

Section 9.5A. - PRC, Planned residential-conservation.

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.
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:* ten feet from right-of-way line.
6. *Maximum ground coverage including accessory building:* 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:* five feet.
9. *Minimum side yard on street corner:* ten feet.
10. *Minimum street frontage:* 40 feet.

(5) *PRC design criteria:*

- a. Single family residences shall meet the following requirements:
 1. Minimum floor area: 1,700 square feet - single story, 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.
 6. Porches: Porches shall be six feet in depth, and have a minimum of 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: 5.0 units per acre.
 2. No less than 50 percent of the single family residences shall have the front facade contain brick, stone, or stucco or combination with a minimum of a 12 inch return on side elevations. No less than 60 percent of the front facade 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 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 25 percent of the subdivision gross land area shall be reserved as open space.
 6. Open space shall meet the requirements of the Snellville Development Regulations (article 5).

(6) *Special uses:*

1. Place of worship.

(Ord. of 2-24-2003(5); ZOA 17-04, § 6, 1-8-2018)

Footnotes:

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Editor's note— *Two separate ordinances adopted May 23, 2005, added new §§ 9.16 and 9-17 to the zoning ordinance pertaining to conservation subdivision overlay (CSO) district requirements and the residential village overlay district, respectively. Both ordinances also contained the following provision:*

"Upon adoption of this [these] Section[s], the Planned Residential Conservation (PRC) district will be inactive and no new rezoning applications will be accepted for that district."