

An Initiative for Planned Unit Developments in the Coastal Georgia Region

Model Ordinance for Planned Unit Developments

June 30, 2010

For:



Prepared by:



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PLANNED UNIT DEVELOPMENTS MODEL ORDINANCE

Introduction

The Planned Unit Development Model Ordinance (“Model PUD”) has been developed for implementation within the ten (10) counties and thirty-five (35) municipalities served by the Coastal Regional Commission (CRC) as an implementation element consistent with *The Regional Plan of Coastal Georgia* (the “Plan”). The coastal Georgia region (the “Region”) encompasses six coastal counties and four inland counties and has a total land area of over 5,110 square miles.

This Model PUD provides the framework to require new, infill and redevelopment activities include planning principles and development considerations that ensure greater predictability and quality growth outcomes for the built environment within the Region.

The Model PUD is recommended to be implemented in its entirety. However, parts of the Model PUD may be incorporated with existing land development codes to strengthen the physical form of development, increase livability, enhances the mix of uses, provide incentives to incorporate community initiatives and ensure greater consistency with comprehensive plans.

Background

The *Plan* identifies a number of Regional Issues and a corresponding framework to enhance development outcomes for the built environment throughout the coastal region. The *Plan’s* Regional Growth Management Issue identifies Guiding Principles, Strategies and Performance Standards that provides a regulatory approach and framework to attain “quality growth” outcomes within the built environment during the 20-year planning

timeframe of the *Plan*. This Model PUD is one of the implementation elements designed to fulfill these requirements.

The Model PUD was tasked to include the following development objectives and provisions:

- Allow for architecturally and environmentally innovative design to achieve better utilization of land
- Encourage land development that preserves natural vegetation, respects natural topographic/geologic conditions, and refrains from adversely affective flooding, soil, drainage, and negatively impacting other ecologic conditions
- Combines and coordinates architectural styles, building forms, structural/visual relationships that allow mixing of different land uses
- Provides for accessible open space, recreation, and other public and private facilities
- Promotes the efficient use of land resulting in networks of utilities, streets and other infrastructure that maximize allocation of fiscal resources
- Includes low intense commercial
- Establishes minimum density in zoning districts and encourages infill development
- Establishes appropriate FAR for non-residential development



This Model PUD provides the regulatory guidance for communities in the Region to adopt land use and development standards as well as an accompanying review and approval processes that satisfies the requirements of the *Plan*.

Many local governments throughout the Region currently utilize the Planned Unit Development (PUD) or Planned Development (PD) District as a Specialty Zoning designation within their land development codes which allows an alternative development approach to the conventional single-use Zoning District. A PUD or PD District may be established after application by a landowner and approval by the local jurisdiction or as an overlay district for a specific geographic area. The Model PUD provides a framework for local governments currently using such Specialty Zoning designations to evaluate the requirements contained in their development codes and to improve their standards or processes.

Livability Standards

The Model PUD contains preferred development specifications, “Livability Standards”, as a starting point for a jurisdiction to consider when calibrating the Model PUD for adoption. There are a number of additional resources available from the CRC and other public entities for implementation within the Region to use when calibrating the standards in the Model

PUD for local conditions, see Table A.

Table A – Alternative Specifications

<i>Local Jurisdiction Land Development Codes</i>
<i>Model Development Standards – Georgia Dept. of Natural Resources</i>
<i>Green Growth Guidelines (G³) – Georgia Dept. of Natural Resources et al.</i>
<i>Coastal Georgia Regional Character Design Guidelines – Coastal Regional Commission</i>

To assist communities in evaluating and selecting appropriate development standards with PUDs in their jurisdiction, the Model PUD offers Livability Standards for consideration when developing a PUD District or evaluating a development proposal. The Livability Standards are preferred minimum development requirements which are intended to address basic physical, aesthetic and livability elements of the community.

Further, the *Coastal Georgia Regional Character Design Guidelines* prepared CRC provides additional contextual guidance to ensure new developments are consistent with their surroundings and contribute to the heritage of the region and the built environment.



Planned Unit Developments

Model Ordinance



Sec [#] PLANNED UNIT DEVELOPMENTS

Sec [#] -1 PURPOSE AND INTENT.

The purposes and intent of Planned Unit Developments (PUD) is to allow and encourage unique, flexible, creative and imaginative arrangements and mixes of land uses in site planning and development than are permitted through conventional land use requirements.

