

MH-2	1 (net acreage)
A-5	.2 (one unit per five acres) (net acreage)
R-1-A	1 (net acreage)
GCD	10 (gross acreage)
R-1-20	2 (3-5-14)
R-1-15	2.25 (3-5-14)
R-1-12	2.5
R-1-10	3.0
R-1-9	3.5
R-1-7.5	4.0
R-2-7.5	4.0

An applicant may present a flexible project layout for consideration by the City based on the Base Density described above. However, applicants may be eligible for a density bonus as described in Section 20.10.5. (10-1-08)

**20.10.4 Minimum Standards** (7-6-05)

20.10.4.1 Open Space

~~20.10.4.2 Recreational Vehicle Parking~~

~~20.10.4.3 20.10.4.2 Covered Parking – Garages~~

~~20.10.4.4 20.10.4.3 Attractive Elevations – Variety~~

~~20.10.4.5 20.10.4.4 Exterior Materials~~

~~20.10.4.6 20.10.4.5 Connection with Trails Master Plan~~

~~20.10.4.7 20.10.4.6 Setback Requirements~~ (2-20-13)

**20.10.4.1 Open Space**

Each Planned Residential Development is required to contain at least ten (10) percent open space that may contain recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, or landscaped areas. However, land used to provide storm retention basins shall not be used to satisfy the ten (10) percent open space requirement nor be used to obtain a density bonus in accordance with Section 20.10.6.10 herein.

The open space may be held in common, administered by a homeowners association, dedicated to the City upon acceptance by the city council, or used to provide amenities in the development. Maintenance of the open space is the responsibility of the owner of the development, if held in single ownership, or a homeowners association, if the dwelling units are sold separately, unless dedicated to the City and accepted by the city council. (7-6-05)

Each applicant for a Planned Residential Development shall, as part of the application, submit a detailed improvement plan indicating the landscaping, trails, facilities, and other amenities proposed in the development. Upon approval of the amenities package by the city council in exchange for a density bonus, the

applicant will be required to complete all improvements in accordance with the development approval. Furthermore, if any open space area is anticipated to be dedicated to Payson City, the landscaping materials, sprinkling system and other improvements shall be completed in accordance with any design or improvement standards adopted by Payson City. (7-6-05)

**20.10.4.1.1 Open Space Transfer**

The city council may consider an alternate open space plan for the development. For example, the open space requirement may be satisfied outside the development in exchange for payment by the applicant equal to the fair market value of the property and associated improvement costs to be used in the purchase or complete improvements of a larger regional open space facility. Furthermore, an applicant may be eligible for a density increase by providing additional funds for the purchase or complete improvements of a larger regional open space facility consistent with the density bonus amenities listed herein. (2-20-13)

**20.10.4.2 Recreational Vehicle Parking**

~~Recreational vehicle / trailer parking and storage is not allowed in multi-family residential developments. This need should be met by private storing companies. Parking of recreational vehicles on street is also regulated in Chapter 19.24 herein. Any proposed Planned Residential Development that includes more than twenty (20) dwelling units shall provide parking for recreational vehicles. The applicant must show that the parking area is large enough to accommodate one recreational vehicle for each five dwelling units in the proposed development. The recreational vehicle parking area shall be enclosed by a sight obscuring fence in a less visible location in the proposed development.~~

~~The recreational vehicle parking shall be owned and maintained by the owners of the development by means of a homeowners association or other acceptable entity. Use of the recreational vehicle parking area shall be determined by the restrictive covenants of the development. (12-6-00)~~

~~The city council may waive or reduce the requirement for recreational vehicle parking if the following can be demonstrated by the applicant:~~

- ~~1. The development is considered infill development located in an established portion of the community.~~
- ~~2. The elimination of the recreation vehicle parking will result in more preferable lot arrangement~~

**Commented [JS1]:** Also in RMF zone. What are other cities doing?

~~and no additional units are created by the elimination or reduction of recreational vehicle parking.~~

~~3. The lots in the subdivision are large enough to accommodate recreational vehicle parking on each lot. (5-5-04)~~

**20.10.4.3 Covered Parking – Garages**

Each dwelling unit in a Planned Residential Development shall include at least a two (2) car garage that measures no less than twenty (20) feet by twenty (20) feet. (7-6-05)

**20.10.4.4 Attractive Elevations – Variety**

Each residential structure should include, at a minimum the following design elements:

1. A variety of elevations, roof types (i.e. mansard, hip, gabled, traditional), colors, materials, and other architectural features will be incorporated into the housing units eliminating or greatly reducing the impression of tract housing.
2. Garage doors should not be the most prominent feature of the structure. Side entry garages that do not face public streets, garage doors that are recessed from the front of the structure, or other creative solutions are highly encouraged.
3. Dwellings with the same or similar elevations will not be placed adjacent to each other or across the street from dwellings with the same or similar elevations except when the applicant is approved to have limited variation by the city council in a Planned Residential Development (2-7-07)

Failure to incorporate these minimum design standards into the proposed structures in the development may result in denial of the request for a Planned Residential Development. (7-6-05)

**20.10.4.5 Exterior Materials**

The materials used to construct the structures in a Planned Residential Development will represent an upgrade from typical construction practices. At a minimum, all residential structures within a Planned Residential Development will include at least eighty (80) percent hard surface exterior materials defined as brick, stucco, stone, cementitious siding or approved equal products. (9-1-10)

Notwithstanding the provisions above, and by their legislative authority, the city council may allow exterior materials other than those listed above (i.e. vinyl siding, engineered simulated wood siding) to be used in the Planned Residential Development. It shall be the applicant’s responsibility to demonstrate that the use of alternative products will complement and

enhance the architectural style and overall character of the development. The following criteria will be used to determine if the exterior materials will enhance and complement the development.

- The use of other materials should serve to increase the variety of housing options and reduce monotony of housing design.
- The amount of information provided by the applicant such as detailed renditions indicating colors, building materials, elevations and other architectural features.
- A percentage of dwellings that will be constructed in the project using specific elevations, colors and building materials.
- The anticipated durability and maintenance aspects of the proposed materials and any methods incorporated to ensure on-going maintenance. (9-1-10)

**20.10.4.6 Connection with Trails Master Plan**

Any Planned Residential Development that is traversed by a trail designated in the Trails Master Plan will be required to install the trail consistent with the improvement standards adopted by Payson City. (7-6-05)

**20.10.4.7 Setback Requirements (2-20-13)**

The setbacks for each lot in a Planned Residential Development must be consistent with the requirements outlined in the underlying zone, unless otherwise approved by the city council.

To achieve the desired layout, the applicant may request the city council approve alternate setbacks for a Planned Residential Development. In no case will a reduction in a setback block a clear view area, encroach upon a recorded easement, or result in the blocking of pedestrian facilities by an automobile parked in the front yard area. The setbacks must be ratified in an agreement approved by the city council. The city council is not obligated to approve a request for alternate setbacks.

**20.10.5 Density Bonus**

An applicant for a Planned Residential Development is eligible for a density bonus based on additional amenities provided in the project approval. Density in excess of the base density may be considered for projects which satisfy the requirements of one or more of the density bonus amenities listed below or those listed in a Specific Plan and Annexation Agreement in accordance with Chapter 19.12 of the Zoning Ordinance. Each amenity is assigned a potential density bonus figured as a percentage increase in dwelling