

Sec. 4-9. Development Standards in P-N-T Districts.

- a. Intent: The purpose of this district is to recognize predominately residential areas which: (1) Front along major or secondary arterial streets, (2) Are located directly across from or adjacent to B (Business) zoned properties, existing business uses or public uses which deter or impair the livability of residential development; (3) Possess special or unique land use or architectural qualities; (4) Face redevelopment pressures but are not protected by an Historic Zoning District or compatibility design standards; and (5) Require special development standards, criteria and review procedures to protect the area's special characteristics, address development pressures, and preserve the residential character of the area by allowing for alternative uses through compatible construction or the conversion of structures to a limited number of uses compatible with the existing neighborhood.
- b. Planned Requirement: A general development plan shall accompany all requests for rezoning to a P-N-T (Planned Neighborhood Transition) classification. Such plan shall be submitted to the MPC for review and recommendation to the Chatham County Commissioners.

Upon approval of rezoning, such development plan shall be made a part of the zoning action. A specific plan may be submitted in lieu of a general plan as set forth in subsection (d) of this section.

- c. General Plan Requirement: The general plan shall include the proposed use or reuse of the property and shall show the location of existing and/or proposed buildings; location of proposed off-street parking and driveways; landscaping and any fencing or screening buffers; and show through illustration and/or statements how the proposed use of the property will be visually compatible with surrounding properties, including an analysis of how the anticipated traffic generation, circulation, and off-street parking patterns will affect the area's residential development.
- d. Specific Plan: No development or reuse of the property shall take place within a P-N-T District until a detailed specific development plan for the property has been submitted to the Planning Commission for review and approval. The specific plan shall be consistent with the general development plan approved at the time of rezoning.
- e. Specific Plan Requirements: Specific development plans shall show in detail the layout of existing streets, access ways and curb cuts; parking areas, open spaces and buffers, and landscaped areas; pedestrian ways; the location and

use of all existing and proposed buildings; and such other significant details as may be reasonably required by the Planning Commission to assure that the residential character of existing structures and the adjacent area will be protected.

- f. Certificate of Visual Compatibility Required: No permit shall be issued to make any of the following building changes within a P-N-T District until the plans for such building changes have been reviewed, approved and certified by the MPC as complying with the visual compatibility requirements as set forth in subsection (g):
- (1) Moving a building into or within a P-N-T District.
  - (2) Material change in the exterior appearance of existing buildings by addition, reconstruction, alteration or conversions.
  - (3) Construction of, or major improvements to, a principal building or accessory building or structure where such activity is subject to view from a public street or from adjacent properties.
  - (4) Change in existing landscaping, walls and fences, or construction of new walls and fences, if such activity is along or visible from any public street, or from adjacent properties.
  - (5) Erection or placement of any sign not otherwise permitted in the R-1 (one-family) residential zoning district.
- g. Visual Compatibility Requirements: Within a P-N-T District, the design and construction of a new building and the design and construction of alterations to an existing building that is moved, reconstructed, materially altered or repaired shall be brought into conformity with the design standards for the P-N-T district and shall be visually compatible with the residential buildings to which such building is visually related in terms of the following features:
- (1) Height: The height of proposed buildings shall be visually compatible with adjacent residential buildings.
  - (2) Proportion of building's front facade: The relationship of the width of building to the height of the front elevation shall be visually compatible to residential buildings and places to which it is visually related.
  - (3) Proportion of openings within the facility: The relationship of the width of the windows to height of windows in a building shall be visually compatible with residential buildings and places to which the building is visually related.

- (4) Rhythm of buildings on street: The relationship of building to open space between it and adjoining buildings shall be visually compatible to the residential builds and places to which it is visually related.
- (5) Rhythm of entrance and/or porch projection: The relationship of entrances and porch projections to sidewalks of buildings and places shall be visually compatible to the residential buildings to which it is visually related.
- (6) Relationship of materials, texture: The relationship of materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the residential buildings to which it is visually related.
- (7) Roof shapes: The roof shape of a building shall be visually compatible with the residential buildings to which it is visually related.
- (8) Walls of continuity: Appurtenance of a building such as walls, wrought iron, fences, evergreen landscape masses and building facades shall, if necessary, form cohesive street scapes, to ensure visual compatibility of the building with the residential buildings and places to which it is visually related.
- (9) Scale of a building: The size of a building, the building mass of a building is relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the residential buildings and places to which it is visually related.
- (10) Directional expression of front elevations: A building shall be visually compatible with the residential building and places to which it is visually related in its direction character, whether this be vertical character, horizontal character or nondirectional character.
- (11) Architectural style: Exterior changes to existing buildings shall be of the same residential architectural style as the original structure or of a style compatible with the adjacent residential dwellings.

New buildings shall be of the same residential architectural style prevalent in the surrounding neighborhood.

- (12) Signage: Any sign shall be of a low profile, indirectly or nonilluminated design, constructed of materials compatible to the area, set back twelve (12) feet from any property line and be not greater than ten (10) square feet in area.

- h. Permitted Uses: Uses permitted within a P-N-T District shall be limited to the following:
- (1) Uses permitted within the R-1 District.
  - (2) Two-family dwelling structures.
  - (3) Interior decorating business.
  - (4) Teaching of music, voice, and dance.
  - (5) Photography studio.
  - (6) Principal, temporary or incidental use sign as approved by the MPC.
  - (7) Offices provided they do not exceed 2,000 square feet in gross floor area.
  - (8) Beauty shop/barber shop.
- i. Development standards: Within a P-N-T District the development standards shall be those standards for the R-1 District as set forth in section 4-6.2, "Schedule of Development Standards," provided that vehicular access from an adjacent arterial roadway shall be limited, where feasible, to a single curb cut not more frequent than one in every one hundred and fifty (150) feet of street frontage. The use of joint-use driveways and service drives to limit the number of curb cuts along arterial streets is encouraged. Off-street parking for more than six (6) automobiles and all loading/unloading areas shall be situated in the rear of the building and shall be screened from the view of adjacent residential properties and public right-of-way.
- j. Nonconforming uses and structures: Nonconforming uses and nonconforming structures shall not be enlarged or expended. A nonconforming modular or portable structure shall be demolished, removed or brought into compliance with the design standards of the P-N-T District prior to any change in use. All other nonconforming structures shall be screened from view or made visually compatible with the area's conforming residential structures prior to any change in use.
- k. Approval of Specific Development Plan:
- (1) The Planning Commission's approval of the specific development plan shall constitute a finding by the Planning Commission that:

- a. The development is visually compatible with surrounding conforming residential properties.
  - b. The development complies with all development standards set forth in this chapter, or, to the extent any improvements, setbacks, easement, parking, loading or other elements of the development are shown on the specific development plan which vary from such standards, such variances are approved in accordance with the criteria set forth in subsection (1) of the chapter.
- (2) Specific development plans approved by the Planning Commission shall be certified to the Zoning Administrator for the issuance of applicable permits. No building permit shall be issued for the construction of any improvements that are not shown on a specific development plan as approved by the Planning Commission.
- I. Variances: Development standards shall be applied as provided elsewhere in this chapter, provided that the Planning Commission may approve variances from these requirements at the request of the developer on a finding that such variances would:
- (1) Be in keeping with the overall residential character of the area.
  - (2) Not be contrary to the purpose and intent of this chapter.
  - (3) Not be detrimental to existing or proposed surrounding uses.
  - (4) Serve public purposes to a degree equal to or greater than the standards replaced.