

Village of Bratenahl

Proposed Zoning Amendments

DRAFT for Village Planning Commission Review
On February 25, 2026

Prepared February 20, 2026

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Village of Bratenahl Proposed Amendments to Zoning Code, **NEW Ch 1163 Planned Residential Development District #2 (PRD.2)**

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CHAPTER 1163 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT #2 (PRD.2) REGULATIONS

| | | | |
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| 1163.01 | Intent. | 1163.05 | Building and Dwelling Unit Requirements. |
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| 1163.03 | Uses Permitted. | 1163.07 | Land Planning and Design Criteria. |
| 1163.04 | General Site Development Standards. | | |

1163.01 INTENT.

(a) Purpose. The primary purpose of the Planned Residential Development District #2 (PRD.2) is to accommodate, in a unified project, high-quality medium-density residential development on the former Bratenahl Center site that is sensitive to the unique character of the site and the village and contributes to the continued viability of the Village of Bratenahl.

(b) Objectives. The regulations for the PRD.2 District are intended to achieve the following objectives:

- (1) To encourage unique, outstanding, innovative, and coordinated land planning and architectural design of a unified development that can respond to the type of medium density residential market most likely to be economically successful in the Village.
- (2) To encourage development that conserves and utilizes the unique characteristics, existing tree cover, and other natural and historic features of the site to protect the community's natural resources and environmentally sensitive areas, enhance the beauty of the site and contribute to the unique character of the Village.
- (3) To achieve development that is consistent with the scale and character of the Village, especially considering the site's proximity to Bratenahl Place, Haskell PRD, and Hamlet PRD.
- (4) To encourage quality development that is compatible with and contributes to the Village's unique, high-quality character.
- (5) To provide new housing and associated accessory uses that are compatible with the goals of the Village and maximize the Village's return on investment, considering that this is one of the last vacant developable sites in the village.

- (6) To preserve open spaces in ways that reduce erosion, improve water quality, reduce stormwater runoff, provide wildlife habitats, preserve historic features, and retain scenic views.
- (7) To take advantage of the adjacent preserved village-owned property to the west.

(c) Therefore, this chapter sets forth zoning standards and land planning and design criteria to ensure that the development project creates an interesting place, with buildings of extraordinary quality and design, properly integrated into its surroundings, and compatible with the neighborhood character.

1163.02 ESTABLISHMENT OF PLANNED RESIDENTIAL DEVELOPMENT DISTRICT #2 (PRD.2)

The PRD.2 District is established by this Code and is defined on the Village Zone Map adopted as part of this Code. Upon application and submission of plans and approval by the Planning Commission and Council, in compliance with the procedures set forth in Chapter 1164, development plans may be approved and occupancy and building permits issued for parcels within the designated PRD.2 District in accordance with the provisions of this chapter.

1163.03 USES PERMITTED.

A PRD.2 development shall be limited to the uses listed below.

(a) Principal Uses/Buildings in the PRD.2 Development.

- (1) Mid-rise multi-family dwellings.
- (2) Townhouse dwelling units/attached single family dwelling units, limited to not more than six (6) dwelling units attached side-by-side.
- (3) Live/work units located within a townhouse/attached single family dwelling unit, in compliance with Section 1163.05(d).

(b) Accessory Uses and Structures in the PRD.2 Development. The following accessory uses and structures may be provided for the private use and/or benefit of residents within the development.

- (1) Private garages as required by this chapter for the private use of residents within the development.
- (2) Active recreational amenities, such as, but not limited to, tennis/pickleball courts, in-ground swimming pools, playground, and associated patio areas.
- (3) Access drives and open guest parking areas to provide access to and serve the residential units within the development.
- (4) Passive recreational amenities, such as but not limited to, walking paths and sitting areas not associated with an active recreation facility.
- (5) Landscaping features such as but not limited to, gardens, fences, walls, and ornamental pools.
- (6) Facilities for the disposal and removal of rubbish, trash, and garbage in compliance with the provisions of this and all other applicable regulations.
- (7) Accessory structures such as a deck, patio, emergency generator, attached to/associated with a dwelling unit.
- (8) Enclosed facilities for the storage of building and grounds maintenance equipment and supplies which shall be integrated into the overall design and plan for the development.

