

## ARTICLE IX

## SCHEDULE OF DISTRICT REGULATIONS ADOPTED

SECTION 9.5A PRC, PLANNED RESIDENTIAL-CONSERVATION. (Inactive - 5/23/05)

*PURPOSE: This district is intended to provide a quality medium density residential district by utilization of building and site design criteria and by requiring the conservation of open space areas owned in common and accessible, at a minimum, to all residents of the subdivision. These districts are generally located wherever opportunities are found for open space conservation or where existing natural or historic features require conservation. The PRC district may be located as a transitional use, generally from commercial uses into low density residential.*

- (1) *PRINCIPAL PERMITTED USES:*
  1. *Single-family residences served by sanitary sewer; and*
  2. *The principal permitted uses common to all residential districts..*
- (2) *PERMITTED ACCESSORY USES: The permitted accessory uses common to all residential districts.*
- (3) *CONDITIONAL USES: The conditional uses common to all residential districts.*
- (4) *SPACE LIMITS:*
  1. *Minimum Lot Area: None;*
  2. *Maximum Lot area: None;*
  3. *Minimum Lot Width: 55 feet at building line;*
  4. *Maximum Height of Building: 35 feet;*
  5. *Minimum Front Yard: 10 feet from right-of-way line;*
  6. *Maximum Ground Coverage Including Accessory Buildings: 75 percent;*
  7. *Minimum Rear Yard: 40 feet abutting low-density residential zones, right-of-way and exterior lots, 20 feet for interior lots and/or where abutting similar zoning;*
  8. *Minimum Side Yard: 5 feet;*
  9. *Minimum Side Yard on Street Side of Corner: 10 feet; and,*
  10. *Minimum Street Frontage: 40 feet..*

(5) PRC DESIGN CRITERIA:

- a. Single family residences shall meet the following requirements:
1. Minimum floor area: seventeen-hundred (1,700) square feet – single-story, eighteen-hundred (1,800) square feet – two-story;
  2. Garages or carports required: structures for the storage of two-vehicles shall be provided for each dwelling;
  3. The minimum roof pitch shall be 6:12 and maximum roof pitch shall be 10:12.
  4. Exterior: Walls shall be clad in brick, stone, stucco, and/or Hardiplank masonry lap siding. Installation must conform to International Residential Code;
  5. Chimneys located on an exterior elevation of the dwelling must extend to the ground and be clad in masonry; and
  6. Porches: Porches shall be six-feet (6') in depth, and have a minimum of seventy-two (72) square feet in area. No two adjoining dwellings shall have the same porch design.
- b. PRC subdivisions shall meet the following requirements:
1. Maximum density: Five (5.0) units per acre;
  2. No less than fifty-percent (50%) of the single-family residences shall have the front façade contain brick, stone, or stucco or combination with a minimum of a twelve-inch (12") return on side elevations. No less than sixty-percent (60%) of the front façade surface area shall consist of these masonry materials;
  3. All yards shall be sodded with centipede or Bermuda grass. Other acceptable drought resistant grass species may be approved by the City Arborist;
  4. One (1) decorative yard light fixture shall be placed one foot outside of the right-of-way. Fixture type shall be approved by the Planning and Development Director;
  5. No less than twenty-five-percent (25%) of the subdivision gross land area shall be reserved as open space; and
  6. Open space shall meet the requirements of the Snellville Development Regulations (Article 5).

(6) SPECIAL USES:

I. Place of worship.