- A. Encourage a broader mix of residential housing types, including detached and attached dwellings, than would normally be constructed in conventional subdivisions.
- B. Allow and encourage the development of tracts of land as single developments that are planned neighborhoods or communities, including civic and semi-public uses (e.g., schools, playgrounds, meeting halls, etc.) that contribute to the livability of a community.
- C. Preserve the natural amenities of the land through maintenance of conservation areas and open spaces within developments.
- D. Provide for the more efficient use of land through clustering and other flexible, innovative development arrangements that will result in smaller networks of utilities and streets and thereby lower development and housing costs.
- E. Provide a more desirable living environment than would be possible through the strict application of conventional requirements to promote pedestrian and non-vehicular interconnectivity, mixed use, transit planning and sustainable planning principles.
- F. Establish application requirements that are more rigorous than land use rezoning applications but no more onerous than is necessary to enable thorough analyses.
- G. Provide for higher gross and net development densities and intensities as an inducement to develop in a manner consistent with the purposes of this resolution [ordinance].
- H. Ensure that the designs of building forms are interrelated and architecturally harmonious.
- I. Facilitate the protection of designated Character Areas in which the development is located and of the surrounding area as depicted in the comprehensive plan.

Sec [#] -2 PROJECT BACKGROUND AND LAND USE.

- A. Size and Location. The PUD shall include the total number of acres and provide map(s) depicting its location relative to the immediate environs and the region.
- B. Other Approvals. Provide a list of all approvals, permits or other entitlements received or applied for the property.
- C. Current Zoning/Land Use. Identify the current zoning/land use for the property.
- D. Consistency with Other Documents. The PUD shall state consistency with other documents. Those documents may include but not be limited to the *Green Growth Guidelines (G³)*, *The Regional Plan of Coastal Georgia*, applicable regional and state



stormwater regulations, other model ordinances and/or applicable development standards.

Sec [#] -3 **PROPOSED PUD DESCRIPTION.**

- A. Overall Land Use Description. The PUD shall include a description articulating an overview of the project and describe the theme, development intent and any unique planning and design solutions.
- B. Description of Project Elements. The PUD shall include a detailed description articulating the type of uses, amenities and recreation, required on-site and any off-site infrastructure including utilities, drainage and transportation improvements, phasing and other project elements.

Sec [#] -4 **PROCEDURES AND ADMINISTRATION.**

- A. Pre-application Conference. Prior to preparation of an application for rezoning to a PUD the Applicant should meet with the [insert appropriate reviewing entity] and other interested or affected departments, agencies and/or representatives. The general criteria of the proposal should be adequately articulated through maps, site plans and/or written description to provide sufficient and accurate understanding of the proposed development is required for the Pre-application Conference. The goals, tenets, any special initiatives, conformance, and variation with any applicable regulation or criteria shall be clearly identified for review and discussion during the Pre-application Conference.
- B. Required PUD Application Exhibits. The Applicant shall provide [insert quantity] copies of all required documents to [insert appropriate reviewing entity] for review, referral and recommendation. The following defines the required documentation and exhibits to apply for a PUD rezoning:
 - 1. A completed PUD checklist.
 - 2. All information requested in the PUD checklist shall be clearly described in the application on maps and/or text.
 - 3. Site plan(s), map(s), and drawing(s) or other graphic documents depicted at an appropriate scale [insert size criteria for drawings] to include the minimum elements:
 - a. The general location of all the proposed land uses and environmental lands described in the PUD written text.
 - b. The general location of all historic and environmentally sensitive resources.
 - c. The general location of water and wastewater treatment facilities, if any.
 - d. Parking calculations for the proposed land uses.
 - e. Existing site characteristics including any significant variations of elevations, water feature(s), preserve areas, structures and existing vegetation.
 - f. The general location of all proposed improvements and land uses, access and egress, service areas, vehicular use areas, pedestrian connections, roadways,



- buffers, specialty improvements, general utility improvements or any other components deemed necessary by [insert appropriate reviewing entity].
- g. The general location of proposed lakes, ponds and stormwater facilities.
 - h. The general location of project entry signage. Specific signage within each development phase, if applicable may be provided at the time of Final Site plan submittal.
 - i. A local and regional location map shall be provided.
4. PUD text and description to shall include the following:
- a. Overall Land Use Description. The PUD shall include a description articulating an overview of the project and describe the theme, development intent and any unique planning and design solutions.
 - b. Description of Project Elements. The PUD shall include a detailed description articulating the type of uses, amenities and recreation, required on-site and any off-site infrastructure including utilities, drainage and transportation improvements, phasing and other project elements.
 - c. Tables. The PUD shall include a land use table articulating the area of all land uses including open space, recreation areas, wetlands and wetland impacts, the square footage for all non-residential uses and the number and type of units for all residential uses and any information pertaining to consistency with the requested criteria in the PUD, appropriate livability standards and [insert applicable regulation, initiatives or development standards].
 - d. Phasing. The land use table, maps and site plans shall identify each land use and any associated improvements by phase.
 - e. Variances and Waivers to Existing Regulations. Any departures from specific standards of the any approved regulations, codes, guidelines or standards, including but not limited to local zoning ordinance, development standards and/or land development codes should be appropriately identified within the PUD. Other variances or waivers may be identified and requested during the final construction plan review. The PUD should state that: [to the extent that any of the PUD requirements differ from the current and approved standards of [insert applicable regulation] or other regulations, codes, guidelines or standards, including but not limited to the provisions of the PUD will govern.
 - f. Final Site Plan Review Procedure. A Final Site Plan will be submitted and reviewed for each phase or sub-phase of the PUD to ensure compliance with all the conditions of the PUD. The Final Site Plan shall be submitted and approved before the submittal of final construction plans for any portion of a phase. The Final Site Plan must demonstrate compliance with all sections of this PUD.
 - g. PUD Check List. At the time of the submittal of each phase of the PUD development plan for approval, the Applicant shall submit a completed PUD review check list and tracking tables. The PUD check list will assist in



