

TITLE 10

CHAPTER 10

PLANNED UNIT DEVELOPMENT ZONE

SECTION:

- 10-10-1: Intent
- 10-10-2: Special Provisions
- 10-10-3: Requirements

10-10-1: INTENT

The intent of this zone is to provide locations for developments of integrated design for residential use in which the rigid conventional zoning requirements are altered to allow flexibility and innovation in design. The regulations are intended to prohibit those uses which would be harmful to the usual residential character of the city. Access to adjoining streets is designed to be in conformance with city standards and is sensitive to the street capacity. Planned unit developments shall provide adequate landscaping, fencing, screening and landscape separation and shall provide open space as required herein. Planned unit developments shall, to the extent possible, maintain mature woodlands, existing fields, pastures, orchards, floodplains, wetlands, steep slopes, scenic views and vistas, and shall be encouraged to provide active recreational areas and pedestrian circulation systems etc., linking the planned unit development with existing neighborhoods. (Ord., 1-22-2002)

10-10-2: SPECIAL PROVISIONS

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this title: Multiple-family dwellings (should not exceed four (4) units per structure) single-family that are conventional dwellings, or manufactured homes. (Ord., 1-22-2002)

10-10-3: REQUIREMENTS

- A. Aggregate Area: The aggregate area of all proposed buildings within a planned unit development shall not exceed thirty percent (30%) of the development area.
- B. Minimum Area: The minimum area that may be considered for a planned unit development shall be five (5) acres.
- C. Plats Required: All planned unit developments shall require a preliminary plat and final plat.
- D. Rezoning: All planned unit developments shall require rezoning to the planned unit development designation.

- E. Density: The total density in an approved planned unit development shall not be increased by more than ten percent (10%) beyond the total number of dwellings allowed per acre within the adjacent (or closest) residential zone that lies within the city boundaries. When more than one residential zone borders (or is in the same proximity to) a planned unit development, an average of the allowed lot sizes of the neighboring zones will be used as a basis to determine the increased density. All planned unit developments shall be compatible with surrounding uses and the physical features of the site.

- F. Modifications and Conditions May be Imposed: The planning commission and city council may impose modifications and conditions in consideration of factors, such as size and location, street capacities of the area, ingress and egress to adjoining streets, internal traffic, signs and lighting, building bulk and location.
 - 1. Security of Performance: The city council shall also require a reasonable security of performance to be provided by the developer to ensure the completion of site improvements, including, but not limited to, paving and landscaping. This security may be in cash deposit, bond, mortgage, or other security as reasonably deemed acceptable by the city council.

 - 2. Covenants: The city council shall require such restrictive covenants, as negotiated with the homeowners' association, as are necessary to assure compliance with the approved final development plan, to be placed on record in the office of the county recorder by deed by the developer. (Ord., 1-22-2002)