



Planning & Economic Development

200 NE Moe Street | Poulsbo, WA 98370-7347

(360) 394-9748 | fax (360) 697-8269

www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

PLANNED RESIDENTIAL DEVELOPMENT

WHAT IS A PRD?

A Planned Residential Development (PRD) is a development designed in a manner that facilitates greater variety, creativity and diversified residential projects; preserves or protects unique or sensitive physical features; promotes more economic and efficient use of land; and provides open space and recreational amenities; than would be possible under conventional land development.

HOW DOES A PRD DIFFER FROM TRADITIONAL DEVELOPMENT?

Traditional development must conform to the general requirements of the Zoning Ordinance for minimum lot size, building setbacks, height, and lot coverage. The PRD process, requirements, and decision criteria allow for the general zoning requirements to be modified in order to foster site design that provide innovative and compatible developments that create a sense of place.

WHERE DO THESE REGULATIONS APPLY?

A tract of land to be developed as a PRD shall be located on a *residentially zoned property* and have a *minimum of 5 acres*. However, a smaller site size may be allowed if the review authority makes specific findings to support the conclusion that a PRD is in the public interest because one or more of the following conditions apply:

- A. The site contains critical areas and protected buffers.
- B. A physical or topographic feature of importance identified through a site analysis exists on the site or in the neighborhood, which can be conserved for use by the PRD.
- C. The property or its neighborhood has a historical character of importance to the community that will be protected by PRD.
- D. The property is adjacent to or across the street from property which has been developed or redeveloped under a PRD, and a PRD will contribute to or supplement the existing amenities, open space and values of the neighboring PRD.
- E. The PRD design contains unique or innovative design concepts that could not be achieved without a PRD.
- F. The proposed PRD is located in the RM or RH zoning district, or is adjacent to RM, RH, C or LI zoning district(s) on at least 2 sides.
- G. The proposed PRD provides an infill opportunity.
- H. A cottage housing development as stand-alone when at least 12 cottages are proposed or as part of a larger development.

USES PERMITTED

Any use consistent with the [comprehensive plan](#) and uses permitted in the underlying zoning designation will be permitted in PRD's, in accordance with the approved development plan.

PRD DEVELOPMENT STANDARDS

- A. Lot Sizes. When a PRD subdivision has an average lot size of four thousand square feet or less, a variety of lot sizes are desired to provide for market variety, clustering and creativity. The PRD design shall include at least three different lot size ranges distributed throughout the PRD. The applicant must demonstrate to the review authority how this requirement has been met through the required written narrative.

- B. Alleys. If a unit abuts an alley, the garage shall take access from the alley whenever possible. When parking is accessed from the rear of the lot, garages must be separated at least 25' from garage face to garage face in order to provide safe vehicle backout room.
- C. Privacy. Dwellings on lots without direct frontage on a public street should be situated to respect the privacy of abutting homes and to create usable private yard space for the dwelling(s). The review authority shall have the ability/discretion during the review process to establish alternate setbacks in order to accomplish this objective.
- D. Project Design. Site design for the entire project (including open space areas, recreational amenities, any attached units and/or condominium areas, and building architectural renderings) shall be submitted in support of the proposed PRD. The renderings shall include possible footprint locations and housing elevations or generally identified architectural style. Open space areas and preliminary location of active recreational amenities, trails, landscaping and other amenities shall also be identified.
- E. Individual Identity. Home individuality shall be achieved through the methods in [PMC 18.260.060 E](#).
- F. Landscaping. Landscaping in a minimum 10' wide strip shall be provided on site and visible along all public street frontage classified as a neighborhood collector.

ATTACHED UNITS

Attached dwellings, not to exceed fourplexes, may be allowed in the RL zone through a PRD if the proposal meets the following criteria:

- A. The overall site density does not exceed the zoning district maximum or the allowable density bonus.
- B. The attached units must be clustered and located within the interior of the project, along street frontages, or other areas which are compatible with adjacent residential zones.
- C. The attached units must be single-family in appearance.
- D. Architectural renderings are required.

OPEN SPACE AND AMENITY AREA

Common open space and other appropriate beneficial features are required for all PRDs and is based on the average lot size in the proposed development. The greater the deviation from the RL standard lot size, the greater the open space requirement. See [PMC 18.260.090](#).

Both passive and active recreational amenities (owned and maintained by the homeowners) are required to be provided for all PRDs, and shall be located within the required open space areas. See [PMC 18.260.100](#).