demonstrating compliance with PUD conditions during site plan/engineering review of final plans. The tracking tables will allow the cumulative accounting of approved and remaining units, square footage, acres, percentages and other conditions. The check list and tables format shall be approved before approval of the first construction plan for any improvement within the PUD. *See PUD Check List.*



DEVELOPMENT CRITERIA

The PUD Development Criteria is the framework to be used by the Applicant in preparation of the required application materials. The Applicant is required to provide at a minimum each of the following criteria in the PUD. At the discretion and subject to review by [insert appropriate reviewing entity] relief from the specific elements in the PUD Development Criteria is permitted but must be requested through the review process and will typically entail the submittal of support documentation articulating the basis and reasoning necessitating relief.

Sec [#] -5 COMMUNITY FORMS/DISTRICTS.

- A. Form and Pattern. The Applicant shall provide evidence that the use of sound planning principles are incorporated within the PUD. Statements, maps and site plans that incorporate language and design initiatives that articulate the overall vision of the project in terms such as walkability, distribution of public and park space, preservation of natural resources, interconnectivity and the creation of districts and villages is required to be demonstrated within the PUD.
- B. Preserved Wetlands and Natural Areas.
 1. General location. The extent of preserved wetlands, conservation lands and other open space shall be described in the PUD text and depicted on the PUD map(s) or site plan(s).
 2. Mitigation and Impacts. Impacts and proposed methods for mitigation (as applicable) of jurisdictional areas shall be described in the PUD text and depicted on the PUD map(s) or site plan(s).
- C. Affordable Housing.
 1. The extent of affordable housing proposed in a PUD as defined by [insert affordable housing definition] shall be described in the PUD text and depicted on the PUD map(s) or site plan(s).
- D. Lifelong Communities.
 1. The Applicant shall articulate in the PUD text and depict on the PUD map(s) or site plan(s) the appropriate elements or initiatives proposed that are consistent with the Lifelong Communities Initiative as defined by [insert Lifelong Communities Initiative defining agency].



Sec [#] -6 ALLOWABLE LAND USES.

A. Allowable Uses.

The PUD shall identify the allowable and accessory uses in the PUD and any restrictions regarding location or other criteria. The list may include, but not limited to the following:

Infrastructure and Utilities
Residential
Cultural/Civic and Institutional Uses
Commercial Retail
Light Industrial Uses
Lodging
Office
Neighborhood Public Service and Emergency Service Uses
Outdoor Passive Uses
Recreation
Park and Ride Facilities
Parking Garages (Multi level)
Temporary and Permanent Agricultural Uses
Open Space, Wetlands, Natural Areas, etc.

Sec [#] -7 CIRCULATION

A. Typical Roadway Cross Sections and Details.

Typical road cross sections, plan views and design criteria are required for each roadway type proposed within the PUD. Road typologies that are consistent with [insert local development standards\criteria] shall be identified. Deviations from [insert local development standards\criteria] shall be articulated in both graphic and text formats.

B. Non-vehicular Transportation Pathways.

1. When appropriate, the PUD shall include provisions for non-vehicular pathways. A description of the proposed non-vehicular circulation system for sidewalks, multi-purpose pathways, bike lanes and running trails shall be provided in the PUD text. The description shall include the type, width, location, material and design criteria of each pathway.
2. Master Circulation Plan. The location of the non-vehicular pathway system shall be depicted in a graphic format on the PUD map(s), site plan(s) or separate plan. The plan shall identify the location and width of the pathway system and shall connect to other local and regional pathways, where appropriate.



Sec [#] -8 SPECIAL STREET DESIGN STANDARDS.

A. To achieve the goals of the Coastal Region as defined in the *Regional Plan of Coastal Georgia*, the implementation of special street design standards may be necessary. The PUD shall include special street design standards as may be required to achieve the Coastal Regions goals. The standards may include minimization of intersection curve radii, minimization of roadway centerline radii, reduction or elimination of right-of-way corner clips, variations in the location of utilities, decreased driveway/roadway intersection angles, and other criteria. The *Model Development Standards Article V - Alternative Street and Conservation Design Standards* or [insert local development standards\criteria] shall be the basis for addressing the Special Street Design Standards.

