED RESIDENTIAL DEVELOPMENT

ESTABLISHED BY: ORDINANCE #13-2001 on NOVEMBER 6, 2001

AMENDED: NONE

14.1 INTENT.

Two or more detached dwelling units may be placed on the same parcel or lot of land in any residential zone if approved as a planned residential development as provided herein. Such project may vary from the requirements of the zone in which it is located only as specifically provided herein. Only the owners of such property may submit project plans or by persons having a binding sales contract.

14.2 DETACHED DWELLING UNITS DEFINED.

Detached dwelling units are single family, two family, or multi-family residential buildings. For purposes of this Article buildings connected by breezeways or similar connections shall be considered to be separate buildings rather than one building, a ranch, a motel, garden, butted buildings, or other design types may be counted as single detached buildings as long as they do not exceed two hundred (200) feet in length and such buildings exceeding this length shall be considered as two (2) or more detached buildings and shall be permitted only in group residential projects.

14.3 PERMITTED USES.

Dwelling units and accessory use as permitted in residential zones are permitted in a group residential project. Other uses are prohibited.

14.4 PROCEDURE.

The Commission shall follow the following procedure for approval of Group Residential Projects:

14.41 **Development Plan Required.** The Commission shall require a final development plan containing the information as provided by Article 16 hereinbelow and, in addition, containing the number and type of dwelling units for each building and type of other structures. The Commission shall review the plan for provision of safe, convenient, efficient and harmonious groupings of buildings in relation to their intended use; transportation and utilities in relation to the building served and general circulation needs; open space in relation to needs of the occupants; and for conformance to any other necessary requirements. The project shall be planned to properly blend with all surrounding property and shall be compatible with the objectives of the comprehensive plan and the spirit of this Zoning Ordinance.

14.42 **Public Hearing Required.** The Commission shall give notice as provided for a zoning map amendment and hold a public hearing before proceeding to approve, modify, or disapprove the plan for a group residential project, based upon a finding whether the proposed project meets the standards provided in Section 14.41 hereinabove and the provisions of this Article 14.

**CITY OF GRAYSON, KENTUCKY
PLANNING AND ZONING REGULATIONS**

14.43 Performance Bond May Be Required. After the Commission approves the plan, a performance bond, if requested by the City Council, shall be submitted to the City of Grayson in an amount required by the City Engineer as appropriate to cover the costs of installing any designated physical improvements. The City Council shall release the bond whenever the City Engineer certifies that the improvements have been completed to the specifications required. After the bond is posted, the Commission's secretary or Chairman shall sign the plan indicating the date of approval and any other restrictions imposed by the Commission.

14.44 Building Permit Required. After Commission formal action of outright or conditional approval and signing by the Secretary of the Commission, the Building Inspector may issue building permits in conformance with the approved plan upon receipt of a certified copy of the plan.

14.5 MINIMUM DESIGN STANDARDS.

14.51 Minimum Project Size. The project shall not be less than two and one half (2 ½) acres.

14.52 Density. The total dwelling units of all buildings shall not exceed the maximum dwelling units permitted in the zone in which the project is located, unless specific permission is given by the Commission to exceed said permitted dwelling units by no more than five (5%) percent for each two (2%) percent additional recreation area that is provided over the minimum required.

14.6 YARD REQUIREMENTS.

Individual yard requirements may depart from those usually required in R-1 and R-2 zones except they shall be maintained along all boundaries of the planned development area.

14.7 STREETS AND UTILITIES.

Although the Commission may permit private streets and utilities rather than public dedication, such private rights-of-way, easements and physical improvements shall meet the same standards imposed under similar improvements as if they were to be dedicated. Full and proper circulation shall be provided for vehicles and pedestrians, underground and aboveground waste disposal and energy supply utilities. All should properly relate to similar existing or proposed facilities on surrounding property. Costs of any improvements designated by the Commission shall be shown regardless of whether such are to be dedicated or retained in private ownership. Cross sections of streets and other improvement drawings may be required. A part of every residential building shall not be further than sixty (60) feet from an access roadway or drive providing vehicular access from a public street, and not farther than five hundred (500) feet measured along the route of vehicular access from a public street.

14.8 COVENANTS, RESTRICTIONS, AND DEVELOPMENT TIMING SCHEDULE.

A written statement shall accompany the plan explaining any restrictions, covenants, project timing and completion plans considered necessary by the Commission to insure proper execution and development. A development timing schedule also may be required that

**CITY OF GRAYSON, KENTUCKY
PLANNING AND ZONING REGULATIONS**

coordinates all portions of the project and, if the schedule is not adhered to, the Commission may extend the schedule if valid reasons are provided by the developer, or may revoke its approval of all or any part, of the previously approved project plan after giving the developer a hearing before the Commission. Additional plan items also may be required by the Commission to insure proper planning of the project.

14.9 OTHER REQUIREMENTS.

Except as modified herein, the project shall conform to the requirements of this Zoning Ordinance for the zone in which it is located.