- (9) Other facilities and areas for the exclusive use of, and operated specifically for, residents of the development may be included with the approval of the Planning Commission and Council, such as separate storage areas; meeting, social or club room facilities; and similar uses.

(c) Prohibited Use.

- (1) Billboard/off-premise sign.

1163.04 GENERAL SITE DEVELOPMENT STANDARDS.

The standards, criteria and requirements set forth below are intended as minimums, or maximums where clearly stated, for development in the PRD.2 District to achieve the purpose and objectives set forth in Section 1163.01 and to prevent development that is incompatible, undesirable, and/or unsuccessful within the Village.

(a) Minimum Development Area. Development in the PRD.2 District shall be comprised of the entire former Bratenahl Center 7.64-acre site. The PRD.2 District may be applied to contiguous parcels for which the applicant has secured written authorization from the owner(s) of record to make such application, provided such additional contiguous acres are integrated into an overall preliminary and final development plan for the total combined sites and otherwise are in accordance with all other requirements of this chapter.

(b) Maximum Residential Density. The density of development within a PRD.2 development shall not exceed ten (10) dwelling units per acre. Dwelling units need not be distributed evenly within the PRD.2 development.

(c) Building Types. Building types permitted in a PRD.2 development are defined as follows. *(Note: photos are meant for illustrative purposes only.)*

- (1) Townhouse / Attached Single-Family. A townhouse/attached single-family building is a housing type with three (3) or more dwelling units in which each unit is structurally attached to another, side by side, and erected as one building, each dwelling unit being separated from the adjoining unit or units by a party wall without openings and extending from the basement floor to the roof and with each unit having separate ground floor entrances directly to the unit from the outside.



- (2) Mid-Rise Multi-Family. A mid-rise multi-family building is at least three (3) stories and contains at least eight (8) separate dwelling units where each unit is provided with an individual entrance to the outdoors or to a common hallway.



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(d) Maximum Building, Parking, and Total Land Coverage.

- (1) Building and Surface Parking Coverage. Not more than 25% of the total site area shall be occupied or covered by buildings, including dwellings, garages and storage buildings, and by surface parking areas.
- (2) Total Land Coverage. Not more than 45% of the total site area shall be occupied or covered by buildings, paved surfaces including surface parking areas, internal circulation and access drives, public rights-of-way, and active outdoor recreational amenities including but not limited to swimming pools and recreation courts but not including passive recreation such as walking paths.

(e) Schedule of Minimum Setbacks from PRD.2 Boundary. All principal and accessory buildings and structures, surface parking lots, access drives, and active outdoor recreation amenities shall comply with the minimum setbacks set forth in Schedule 1163.04(e) below, measured from the project boundary line:

| Schedule 1163.04(e) Minimum Setbacks from PRD.2 Boundary | | | |
|--|------------------------|--------------------------|---------------------------------------|
| | Buildings/Structures | | Streets, surface parking & accessways |
| | Principal | Accessory ^(A) | |
| (1) From Lake Shore Blvd & Interstate 90 ROW | 75 feet | 75 feet | 75 feet |
| (2) From all other street rights-of-way | 50 feet | 50 feet | 50 feet |
| (3) From residential property line | 30 feet ^(B) | 30 feet | 30 feet |
| (4) From village-owned property devoted to open space | 20 feet | 20 feet | 20 feet |
| Notes: | | | |
| ^(A) Includes accessory structures devoted to active recreation such as but not limited to swimming pools and tennis/pickle ball courts. | | | |
| ^(B) Plus, an additional two (2) feet of setback for every foot of building height over 30 feet | | | |

(f) Open Space Preservation Requirements. The following open space preservation requirements are intended to achieve the Village’s objective to preserve natural features and significant open space areas in the village.

- (1) The PRD.2 development shall be designed and arranged so that all buildings, structures, parking areas, and access drives are located to preserve streams, creeks, wooded areas, large trees, and views to natural areas to the maximum extent possible.
- (2) The preservation of both natural features and open space areas shall result in a consolidated land area, or series of areas, which taken together, represent a minimum of 20% of the project’s development area.
- (3) The open space shall be sufficiently aggregated to preserve or create large areas of contiguous open space.
 - A. Whenever possible, required open space shall be contiguous with open space areas on abutting parcels in order to reduce habitat fragmentation.
 - B. Any open space area that is less than 70 feet in width at any point, and land fragments between buildings, between buildings and drives, and otherwise unbuildable fragments shall not be considered as satisfying this minimum open space requirement.