1. Streetscape Guidelines

- a. Complete Streets. If appropriate, the PUD shall include streetscape design guidelines which include provisions for sidewalks, landscaping, street trees, special paving or pavers, irrigation, signs, lighting and associated street furniture.
- b. Building and Street Interfaces. If appropriate, considerations related to structures adjacent to streets, driveways and streetscape frontages which address roof overhangs, balconies, awnings and signs shall be incorporated into the PUD.
- c. Joint and Cross Access. The PUD shall identify where applicable, areas where vehicular joint and cross access is necessary and feasible.
- d. Access Management. The PUD shall identify the requested approach to defining the proximity of streets, driveways and roads in terms of type, spacing and configuration.
- e. Block Length. Unless otherwise justified, maximum block length shall be established in the PUD to encourage pedestrian-friendly development and promote interconnectivity.
- f. Interconnectivity. Within the PUD boundary and connecting outside of the PUD boundary, the street and pathway pattern shall link neighborhoods with roadways, bicycle paths, and pedestrian paths. The PUD shall demonstrate design criteria to promote connectivity. *See Livability Standards, Interconnectivity.*
- g. Roundabouts. Roundabouts and/or traffic circles shall be allowed and encouraged as an alternative to signalization. All roundabouts shall conform to the standards and criteria described in the *Federal Highway Administration's Roundabouts: An Informational Guide*. [insert local development standards]
- h. Traffic Calming. Traffic calming techniques such as horizontal deflections, road narrowing, ripples, pavers, central islands, entry or gateway treatments, raised medians, on-street parking, roundabouts, textured pavement, and other similar treatments are encouraged in appropriate locations.



- i. New Tree Plantings.
 - (i) Master Tree Plan. For all new roadways, the PUD shall provide for a street tree program. The tree program will identify, the location, type of tree, tree spacing, and design details for tree planting based on roadway type and the adjacent land use. The plan will be submitted for review before approval before the first construction plan submittal.
 - (ii) Roadway Buffers. Buffers for specified roadways such as scenic highways or specially designated corridors may be required. The PUD will include methodologies for preserving natural areas or provisions for appropriate plantings in these contexts. Typically, roadway buffers are not required where such roads cross are adjacent to greenways, wetlands or other conservation areas.
- j. Median Parks. Medians within [insert applicable road types] may serve as neighborhood parks provided the medians are: outside of the right of way, meet the minimum size, element and location criteria, and identified as a separate tract or parcel. See Livability Standard, Parks in Residential Context.
- k. Bicycle Parking. Bicycle parking facilities shall be provided for all non-residential and multi-family buildings including recreational facilities. Adjacent uses may co-locate and share bicycle parking structures.
- l. Transit Design.
 - (i) Park and Ride. PUDs which contain significant residential element have a justified potential for commuters and shall include a park and ride facility, transit stop or facility as determined by the [insert appropriate reviewing entity].
 - (ii) Transit/ROW Reservations. PUDs which meet all of the following criteria shall reserve areas in the public Rights-of-Way for transit infrastructure:
 - (1) Located adjacent to, within or reasonably proximate to planned transit corridors.
 - (2) Meet the minimum density or intensity thresholds as determined by [insert agency or presiding jurisdiction].
 - (3) Meet minimum infrastructure configurations and impacts consistent with requiring or participating in the reservation of public Right of Way for transit infrastructure.
 - (iii) Transit Stops. The PUD shall include roadway and streetscape design configurations to accommodate future and planned transit stops in accordance with local transit routes, guidelines and initiatives. Stops shall be appropriately located at areas of higher commercial intensities and residential densities and accessible for pedestrians.



DEVELOPMENT STANDARDS

The PUD shall include overall and detailed development performance standards specific to the uses and development program.

Sec [#] -9 DESIGN STANDARDS.

The following design standards, where applicable shall be included within the PUD:

Residential Density (net du/ac)
Min Lot Size Square Footage + Single-Family +Multi-Family +Non-Residential
Min Floor Area Square Footage +Accessory Apartments
Min Lot Width (Feet) +Single-Family +Multi-Family +Non-Residential
Max Building Height
Min Single-Family Setbacks Front: <ul style="list-style-type: none"> • Building • Porch (Min half of Bldg Frontage is Porch) • Front Facing Garage/Carport Side: <ul style="list-style-type: none"> • Street Side/Corner Lots • Other Sides • Zero Lots (Zero side/other side) Rear: <ul style="list-style-type: none"> • Primary Structure • Rear Garages or Ancillary Structures



Sec [#] -10 GENERAL PERFORMANCE STANDARDS.

