
4.14: Planned Development District: Musgrove Street Planned Development District

4.14.1: Intent

The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character, and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open space.

4.14.2 General

Minimum Lot Size	2.5 acres
Minimum Lot Width	70 ft.
Minimum Floor Area:	11,500 sq ft. per apartment building
Setbacks:	Front: 10 ft Side: 5 ft Rear: 10 ft
Maximum Height:	60 ft.
% maximum Lot Coverage:	65%
Distance between habitable structures on same lot:	10 ft min.

4.14.3 Uses

- A. Permitted Uses: The following uses are permitted in the Musgrove Street Planned Development District provided that all specified standards are met.
1. Single Family Residential Buildings
 - i. One (1) house per lot permitted.
 2. Duplex Residential Buildings
 - i. Up to two (2) units per lot permitted provided that the lot size meets the minimum lot area listed in section 4.14.2 of this ordinance.
 3. Multifamily Residential Units
 - i. More than two(2) units per lot are permitted provided that the lot size meets the minimum lot area listed in section 4.14.2 of this ordinance.
 4. Civic Buildings
 - i. Civic buildings including, but not limited to, schools, churches, playgrounds, parks, community halls, and government services buildings may be constructed in this zone.
- B. Prohibited Uses: The following uses are prohibited in the Musgrove Street PDD.
1. Bars or taverns
 2. Private clubs
 3. Service or gas stations
 4. Outdoor storage
 5. Outdoor business
 6. Drive through restaurant
 7. Dry cleaning establishment
 8. Sexually Oriented Businesses
 9. Cellular Towers
 10. Mobile / Manufactured Housing
 11. Any use not listed as permitted is prohibited

4.14.4: Parking

- A. Parking shall meet general requirements in Chapter 3 Section 3.12 of the City of Clinton Zoning Ordinance.
- B. A minimum of two parking spaces per dwelling unit will be provided for all multi-family construction within the Musgrove Street PDD

4.14.5: Landscaping

- A. General Requirements: See landscaping requirements in Chapter 3 Section 3.10: Landscaping.
- B. Parking Areas
 - 1. Peripheral
 - i. Required landscaping area: At least 5' in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings are to be provided.
 - ii. Required landscaping materials: Choose one:
 - 1. One (1) large maturing tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape; or
 - 2. A combination of trees, hedge, other durable landscape material, or approved wall, fence, or earthen berm may be utilized to form a continuous landscape element of at least three feet (3') in height.
 - iii. Other requirements
 - 1. All portions of the landscaped area not planted with shrubs and trees or coved by a wall or fence barrier shall be planted in grass and/or some other vegetative ground cover; and
 - 2. Parked vehicles may overhang a landscaped area no more than two and one half feet (2.5'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and / or destruction by overhanging vehicles.
 - 2. Interior
 - i. Required Landscaping Area: Five percent (5%) of the interior of any parking, loading, or other vehicular use area shall be landscaped. The location of such landscaping is at the option of the owner or developer; provided, however, the following standards shall apply;
 - 1. Landscape Island: shall be at least five feet (5') in width and ten feet (10') in length. Each island shall contain one large maturing tree plus shrubs and/or vegetative ground cover to cover the entire area.
 - 2. No more than twenty (20) parking spaces shall be permitted in a continuous row without being interrupted by a landscaped island.
 - 3. Each parking row shall terminate in a landscape island.
 - 4. Median Strip: shall be at least five feet (5') in width.

5. Every fourth row of parking shall be separated by a median strip for landscaping and pedestrian purposes.
 6. Every median strip shall contain plantings of one large maturing tree at intervals of 30 to 40 feet, plus shrubs and/or vegetative ground cover to cover the entire area.
- ii. Other Requirements:
 1. All portions of the landscaping area not planted with trees shall be planted in grass and/or with some other vegetative ground cover; and
 2. Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops and installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.
- C. Requirements for Boundaries Adjacent To any Residential Zoning District and Existing Residential Uses in the General Commercial District
1. Required Buffer Area:
 - i. Minimum Width: 20 feet
 2. Required Buffering Materials:
 - i. Buffering materials shall provide an opaque buffer to create a strong impression of a spatial separation and to preclude visual contact.
 - ii. 2 trees for every 100 linear feet.
 - iii. 17 shrubs per 100 linear feet.
 - iv. All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.
 3. Alternative 1: Buffering Requirements reduced by 25%(5 feet):
 - i. Minimum width may be reduced by 25% or five (5) feet with use of a landscaped earth berm.
 - ii. Berms shall be constructed within the property boundary meeting the following requirements:
 1. Minimum Height: 2 ft.
 2. Minimum Crown Width: 2 ft.
 3. Minimum Slope: 2:1
 4. Alternative 2: Buffering Requirements reduced by 50% (10 feet):
 - i. Minimum width may be reduced by 50% or ten (10) feet and required number of shrubs reduced to 30 shrubs per 100 linear feet with use of landscaped wall or fence.
 - ii. Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
 - iii. Maximum wall height: 10 ft.
 - iv. Shrubs shall reach 1/3 of the height of the wall within 3 years.
 5. Alternative 3: Buffering Requirements reduced by 60% (12 feet):
 - i. Minimum width may be reduced by 50% or twelve (12) feet and required number of shrubs reduced to 30 shrubs per 100 linear feet with use of landscaped wall or fence, and a planted earth berm.
 - ii. Berms shall be constructed within the property boundaries meeting the following requirements:

1. Minimum Height: 2 ft.
 2. Minimum Crown Width: 2 ft.
 3. Minimum Slope: Adjoining Property Boundary
- iii. Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
1. Maximum wall height: 10 ft.
 2. Shrubs shall reach 1/3 of the height of the wall within 3 years.

4.14.6 Tree Protection

- A. Refer to Chapter 3, Section 3.11 for general tree protection requirements.

4.14.7: Signage

A. Intent

1. The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment; and to increase the City's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.

- B. Refer to section 3.4: Signage for general sign requirements.

- C. No sign, or part thereof, may be altered, constructed, changed, converted, enlarged, or moved unless in conformity with the following requirements.

- D. Sign Area: Shall be measured by height (A) by length (B) of the smallest rectangle that can be drawn to measure all sign elements. Unless otherwise noted, only one side or face of the same sign shall be used in computing sign area.

- E. Allowed Signs: The applicant may select two (2) of the following two (2) choices for a sign type per street frontage:

1. Awning Sign

- i. Maximum Size: 15% of exterior surface of the awning.
- ii. Signs, symbols, or designs may be painted or sewn onto the awning.

2. Freestanding (Ground) Sign

- i. Maximum Size: 1 square foot for every 2 feet of street frontage.
- ii. Maximum Height: 8 feet.
- iii. Setback: No freestanding sign shall be closer than five (5) feet to an exterior property line.
- iv. No more than one (2) freestanding sign shall be allowed per parcel.
- v. Freestanding signs may not be pole mounted and must be set in a brick or masonry base.

F. Prohibited Signs:

1. Moving signs of any type.

2. Signs projecting above the roof line.
3. Any sign not listed as being allowed is prohibited.