- (4) Frontage along Lakeshore Boulevard shall be preserved in its natural state to a minimum depth of 75 feet measured from the street right-of-way line.
- (5) Historic features on the site shall be preserved to the extent practicable.
- (6) Existing wetlands shall be preserved and protected by a wetland setback in compliance with Ohio EPA requirements, based on the category of on-site wetlands, unless the wetland(s) is/are permitted to be filled by U.S. Army Corps of Engineers and Ohio EPA permits issued.

1163.05 BUILDING AND DWELLING UNIT REQUIREMENTS.

(a) Maximum Building Height.

- (1) The height of principal buildings shall not exceed five (5) stories and not more than 55 feet.
- (2) The height of accessory buildings shall not exceed fifteen (15) feet.

(b) Building Arrangement. The criteria for building arrangement set forth in this section are intended to provide flexibility to encourage variety, innovation and high quality in the design and arrangement of buildings and landscape features.

- (1) Developers are encouraged to cluster buildings and structures to provide for efficiency of accessibility and service, to provide variety in the size and character of outdoor spaces and areas, and to preserve large open grounds which are characteristic of traditional development in the Village.
- (2) The site and architectural design shall provide for the privacy of each dwelling unit.
- (3) All dwelling units shall be provided with adequate light and air, means of egress and separations for fire protection, as required by the Village Building Code and the Ohio Basic Building Code.
- (4) The arrangement of units within each building and between buildings shall maximize the privacy of each unit by providing screening walls and private yards where appropriate.

(c) Minimum Building Spacing.

- (1) The following minimum spacing shall be maintained between two (2) or more buildings, or two (2) or more walls of the same building when one or both walls have living space windows.
 - A. Between two (2) walls facing each other, the distance between the two (2) walls shall not be less than equal to the height of the shorter building.
 - B. When the shorter of two (2) walls facing each other is greater than 60 feet in wall length, the distance between two (2) such walls shall have one (1) additional foot of spacing for each foot of wall length overlap greater than 60 feet.
 - C. An additional one-half (0.5) foot of spacing shall be provided for each foot of building height of the shorter building that is greater than 35 feet.
- (2) The minimum spacing between garages shall be 20 feet.

(d) Dwelling Unit Floor Area Requirements.

- (1) The minimum floor area for each dwelling unit shall be not less than 1,800 square feet.

- (2) The average floor area for all dwelling units shall be not less than 2,000 square feet.
- (3) For the purposes of this section, floor area means the sum of the area of all floors of a dwelling unit as measured from the interior faces of the perimeter walls of such dwelling unit. Floor area excluded from this measurement includes any portion of a floor having a ceiling height of not more than four feet six inches (4' 6"), any basement, any attic not designed or finished or intended for normal living purposes, and any open portion of the building exterior such as balconies, porches, or terraces.

(e) Live/Work Dwelling Unit Requirements/Restrictions.

- (1) A townhouse/attached single-family dwelling unit may provide live-work opportunities that include limited commercial activity, such as but not limited to artists' studios. The commercial activity area shall be limited to the first or main floor only of the live/work unit.
- (2) Such commercial use shall be operated by a resident of the live/work dwelling unit.
- (3) The commercial activity area shall remain accessory to the primary residential use. A maximum of 33% of the total floor area of the dwelling unit, not including the area of the attached garage, may be devoted to such commercial activity area. In no case shall the floor area devoted to the commercial activity area exceed 700 square feet .
- (4) No part of a garage or accessory structure, either attached or detached, shall be devoted to the commercial activity area.
- (5) Exterior evidence of the commercial activity, such as but not limited to signs, shall not be permitted.
- (6) The commercial activity shall not adversely impact the public health, safety, or welfare of adjacent properties.
- (7) Income generated from the commercial activity shall be subject to village income tax per Chapter 173 of the Bratenahl Codified Ordinances.