The following standards shall be required when applicable:

- A. Minimum Open Space. A minimum of 20% of the total land area designated for residential use within a PUD shall be allocated for open space. The land area comprising the required setback provision shall not be calculated toward meeting this provision. Open space less than 20% is permitted within individual parcels, as long as it can be demonstrated that the overall cumulative total for all residential uses within the PUD meets this requirement. A PUD located within designated urban infill and/or redevelopment areas and non-residential uses may be exempt from this provision.
- B. Residential Density. The PUD shall identify allowed residential densities. *See Livability Standards, Minimum Residential Density Standards.*
- C. Non-Residential Intensity. The PUD shall identify allowed non-residential intensities. The maximum allowable intensity for non-residential land in a PUD may be determined by Floor Area Ratio (FAR) [or insert local development standard]. Form-Based Code regulations may be utilized in lieu of establishing FAR. A PUD located within designated urban infill and/or redevelopment areas may be exempt from this provision. *See Livability Standards, Non-Residential Intensity Standards.*
- D. Mixed Use Requirements. A Mixed Use PUD must include at least two (2) different land uses. No one (1) land use can exceed 70% [or insert local development standard] of the total land area of the PUD. The context of the location of the PUD (i.e., urban infill or suburban greenfield) should be incorporated into the determination of the specific mixed use standard. Open space shall not be counted as one of the two land uses.
- E. Buffers. The PUD shall identify the required buffer standards. Development within the PUD is encouraged to be planned so that intervening uses of intermediate intensity provide the transition between more intense uses and less intense uses. When uncomplimentary land uses or zoning districts are adjacent to one another without an intervening street, a buffer shall be required between the uses or zoning districts. *See Livability Standards, Buffers.*
- F. Architecture:
 - 1. Graphics. A PUD that requires specific building typologies or structures that can be viewed and interfaced from the public realm shall include elevations drawings.
 - 2. General Architectural Guidelines. The PUD will include architectural design guidelines and enforce such guidelines through deed restrictions.
- G. Landscaping and Tree Standards. The PUD will include landscape, tree preservation and planting standards that adequately address the public realm. Streetscape, parking areas, buffers and public open space planting and preservation standards will be included in the PUD.
- H. Lighting Standards. The PUD shall provide criteria to minimize the effects of non-residential site lighting. The use of shielded and directional fixtures shall be required. The PUD shall require standards that comply with the International Dark-Sky



Association [insert local development standard].

I. Parking

1. On-Street Parking. On-street parking may be used to satisfy minimum parking requirements. On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience. Parking configurations may include, but not limited to, parallel and angle parking.
2. Off-Street Parking. Off-Street site parking in the form of public lots, parking garages, and on-street parking may be used to satisfy all or part of the minimum parking requirements. On-street parking and off-street parking shall be within five hundred (500) feet of a use to satisfy minimum parking requirements. Such off-street parking shall be assigned to uses by the [insert Applicant, Agency, Jurisdiction and/or Master Developer] on an equitable basis defined in PUD. Parking areas that satisfy off-street parking requirements must be constructed prior to or concurrently with the time that such uses are occupied.
3. Shared Parking. Shared parking agreements, in the form of recorded reciprocal agreements, may be allowed to meet minimum parking requirements, if the Applicant can demonstrate the compatibility of shared uses by demonstrating the spaces are unlikely to be used at the same time of day. *See Livability Standards, Shared Parking Reduction Standards.*

J. Parks Associated with Residential Use Projects and Components.

1. General Park Standards. The PUD shall include provisions for parks, including size, type, number and location to serve the residential component of the community. *See Livability Standards, Parks in Residential Context.*
2. Civic Space. A PUD with more than 200 units shall be required to have a central civic space containing an enclosed amenity building (clubhouse) or an open air pavilion. The open air pavilion may be completely open on all sides but must include a fully sheathed and clad roof system. Trellises, arbors or similar structures with open roof systems are encouraged but cannot be solely used to satisfy this requirement for an open air pavilion. The [insert developer, property owner or property owners' association] shall be responsible for construction and maintenance of the civic space and its associated structures. Structure size shall be five (5) square feet per unit for enclosed conditioned building or a minimum of 225 square feet total for an open air pavilion. Enclosed conditioned buildings shall have a minimum size of 1,000 square feet and shall not be required to exceed 2,000 square feet.
3. Multi-family Standards. Multi-family developments shall provide one hundred and fifty (150) square feet of recreation space per dwelling unit, unless this recreation space is provided and accessible to the residents of the multi-family project in a mixed or multi-use context. This allows for this requirement to be satisfied by a neighborhood park or community park that is within one-quarter ($\frac{1}{4}$) mile of the development.



