

Sec. 94-129. - Providencia Park district (PPD).

- a. *Intent.* The intent of the PPD is to preserve the historic character of the residential structures by supporting single-family uses and the adaptive reuse of large homes for professional office uses within the PPD-PO subdistrict. The combination of residential uses and professional office has allowed the neighborhood to maintain the residential character and to provide flexibility for property owners. All proposed developments shall have a similar ratio of open space created through the setback requirements and maximum lot coverage with a high percentage of tree canopy.
- b. *Development characteristics.*
 1. A high percentage of landscaping and tree canopy.
 2. Alleys are encouraged for service related uses.
 3. Adaptive reuse of eligible historic structures is encouraged.
- c. *PPD subdistricts shall include:* PPD-R and PPD-PO.
- d. *Subdistrict requirements.* Developments shall comply with Table IV-40.
- e. *District requirements.*
 1. *Parking.*
 - a. Parking shall be located behind the main building structure, where possible.
 2. *Special requirements.*
 - a. *Alleys.* Where possible, alleys which are improved shall be utilized as the primary parking access for proposed developments.
 - b. *Minimum lot area.* Lots of record which existed prior to the adoption of these urban regulations may be considered buildable without limitation to minimum lot size.
 - c. Professional offices shall be residential in character to protect the neighborhood.

TABLE IV-40: BUILDING REQUIREMENTS — PPD-R & PPD-PO	
(a) HEIGHT	
3 stories or 40' whichever is less; 3 (40')	
(b) DENSITY	
Maximum	14 DU/Acre
(c) LOT AREA	
Minimum	5,800 square feet
Maximum	15,000 square feet
(d) MAXIMUM BUILDING FOOTPRINT	
STORIES	
Ground (12')	40%
2	40%
3 (40')	12%
(e) SETBACKS	
MAIN BUILDING	MINIMUM
Front	25'
Side Street	10'
Side Interior	20% of lot width; 5' min per side
Rear	20'
OUTBUILDING/ACCESSORY APARTMENT	AREA NOT TO EXCEED 1,000 SF
Front	40'

**TABLE IV-40:
BUILDING REQUIREMENTS — PPD-R & PPD-PO**

Side Street	10'
Side Interior	5'
Rear	5'

(Ord. No. 4213-09, § 6(Exh. A), 6-29-2009)