1163.06 OFF-STREET PARKING, CIRCULATION AND ACCESS REQUIREMENTS.

(a) Dwelling Unit Parking. A minimum of two (2) parking spaces shall be provided for each dwelling unit and shall be located in compliance with the following:

- (1) For townhouse/attached single-family units:
 - A. Both required spaces shall be located within a totally enclosed private garage attached to and with direct access to the dwelling unit. The garage shall have an enclosed area of not less than 440 square feet.
 - B. Each private garage and its entry shall be located so that car(s) parked in the driveway do not extend over the sidewalk or into the roadway.
- (2) For multi-family units:
 - A. A minimum of one (1) of the required spaces for each dwelling unit shall be within a totally enclosed garage within the same building as and with indoor access to the multi-family units they serve.

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- B. All parking spaces required for multi-family units that are not enclosed shall be located within 200 feet of the associated dwelling units, unless otherwise approved by the Planning Commission and Council.

(b) Guest Parking.

- (1) A minimum of one (1) parking space for every two (2) dwelling units shall be provided as guest/visitor parking.
- (2) Such guest/visitor parking spaces may be open, enclosed, or partially enclosed.
- (3) Guest/visitor parking spaces shall be distributed throughout the development to provide the maximum convenience to each dwelling unit. At a minimum, the required number of guest/visitor spaces shall be located within 300 feet of the principal entrance of a townhouse/attached single-family unit or multi-family structure.

(c) Parking Space Requirements.

- (1) Dimensions. Except as otherwise required in subsection 1163.06(a), each off-street parking space, open or enclosed, shall have an area of not less than 200 square feet, with a minimum width of 10 feet, exclusive of access drives and circulation aisles.
- (2) Entrances to garages shall be located and designed so as not to interfere with the safe movement of traffic into and within the site and should be located and screened to minimize their visibility from the street and surrounding properties and from the principal views of dwelling units within the site.

(d) Access to Site.

- (1) Design Guidelines. Vehicular access to the PRD.2 site shall be located and designed specifically to provide the following:
 - A. Safe ingress and egress from the site with adequate visibility and sight distances and respect for existing intersections and driveways.
 - B. Access by fire protection and other emergency vehicles and normal service vehicles.
- (2) All streets within the development shall be located not less than 30 feet from any adjoining property line at the intersection with the existing street right-of-way line. Such intersection shall be at 90 degrees as practicable.
- (3) Public and private streets shall be developed in accordance with Chapters 1135 and 1137 and shall be paved to a width of not less than 25 feet for a distance of not less than 75 feet from the street right-of-way line. If a public or private street serves more than 40 units in the PRD.2, the minimum width of the street providing access thereto shall be 25 feet.
- (4) Vehicular entrances to the development may be divided with a landscaped median to separate entering and exiting traffic. Such median shall be not less than eight (8) nor more than 20 feet in width and each roadway shall be paved to a width of not less than 21 feet.
- (5) If access to the site is to be controlled by a private security guard, facilities for control shall be located so as to be visible from the street and to prevent obstruction of traffic in the street by automobile(s) awaiting access.

(e) Internal Circulation.

- (1) Internal vehicular circulation may be by a public or private street. Such street shall be located to provide adequate access to all units and parking areas for safety and convenience purposes, to minimize intrusion upon the views and landscaped areas of the site, and to minimize impact upon adjoining properties. All internal circulation shall be located in compliance with Schedule 1163.04(e) Minimum Setbacks and be adequately screened and buffered with landscaped areas from such adjoining property.
- (2) All internal streets shall be established by dedication or by recorded private easements, declarations, or covenants, which shall conform to the requirements of Chapters 1135 and 1137.
- (3) Internal pedestrian circulation shall be provided by an internal walkway system which shall provide safe pedestrian access between each dwelling unit and required resident and guest parking areas, and such common facilities as swimming pools or tennis courts and other major accessory uses as the Planning Commission may decide.
- (4) Such walkways shall be integrated with the landscaping for the site and with the arrangement of buildings to ensure safe and convenient access and to prevent unnecessary conflict between common areas and walkways and the privacy of individual units.

(f) Pavement Required. All streets, access drives, and parking spaces shall be paved in accordance with specifications approved by the Village Engineer and shall be maintained free from dust, paper, other loose particles, snow, and ice.

1163.07 LAND PLANNING AND DESIGN CRITERIA.

(a) Guidelines For Arrangement of Buildings and Parking Areas.