- K. Parks Associated with Non-Residential Use Projects and Components.
1. Non-residential uses. Civic spaces shall be located to provide a public focal point. Civic spaces may include common areas, parks, plazas, greens, public gathering spaces, transit stops, amphitheaters, stages, and similar areas. Individual buildings with less than 10,000 square feet of enclosed area are exempt from this requirement. The following standards shall be employed for civic spaces:
 - a. Typical uses may include, but are not limited to: sitting areas; parks; employee lunch or break areas; plazas for public events and outdoor retail sales; and gardens;
 - b. Civic Elements. Tower elements, landscaping, kiosks, water features, sculptures, benches, arbors, gateways, or other hardscape and architectural features shall be incorporated in civic spaces;
 - c. Civic space for commercial and office uses shall be calculated at a minimum of 100 square feet per 1,000 square feet of enclosed building area. Civic spaces shall have a minimum size of 1,000 square feet and shall be a minimum of 25 feet in width;
 - d. Civic space shall be owned and maintained by the [insert developer, property owner or property owners' association]; and
 - e. In all cases, for open space to qualify as a civic space, the area must be designed for pedestrian use and shall not be solely a landscaped area.
- L. Residential Sales Centers. The PUD shall identify areas designated for Model Homes, Sales Areas and Sales Centers. Model homes and units with temporary sales centers with adequate parking located within residential areas are permitted.
- M. Signage. A comprehensive sign program is required to be submitted and approved before approval of the construction plans. At a minimum the signage program shall be submitted to [insert reviewing entity] and include the following elements:
 1. Site plan showing location of signs
 2. Sign elevation drawings and table showing height, configuration, signage text, material, lighting configuration and mounting methods.
- N. Utilities. All utilities shall be underground.
- O. Co-located and Shared Facilities. Co-location of infrastructure is encouraged, where feasible within mixed use or multi-use projects. Stormwater treatment systems may be shared by adjacent building sites, land uses and roadways as part of a combined stormwater system. The PUD shall clearly articulate the requirements for such facilities.



Sec [#] -11 RESIDENTIAL PERFORMANCE STANDARDS.

- A. Home Occupations. Home occupations are allowed in all residential areas. Home occupations shall meet the following standards. These standards help promote mixed use development with pedestrian access. Such home occupations are intended to be small-scale, limited businesses that do not detract from the residential character of the neighborhood. Home occupations shall be accessory to the principal residential use. In a PUD where Home Occupations are contemplated as an allowable use the following elements should be addressed:
1. Home occupations may occupy up to [seven hundred and fifty (750) square feet or insert criteria] or [twenty-five (25) percent of a residence’s floor area or insert criteria], whichever is less. If the property also has an accessory apartment, total floor area devoted to both uses shall not exceed [1,250 square foot or thirty-five (35) percent of a residence’s floor area or insert criteria], whichever is less.
 2. Home occupations must be operated by a homeowner whose principal residence is on-site.
 3. Home occupations may have no more than [three (3) persons or insert criteria] engaged in operating the businesses at one time.
 4. A sign, not exceeding six (6) square feet, may be placed on the front wall of the residence. No other changes in the outside appearance of the building or visible evidence of the conduct of the home occupation shall be allowed. Signage shall be included within the Comprehensive Signage Program.
 5. Home occupation retail uses allowed include [insert uses or antique shops, bakeries (not wholesale), barbershops and beauty salons, clothing shops, studios, florists, hand craft shops for custom work (no noise, odor, or chemical waste), secondhand stores, and specialty shops, professional and medical offices, childcare with not more than four (4) children, music/dance lessons, photography studios, and tutoring.]
 6. Prohibited activities include [insert uses or group instruction with over two (2) students at one time, swimming lessons, outdoor repair shops, taxi or limousine service, on-premises food or drink sale, and auto repair, mechanical, paint and body repair and for detailing; tow truck services or other trucking services; private clubs; bed and breakfast establishments; veterinarian services of any type; medical or dental laboratory].
 7. Hours of operation for retail uses must be between 9:00 AM and 5:00 PM., excluding Sundays. Hours of operation for other uses may continue until 9:00 PM, by appointment only.
 8. No outdoor storage or display shall be allowed.
 9. No flammable or hazardous materials shall be stored on premises.
 10. There will be no equipment or process used in the home occupations which creates



noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property.

11. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
 12. No home occupation shall be conducted in an open porch, carport, shed, temporary building, or on the grounds. Activities must be confined to the principal or accessory structure.
 13. Any supplies stored on the premises shall be for the purpose of maintaining and operating the home occupation and shall not be visible from outside view.
 14. The address of the home occupation shall not be advertised.
 15. The business shall not in any manner deal in firearms or ammunition.
 16. Business deliveries by trucks larger than three quarter ton trucks shall not be allowed, and deliveries must occur between 10:00 AM and 4:00 PM., excluding Sundays.
 17. All home office and home occupations shall be required to apply for an occupational license prior to operation of the home office or occupation.
 18. The use of the premises for a home office shall be clearly incidental and subordinate to its use for residential purposes nor change the residential character thereof.
- B. Lot Size Variety. The PUD shall have provisions to allow for a systematic methodology to provide variety of lot sizes.
- C. Parking.
1. Single-Family. Parking needs shall be supplied through driveways, garages/carports, and on-street parking.
 2. Multi-Family Structures. The PUD shall specifically address parking for multi-family uses. Inclusion of parking methodologies for each type of multi-family product and visitor parking is required. Guest parking requirements shall be identified.
 3. Non-Residential Uses. The PUD shall address parking for non-residential uses and include methodology for the location, quantity, configuration as well as shared parking requirements.
- D. PUDs with Residential Uses-Accessory Apartments. To encourage the use of accessory apartments and thus promote Lifelong Communities, housing diversity and affordable housing; accessory and garage apartments shall be allowed in conjunction with single-family homes, offices, and retail uses. Kitchens and full bathrooms are permitted in all accessory apartments. For the purposes of calculating density only, accessory units are not recognized as a separate unit. This applies only for the purpose of determining conformity to the density standards set in this PUD. Accessory apartments shall conform to the following standards.



1. Ownership. The primary unit and the accessory unit must remain under single ownership.
2. Form. Accessory apartments in conjunction with single-family homes may be in the form of a garage apartment (an apartment over a freestanding garage or carport), a cottage, or in the form of a mother-in-law suite (within the principle residence). Accessory apartments in conjunction with office or retail uses may be in the form of a cottage or within the principle building(s).
3. Location. Cottages in conjunction with office or retail uses may be located to the side, to the rear or above the principle building(s).
4. Size. Accessory apartments may not exceed nine hundred (900) square feet.
5. Height. Structures containing accessory apartments are subject to the height requirements of this PUD. This PUD allows accessory apartment structures to be taller than principle structures, thus allowing for garage apartment structures.
6. Entrances. Entrances to garage apartments and cottages may not face the closest adjacent residential properties, but should face the principle residence to which they are associated. Entrances to mother-in-law suites must be located in the side, courtyard, or the rear of the principle residence.

E. Residential Flag Lots.

The PUD shall address Flag lots. Flag lots provide additional variety to the streetscape, provide access to unusual land configurations, reduce the need for impacts to wetlands, minimize the amount of impervious surface area and reflect many home buyers' preference for this type of lot. Flag lots should only be permitted where they are consistent with the intent as identified in this provision. The PUD shall address the following criteria:

1. [Insert minimum lot frontage on an approved rights-of-way].
2. [Insert criterion for driveway proximity to property line or demonstrate that shared driveways are feasible].
3. There will be no more than three (3) [or insert criteria] flag lots adjacent to each other.



Sec [#] -12 ENVIRONMENTAL QUALITY STANDARDS

- A. The PUD shall identify any existing historic, cultural or environmentally sensitive or unique resources within the PUD and note explain how the resource is proposed to be protected and managed.
- B. The PUD shall include specific design and development criteria to reduce energy demands for the project, conserve and reduce potable water and reduce maintenance and water demand of new landscape plant material. Other sustainable planning and building techniques are encouraged to be part of the PUD.



Sec [#] -13 PUD INCENTIVE CRITERIA

At the option of the Applicant, the PUD may seek to reduce certain PUD requirements as specified in this Code by adopting targeted community initiatives. Any such incentive allowed in this Code shall only be granted upon the approval by the local government after review and recommendation of the Planning Commission. The Applicant shall submit a written statement with the PUD identifying the incentive being requested and demonstrate that the reduction in the PUD requirement(s) does not negatively impact the PUD or surrounding area. All other land development codes shall be met.

Targeted Community Initiatives

Adopt Character Design Guidelines as part of PUD
Adopt Low Impact Development (LID) as part of PUD pursuant to the <i>Green Growth Guidelines</i> or its equivalent
Adopt LEED-ND or similar recognized standard as part of PUD
Exceed minimum Open Space requirements by 25%
Exceed minimum Civic Space requirements by 25%
Exceed minimum Landscaping requirements by 25%



Any targeted community initiatives adopted shall apply to the entire PUD. Each targeted community initiative adopted as part of the PUD, shall allow the Applicant to be eligible for one (1) PUD incentive. A maximum of three (3) PUD incentives may be granted for a PUD. Each PUD incentive shall only be applied once.

