

[Chapter 16.18 \(TROZ\) TRANSITIONAL RESIDENTIAL OVERLAY ZONE.](#)

Section 16.18.04 Residential Planned Performance Developments in the (TROZ) Transitional Residential Overlay Zone.

- (1) All residential development in the (TR) Transitional Zone, or in attached single-family areas, shall be required to submit as a Planned Performance Development and provide curb, gutter, sidewalks, planting strips and trails through the development, as determined by the Planning Commission based upon the density and proposed use of the development. Properties must be zoned (TR) Transitional in order to develop under the provisions of this chapter.
- (2) All residential developments within a Planned Performance Development must comply with the general standards set forth in Chapter 16.29, as well as those for the zone in which the development is located in order to be granted the base density. Density bonuses will be considered for exceeding the standards.
- (3) The density for the residential Planned Performance Development will be determined by the Planning Commission using the Performance Chart (See Chapter 16.29) as a guideline, taking into consideration the extra amenities and public benefit items being provided to the development as well as the public in general. In the event a benefit is offered that is not contemplated by the chart, the Planning Commission may assign a density bonus as deemed appropriate to the benefit being provided, and considering whether the density will fit appropriately on the property.
- (4) Reasonable conditions will be set to insure compatibility with surrounding uses and architecture, as well as to mitigate any adverse impacts to the surrounding uses or the County as a whole.
- (5) The endnotes contained on the Performance Chart (See Chapter 16.29) shall be considered part of this section as though fully set forth herein.
- (6) At a minimum to develop lots of one (1) unit per acre, the development must provide cement curbs, gutters and sidewalks, as well as landscaped planting strips. Sidewalks shall be a minimum of four (4) feet in width and planting strips shall be a minimum of five (5) feet in width. Extra width may be considered as a basis for a density bonus according the Performance Chart.