

Sec. 8-3056. Group development standards.

Group development projects consisting of two or more principal buildings devoted to a common or similar use and constructed on a single lot may be permitted in any of the various districts established by this chapter, provided that such project shall be approved by the metropolitan planning commission:

- (a) *Design standards generally.* The MPC shall review group development projects according to the requirements and development standards for "P" district development plans under section 8-3031, "planned district."
- (b) *Street access.* Any building established as part of a group development project which cannot properly be served by emergency or service vehicles from an abutting street shall be made accessible to such vehicles by a paved driveway having a roadbed width of not less than 20 feet, exclusive of parking spaces.
- (c) *Location.* No dwelling structure established as part of a residential group development shall be situated on a lot so as to face the rear of another dwelling structure within the development or an adjoining property.
- (d) *Lot size.* Residential group developments shall comply with the lot area design standards for the zoning district within which they are located; however, drives, parking spaces and other nonenclosed car areas shall not be included in determining land area calculations.