- (1) Buildings and uses within the PRD.2 shall be located to minimize any adverse influences and to protect and enhance the character of areas adjacent to the development.
- (2) Buildings, structures and parking areas shall be designed and located within the PRD.2 in ways that utilize the natural contours of the land, economize in the construction of utilities, and reduce the amount of grading to the extent practicable in order to minimize environmental impacts and conserve environmentally sensitive or unique natural, historic, or cultural features.

(b) Residential Design.

- (1) Residential buildings shall be arranged in various groups or clusters with open spaces related to the buildings to create a harmonious and coordinated architectural design for the entire development area.
- (2) Large, dominant building masses shall be avoided. Where large structures are proposed with façades longer than 80 feet in length, the mass shall be broken up using projecting and recessed elements, and similar design techniques. Change in mass should be related to entrances, the integral structure, a variety of different wall planes, and/or the organization of interior spaces and activities.
- (3) There shall be a clear, well-defined sense of entry from the street to each building entrance.
 - A. For townhouse/attached single-family units, a front entry stoop is preferred. Appropriate alternative designs will be considered to accommodate accessibility/visitability.

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- B. For mid-rise multi-family buildings, the building shall include a distinctive entry, such as an awning, portico, or similar entry feature.
 - C. Landscaping shall be provided between the edge of the roadway or parking area and the front of buildings.
- (4) For townhouses/attached single-family units, garages shall not project beyond the front wall of the building, and the width of garage doors on the house elevation facing the street shall not exceed 40% of the total width of the house and garage together.

(c) Parking Design.

- (1) The edges of parking lots shall be screened through landscaping or other methods such as decorative fences.
- (2) The visual impact of off-street parking lots shall be minimized using interior landscaped islands, pedestrian walkways, and through dividing parking spaces into groupings.
- (3) Structured parking associated with multi-family dwellings shall be integrated within the multi-family building and located in the rear of the first floor of the building and/or in underground floors.
- (4) Entrance and exit lanes into the garage space shall be located to the side or rear of the building.

(d) Provision for Services and Service Facilities.

- (1) Within a PRD.2 development, appropriate facilities for the private disposal of trash, garbage and rubbish shall be provided.
- (2) The developer shall demonstrate that the proposed development plan has made adequate provisions for access by delivery and service vehicles, trash, garbage and rubbish removal vehicles, and emergency service vehicles to all dwellings in compliance with the provisions of Chapters 1135 and 1137 and all other applicable regulations.
- (3) All utility services, including, but not limited to, electric, telephone and television cable, shall be installed underground throughout the entire development.
- (4) All above-ground service, storage and utility facilities, storage areas for rubbish, and freestanding motorized equipment including swimming pool pumping and filtering equipment shall be completely screened with decorative walls and/or landscaping from the surrounding area and shall comply with all requirements for accessory structures.
- (5) Freestanding air conditioning units, emergency generator equipment and similar motorized equipment shall be located within five (5) feet of the structure or use it serves, and shall be screened to its full height from view from the street, abutting properties, and neighboring units by a solid fence and/or evergreen vegetation.

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Village of Bratenahl Proposed Amendment to Zoning Code, Ch 1111 Definitions, Section 1111.06 Dwelling and Other Living Accommodations.

2/20/26

Recommended edits to "dwelling" related definitions to add/revise definitions related to the proposed PRD.2 District.

1111.06 DWELLINGS AND OTHER LIVING ACCOMMODATIONS.

- (a) "Dwelling unit" means one or more rooms in a dwelling which are arranged, designed, used, or intended for occupancy by one family maintaining a common household, and which includes lawful cooking space and lawful sanitary facilities reserved for the occupants thereof.
- (b) "Dwelling" means a building which is arranged, designed, used, or intended exclusively for **permanent** residential use and permitted accessory uses.
- (c) "One-family dwelling" means a dwelling consisting of a single dwelling unit with the main entrance to its living quarters at ground level; entirely surrounded by open space and detached from any other dwelling.
- (d) "Two-family dwelling" means a dwelling consisting of two separate dwelling units attached either vertically or horizontally.
- (e) "Townhouse" means a one-family dwelling which is part of a sequence of three or more one-family dwellings, attached by a common fireproof wall or walls and arranged in one building of any shape, determined by an approved plan, **each of which may be located on separately owned lots or on a single lot. Also referred to as "attached one-family dwelling."**
- (f) "Multi-family dwelling" means a dwelling, other than a townhouse, containing three or more dwelling units on the same lot and **in the same building** with the number of families not exceeding the number of dwelling units permitted in the zoning district, as determined by an approved plan.
- (g) "Live/work units" means a residential dwelling unit that contains limited commercial activities on the first or main floor of the live/work unit, and which is located in a townhouse/single-family attached building.**

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Village of Bratenahl Proposed Amendment to Zoning Code, Ch 1117 Architectural and Design Review Board Section 1117.07 Powers and Duties.

