
19.29.060 Minimum development standards for PRD.

While development under a PRD provides measures for flexibility and creativity in the development of new home sites, there are certain minimum standards that must be met to protect Lynden's character, aesthetic values and health and safety. Additional conditions or requirements more stringent than these minimum standards may be imposed as a condition of approval. The following are minimum standards applicable to all PRD proposals; provided that, said minimum standards may be reduced subject to subsection J herein:

- A. Density: The density shall be the same as the density for the underlying zone; except where the application qualifies for a density bonus under Section 19.29.070. The area included in a floodplain or floodway identified by FEMA shall not be included in the gross land area for the calculation of density. The base density for projects that include land in two or more zoning designations shall be calculated for the land area in each zone and added together for the total number of units.
- B. Height: Maximum height of structures when the underlying zoning is a single family or mixed density zone is thirty-five feet. The maximum height of structures when the underlying zone is a multi-family zone is forty-five feet. Building height may be extended above these limits under a master planned residential development when approved in the PRD agreement. Considerations for approval of extension of the height limit include the size of the parcel, the character and scale of the surrounding parcel(s) and neighborhood, protection of view corridors and the existence of adequate infrastructure to supply necessary services.
- C. Parking Requirements: Parking must be provided consistent with LMC 19.51. Alternate parking ratios or flexible configurations may be proposed in association with a PRD.
- D. Building Setbacks: All PRD's are subject to the following minimum setbacks:
 - 1. Fifteen feet between the front of the house and the front property line;
 - 2. Twenty-five feet between garage doors and the front property line;
 - 3. There is no minimum building separation, except as provided by the International Building and Fire Codes, but such separation may be required as a condition of approval.
 - 4. Other setbacks may be required as a condition of approval. For purposes of this section, where the "front property line" borders on a public right-of-way, said "front property line" shall be the edge of the public right-of-way or the edge of shared access easement if public right-of-way is not established.
- E. Street Widths: Arterial or collector streets or streets shown within the transportation plan must be constructed to full city standards. Within a PRD, a reduced street section for a residential access street that is not included in the transportation plan may be permitted as follows:

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1. Thirty feet from face of curb to face of curb, allowing two driving lanes and room for on-street parking on one side of the street.
 2. A minimum five-foot sidewalk fronting all residences with a four-foot buffer or planting strip between the curb and sidewalk.
 3. Rolled curbs are not allowed adjacent to pedestrian walkways.
- F. Pedestrian Connectivity: In addition to sidewalks fronting residential lots, there must be logical pedestrian connections throughout the project including trails within or adjacent to open space areas.
- G. Maximum Lot Coverage: There is no maximum lot coverage established by this overlay zone; provided that, a maximum lot coverage limitation may be imposed as a condition of approval based on consideration of the size of the parcel, the character of the surrounding parcel(s) and neighborhood, protection of view corridors and the existence of adequate infrastructure to supply necessary services.
- H. Unit Distribution: When a PRD is used in a single family zone a mix of housing types is permitted, however, at least twenty-five percent of the dwelling units must be detached single family units.
- I. Minimum Lot Size: For detached single family residences within a PRD, the minimum lot size shall be no less than five thousand square feet; provided that, smaller lots or detached condominiums may be approved subject to consideration of the factors identified in subsection J herein.
- J. Where the applicant seeks to depart from the above minimum standards in the PRD process, the planning commission and council shall consider the following factors and the council may in its sole discretion approve departure from one or more of said minimum standards upon finding that the PRD proposal clearly satisfies one or more of these factors:
1. The modification of minimum standards protects or improves the character of the surrounding neighborhood in terms of architectural scale, view corridors, the aesthetic character or provision of services;
 2. The modification of minimum development standards protects critical areas and the environmental quality of the parcel(s) to be developed;
 3. The modification of minimum standards is necessary to permit reasonable development as a result of unique characteristics of the property or the proposed uses;
 4. The modification of building height (subject to Section 19.29.060(2)) or building setbacks where reasonably necessary due to arrangement of buildings and open spaces as they relate to various uses within or adjacent to the planned development; provided that any such modification shall be consistent with subsection A herein;

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5. The modification of minimum standards is adequately mitigated by reasonably related public improvements proposed in connection with the planned development.

(Ord. No. 1657, § C(Exh. A), 12-19-2022)