**Proposed Planned Development Housing (PD-H) District**

**GENERAL PURPOSE AND DESCRIPTION**

This Planned Development Housing (PD-H) District is proposed as a means to provide the City and the Developer with an alternate to the standards set forth by the City for their mutual benefit. The PD-H is intended to improve property utilization by facilitating the highest and best uses, strengthen the area economy, and promote the general welfare of the community.

The proposed development does provide additional benefits to the city that would not be the case if the land was developed as straight zoning. These benefits include:

* A cluster-housing concept that increases residential density in the downtown area. Additional residential options help to provide sustainability of the down revitalization effects by providing downtown retail, shops, and services with customers that live within walking distance.
* Under the cluster-housing concept, homes will be facing other, creating a micro-neighborhood inside the downtown area and providing a sense of community.

**SECTION 1: LAND USES**

The following range of land uses shall be permitted by right in this PD-H District:

* Zero-Lot Line Single Family Detached Dwellings (Patio Homes)

**SECTION 2: PHYSICAL DEVELOPMENT**

Physical development in this PD-H District shall generally comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to single family detach dwelling development on properties zoned Residential District-5000 (R5D) and the patio home requirements of Chapter 62-167. The following standards shall be applicable:

1. Lots can be platted that are not adjacent to or otherwise contiguous with a Public Right-of-Way.
2. All lots shall have access either by Public Right-of-Way or Shared Access Easement(s).
3. Lots shall be a minimum of 1350 square feet.
4. Lots shall have a minimum width of 22.5 feet.
5. Lots shall have a minimum depth of 60 feet.
6. Corner lots shall have a minimum width of 4 feet greater than interior lots.
7. There shall be no minimum front or rear yard setback.
8. Homes will be constructed at least 6-feet from one side lot line
9. Each home shall have a minimum of two parking spaces, provided by either on-street or off-street parking facilities.

**SECTION 3: SUBDIVISION OF LAND**

The subdivision of land in this Planned Development Housing District shall be allowed in accordance with Chapter 110 Subdivisions of the City of Bryan Code of Ordinances Subdivision of the property into Single-Family Detached Dwelling lots shall be permitted as per the adopted development plan drawing.