

1013 PLANNED UNIT DEVELOPMENTS

1013.01 APPLICABILITY

Section 1013 applies to subdivisions, partitions, and replats as follows:

- A. A subdivision, partition, or replat may be developed as a planned unit development in residential, commercial, and industrial zoning districts, except the FU-10 District.
- B. In an Urban Low Density Residential, MRR, or HR District, a subdivision, partition, or Type II replat shall be developed as a planned unit development if the subject property is larger than one acre and at least 10 percent of the subject property is designated Open Space on Comprehensive Plan Map IV-6, *North Urban Area Land Use Plan Map*; X-MH-1, *Resource Protection Open Space*; X-MH-2, *Resource Protection Open Space*; X-MH-3, *Resource Protection Open Space*; or X-MH-5, *Government Camp Village Plan Resource Protection Open Space*.

1013.02 ACCESSORY USES

The following accessory uses are permitted in a planned unit development. As used in Subsection 1013.02, accessory use means a subordinate use, the function of which is clearly incidental to that of the main use(s) in the planned unit development.

- A. Recreational uses, such as bicycle trails, golf courses, nature preserves, playgrounds, recreation rooms, swimming pools, tennis courts, walking trails, and wildlife sanctuaries; and
- B. Offices, other buildings, and facilities required for:
 - 1. The operation, administration, and maintenance of the planned unit development;
 - 2. Recreational uses permitted pursuant to Subsection 1013.02(A); and
 - 3. Vehicle parking and storage established pursuant to Subsection 1013.03(D)

1013.03 DIMENSIONAL AND DEVELOPMENT STANDARDS

- A. Natural or Unique Features: To the maximum extent feasible, the plan and design of the planned unit development shall ensure that natural or unique features of the land and environment are preserved.
- B. Maximum Number of Lots: In the RA-2, RR, RRFF-5, and FF-10 Districts, the number of residential lots in a planned unit development shall not exceed 10.
- C. Open Space:

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1. A minimum of 20 percent of the gross site area shall be platted as one or more open space tracts.
 2. Open space tracts may include recreational uses permitted pursuant to Subsection 1013.02(A), bicycle trails, walking trails, natural or landscaped buffer areas, bus shelters, and significant natural vegetation or landscape features.
 3. Open space tracts shall not include:
 - a. Parking areas or driveways, except those serving recreational uses permitted pursuant to Subsection 1013.03(C)(2) ; or
 - b. Roads.
 4. The PUD shall be designed so that no lot or parcel is located more than 1000 feet from an open space tract.
 5. All lots or parcels within the PUD shall have reasonable access to at least one open space tract.
 6. Each open space tract shall be large enough for recreational use unless the open space is intended to protect significant natural features from impacts associated with use or development.
 7. The open space restrictions shall continue in perpetuity, unless the restrictions are modified pursuant to either Section 1309, *Modification*, or the approval of a new land use permit application provided for by this Ordinance.
- D. Parking: The following may be required after consideration of street type, width, traffic volume, transit amenities, and pedestrian circulation: guest parking for dwellings and sufficient parking space for storage of residents' recreational vehicles.
1. If required, recreational vehicle parking shall be located so as to be compatible with the surrounding development. If located on the perimeter of the PUD, it shall be screened from adjacent properties.
 2. Off-street parking may be provided on each lot or parcel or in parking areas in proximity to the dwellings they serve, provided that such common parking areas shall be developed on a platted tract designated for parking.
- E. Homeowners Association: A homeowners association, or acceptable alternative, is required pursuant to Subsection 1105.03(D).

[Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-266, 5/23/18]