2/20/26

Recommended edits to "ARB's Powers and Duties in Section 1117.07(a)(4) to specify their role in the review of proposed residential units in the new PRD.2 District.

1117.07 POWERS AND DUTIES.

The powers and duties of the Architectural and Design Review Board are as follows:

- (a) To assist and advise the Planning Commission in reviewing development plans for:
- (1) Nonresidential uses and business signs in the R-LF, R-1, R-2, R-3, and R-4 Districts, as permitted in Section 1155.02(b), which shall be reviewed pursuant to the procedures set forth in Section 1153.08;
 - (2) All uses and business signs in an O District, as permitted in Sections 1159.02 through 1159.04, which shall be reviewed pursuant to the procedures set forth in Section 1153.08;
 - (3) All nonresidential uses, townhouses and multi-family dwellings in an NC District, as permitted in Section 1161.02, which shall be reviewed pursuant to the procedures set forth in Section 1153.08; and
 - (4) Planned residential developments, as permitted in Chapters 1162 **and 1163**, which shall be reviewed pursuant to the procedures set forth in Section 1164.14.

***** no change to remainder – subsections (b) through end of section.

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Village of Bratenahl
Proposed Amendment to Zoning Code,
Ch 1133 Procedure for Plat Approval,
Section 1133.11 Modifications for Planned Residential
Development Areas.

2/20/26

Recommended edits to add reference to new Chapter 1163 when applicable when reference is made to Chapter 1162 PRD.

1133.11 MODIFICATIONS FOR PLANNED RESIDENTIAL DEVELOPMENT AREAS.

The regulations and procedures set forth in this Title Five may be modified by the Planning Commission to the degree necessary to accomplish the objectives and standards required for the review and approval of planned residential developments, as set forth in Chapters 1162, **1163** and 1164 of the Planning and Zoning Code. If a planned residential development entails a subdivision of land, nothing set forth in Chapters 1162, **1163** and 1164 shall exempt the developer from subdivision plat approval as specified in this chapter, but, with the approval of the Commission, the review procedures set forth herein and in Chapter 1164 may proceed concurrently.

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Village of Bratenahl Proposed Amendment to Zoning Code, Ch 1164 Planned Residential Development, Section 1164.03 Preliminary Development Plan 2/20/26

Recommended edits to add reference to new Chapter 1163 when applicable when reference is made to Chapter 1162 PRD.

1164.03 PRELIMINARY DEVELOPMENT PLAN.

Subject to the requirements of Chapter 1162 or Chapter 1163, as applicable, a developer, by filing ~~twelve copies thereof~~ the requisite number of copies, in the form required, with the Commissioner of Buildings, may submit to the Planning Commission a preliminary plan of a planned residential development area indicating the proposed development of any parcel or group contiguous parcels located in any PRD District. Such plan may be submitted, however, only on behalf of a single owner or a group of owners of the land included therein who are acting jointly and only after payment to the Village Clerk of the applicable filing fee set forth in Chapter 1311 of the Codified Ordinances. The preliminary plan of the proposed PRD District shall disclose the following:

(a) Accurate description of the existing conditions of the proposed planned residential development area, including boundaries, topography at intervals of two feet or less, buildings and structures, roadways, driveways or access ways, landscaping, adjoining streets, property lines and utility lines on or adjoining the site. This information shall be presented at a scale of one inch equals fifty feet or larger. Developers are encouraged to supplement this information with aerial and ground level photographs of the site. The total area of the site shall also be indicated in square feet and to the nearest one-hundredth of an acre. The accuracy of this information, including the gross area of the development area, shall be certified by a registered engineer or surveyor.

(b) A preliminary plan of the proposed planned residential development area designed in accordance with planning standards, regulations and criteria established in Chapters 1135, 1137 and 1162, or Chapter 1163 as applicable, and which shall include the following:

no further edits to Section 1164.03