

ARTICLE 7
PLANNED RESIDENTIAL DISTRICT (PR)

Sec. 7.0. Intent.

It is the intent of this article that use regulations and density controls be established for low density single-family residential districts which may be added to the city through annexation. The Planned Residential District provides for somewhat lower density residential single-family development than the R1, R2 or R3 Districts, in keeping with the environmental and topographical characteristics of the hillside areas adjacent to the present city boundaries. It is the intent of this article that developments in areas where these regulations are applicable respect the preservation of unique views which are integral to the natural heritage of the city and the character and density of surrounding areas. The PR District use and density control regulations are intended to apply to new zoning designations subject to full review and approval by the common council of the city. They are applicable to any area which may be annexed in the future by the city where lower density residential development will meet the objectives of this article.

Sec. 7.1. Permitted uses.

Within the PR Planned Residential Use District, permitted principal, special and accessory uses shall be as specified in the following sections. Permitted uses in the PR District are further identified in section 4.14 of this chapter, entitled "Use regulation table".

7.1.1 Permitted principal uses.

1. Adult care facilities.
2. Churches or places of worship.
3. Day care centers.
4. Detached single-family dwellings.
5. Governmental uses.
6. Libraries.
7. Museums.
8. Nursery schools.
9. Public and private schools.
10. Public parks and recreational uses.

7.1.2 Permitted accessory uses, buildings and structures.

1. Accessory uses and structures customarily incident to any of the uses mentioned for this use district, and not on the same lot.
2. Accessory uses and structures customarily incident to any of the uses mentioned for this use district, and on the same lot.
3. Antennas.

4. Private parking lots.
- 7.1.3 Special permitted uses. The following uses may be permitted in the PR Planned Residential Use District consistent with the provisions of this law and provided that a special use permit is approved by the planning board:
1. Bed and breakfasts.
 2. Clustered projects.
 3. Colleges and institutions of higher education.
 4. Multi-family dwellings.
 5. Private golf courses.
 6. Semi-detached single-family dwellings.
 7. Senior citizen housing.
 8. Two-family dwellings.

The following uses may be permitted in the PR Planned Residential Use District consistent with the provisions of the law and provided that this special use permit is permitted by the zoning board of appeals.

3. Home occupations.

Sec. 7.2. Dimensional requirements.

The dimensional requirements for this district are specified in section 6.1, entitled "Law density control schedule", which is part of this law.

Sec. 7.3. Off-street parking requirements and loading requirements.

The off-street parking and loading regulations are specified in Article 10, Sections 10.3 and 10.4, of this law.

Sec. 7.4. Signage.

Signs are permitted as listed in article 11, section 11.21 of this law.

Sec. 7.5. Site plan review.

Site plan review and approval shall be secured as required in Article 9 of this law.