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R-L-P Low Density Planned Residential District.

This district designation is for areas planned as a unit to provide variation in use, density and building placement.

A. Uses permitted.

- (1) Any use permitted in the R1C Low Density Residential District, subject to any use requirement specified for said district.
- (2) Any use permitted in the R-3 High Density Residential District with a maximum density of six (6) units per gross acre for residential uses, subject to being shown on a unit development plan defined, processed and approved in accordance with the provisions of Section 15 of the ordinance, provided that such use shall be subject to the additional requirements that the total area covered by buildings, excluding covered unenclosed patio space, shall not exceed twenty percent (20%) of the net residential area of the site for single-family units, or fifteen percent (15%) of the net residential area of the site for multiple-family units.

B. Minimum area of lot, minimum width of lot, minimum front yard, minimum rear yard and minimum side yard. Minimum area and width requirements shall be the same as specified for the R1C Low Density Residential District except where buildings are located on a unit development plan defined, processed and approved in accordance with the unit development provisions of this chapter, in which case such requirements may vary as approved on the unit development plan.