

# PRD (Planned Residential Development) Fact Sheet

## Purpose

To allow properties to be planned as a unit with development standards tailored to the site, provide flexibility and diversification of lot sizes and architectural styles, maintain consistency with the comprehensive plan, encourage efficient use of land for preservation of sensitive environmental and cultural features, encourage use of design features to achieve development that is compatible with the area, and to allow for creative and imaginative design that will promote amenities beyond those expected in conventional development. .



## Permitted Uses

- Single-family dwelling
- Two-family dwelling
- Townhouse
- Multi-family
- Customary accessory structures
- Ancillary dwellings
- Golf, country club, clubhouse, pool and recreation courts, active recreation amenities

## General Design Requirements – refer to Columbia County code for more detail

Minimum Lot Size: determined by PRD narrative

Minimum Side Building Setback: 10 feet unless character of development justifies smaller setbacks

Minimum Rear Building Setback: 10 feet

Driveways to be a minimum of 20 feet long

Streets are to be designed with a hierarchy of types in an interconnected pattern

Street trees are required on both sides of all streets, except alleys

Minimum of 10% of the usable project area must be allocated as open space

Specific architectural design criteria must be adopted for the development

50% of single-family attached units must have an attached or detached garage

**This information is provided for general information only. PRDs are constrained by the adopted site plan and narrative.** For additional information, contact the Planning Department at 706-868-3400, or [planning@columbiacountyga.gov](mailto:planning@columbiacountyga.gov).