RESIDENTIAL DENSITY INCENTIVES

An increase in the density permitted by the underlying zoning district may be requested in exchange for public benefits through land dedications and facility improvements to help achieve comprehensive plan goals of creation of quality neighborhoods, affordable housing, public facility acquisition and improvement, low impact development techniques, environmentally responsible design, and pedestrian and walkability improvements. [PMC Table 18.260.110](#) identifies the public benefit benefits and associated density incentives.

MODIFICATION OF DEVELOPMENT STANDARDS

The city's standard development regulations may be modified for a PRD as set forth in [PMC Table 18.260.050](#) (see next page); all other development standards shall be as set forth in the underlying zoning district requirements.

TABLE 18.260.050 LOT REQUIREMENTS FOR PRD

Development Standard	RL zone (including any method of subdivision for SF detached)	RM/RH zoning district + attached units in RL district	No subdivision —commonly held ownership (condominium) for all R zones
Density	Per underlying zoning district and as allowed as bonus units in Section 18.260.110 .		
Minimum Lot Area	3,750 SF; 3,000 SF for detached single-family cottages.	No minimum lot area for attached 3,000 square feet for detached	5 acres or as a component of a PRD w/ subdivision
Minimum Lot Width	30'	20'	n/a
Minimum Lot Depth	70'	None	n/a
Maximum Building Lot Coverage	50%	60%	n/a
Front Yard Setback	10'	10'	n/a
Rear Yard Setback	5'	5'	n/a
Side Yard Setback	5'	5'	n/a
Street Corner Yard Setback	10' or greater if necessary for sight distance	10' or greater if necessary for sight distance	n/a
Perimeter Setback	n/a	n/a	20' and as required by PMC 18.260.070
Setback between Structures*	n/a	n/a	10'
Maximum Overall Building Lot Coverage	n/a	n/a	60%

STREET STANDARD ALTERNATIVES

The city’s street standards, as set forth in the city’s adopted [Developer’s Guide, Section 2](#), may be modified as provided below:

- A. On-street parking as required in local access streets table may be clustered at a ratio of 1/2 parking space/unit. The clustered parking spaces shall be located in parking bays adjacent to a public street or within commonly owned areas.
- B. Private roads may serve up to 9 single-family lots. Private roads must be a minimum of 16’ wide for two-way traffic and 10’ wide for one-way traffic (or as required by the fire department).
 - Private roads shall be placed in a commonly owned tract. The tract will be owned and maintained by the HOA.
 - Private roads must gain access from public streets .
 - If fire department access is to be met by a private road, the proposed private road must meet fire department design standards.
 - A sidewalk on one side of the private road built to city construction standards is required.
 - Private roads shall be paved full-width for their entire length.
 - A 10’ utility easement may be required.
 - Stormwater collection shall meet city standards. However, the city engineer may allow modifications such as an inverted crown or a thickened asphalt edge rather than curb; provided, that stormwater treatment will be adequate and safety will not be compromised.
 - No on-street parking is allowed on private roads unless provided in 8’ wide bulb-outs or in parking bays sized to appropriate parking stall sizes.
- C. Alleys are only permitted as secondary access. Alleys will be considered private roads and must meet the requirements in subsection B above with the following exceptions: alleys may provide secondary access for up to 14 units, and a sidewalk on one side will not be required.
- D. Sidewalks separated from public streets or private roads may be required.

- E. These specific modifications to the city’s Developer’s Guide may be utilized in PRD site design, and do not require prior city council approval in order for the application to proceed to the review authority.

REVIEW AUTHORITY AND PROCESS

- Before filing a PRD application, the applicant is required to schedule a pre-application conference. Pre-app conferences are intended to acquaint City staff and other agencies with a proposed development and to generally advise the applicant of applicable regulations and policies impacting the proposal. See the [Pre-Application Conference Handout](#) and [Application](#) for more information.
- PRD’s are processed as [Type III](#) applications according to the provisions of [Title 19](#).
- PRD application submittal requirements are listed in [PMC 18.260.130](#).
- Application fees are collected per [Resolution 2017-03](#).
- The review authority reviews the proposed PRD per the criteria in [PMC 18.260.140](#).
- The applicant or any interested person may appeal the decision of the review authority as set forth in [Title 19](#).
- Within 7 years following the approval of the PRD, the applicant is required to file a [final plat](#) or, if no subdivision is occurring, a final site development plan for review by the review authority. An extension of time up to but not exceeding one year may be granted per [PMC 18.260.170 B](#).

Disclaimer: this handout should not be used as a substitute for codes and regulations. The applicant/property owner is responsible for compliance with all code and rule requirements, whether or not described here. Please see the City of Poulsbo Municipal Code for complete text and requirements.