PUD Incentives

Incentive	Incentive Bonus
Parking	10% reduction for non-residential uses
Setbacks	5% reduction for all uses
Open Space	5% reduction when required
Civic Space	5% reduction when required
Lot Coverage	10% increase for non-residential uses
FAR	0.1 FAR increase for non-residential uses
Dwelling Units	10% density increase dwelling units



Planned Unit Developments

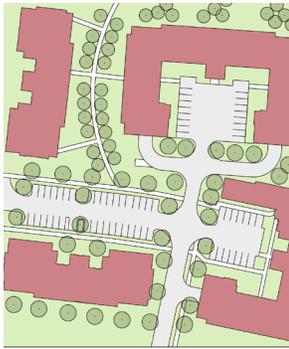
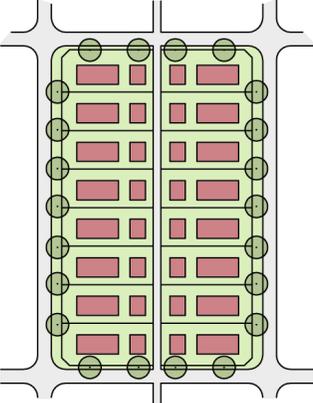
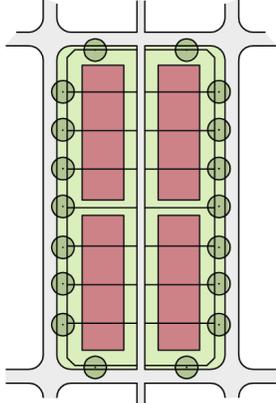
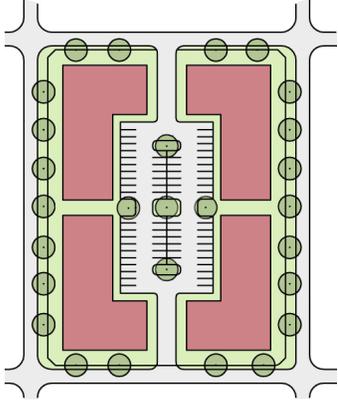
Livability Standards



Minimum Residential Density Standards

Density Calculation: Density is calculated by dividing the quantity of dwelling units by the gross acreage which includes developable land, pond, public space and right-of-way.

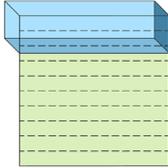
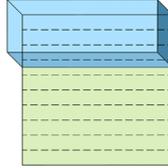
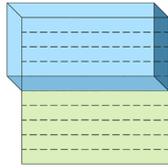
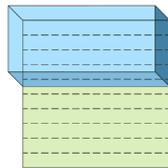
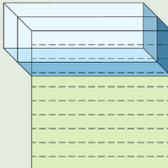
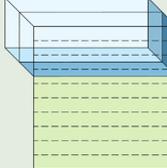
Additional Commentary: Single family detached minimum densities can be reduced to facilitate rural and farmstead subdivisions. Typically, the Applicant should demonstrate the viability of such development patterns, relevant context and conservation of critical or substantive lands.

Context	Minimum Dwelling Units per Acre		
	Single Family Detached	Single Family Attached	Multi-Family
Suburban	2.2	6	11
			
Urban	3	8	13
			



Non-Residential Intensity Standards

Floor Area Ratio (FAR): is the gross floor area of all buildings or structures on a lot divided by the total lot area. Lot area excludes non-developed wetlands or environmentally designated lands.

Context	Non-Residential Land Use Categories	Minimum FAR Requirement
Suburban	Water Related	 FAR: 0.25
	Community Commercial Business Park	 FAR: 0.35
	Regional Commercial Civic/Institutional Light Industrial Heavy Industrial	 FAR: 0.40
	Neighborhood Commercial	 FAR: 0.45
	Urban	Community Commercial Regional Commercial
Civic/Institutional		 FAR: 0.65
Neighborhood Commercial		 FAR: 0.70



Shared Parking Reduction Standards

Shared Parking Calculation and Commentary: The reduction of parking requirements through mixed use planning supports the benefits of shared parking. The benefits include reduction of stormwater run-off, reduction of heat island effects and extensive encumbrance of land. The percentages in the table below correspond to the reduction of required parking per the applicable zoning criteria. For instance, if a mixed use project included both retail and residential, the combined required parking could be reduced by a factor of ten percent (10%). In cases where more than one use is proposed, the average of the suggested parking reduction percentages are applicable. All shared parking for residential uses must be within three-hundred (300) feet of the dwelling unit and for all other uses the shared parking must be within five-hundred (500) feet of the principle structure.

Shared Parking Reduction Standard											
	Residential	Banks	Lodging	Medical Clinics\Offices	Professional Offices	Restaurants	Theaters	Bars\Nightclubs	Lodges and Clubs	Places of Worship	Retail
Residential		20%	10%	20%	25%	0%	10%	0%	10%	10%	10%
Banks	20%		10%	0%	0%	10%	25%	25%	20%	25%	0%
Lodging	10%	10%		10%	10%	0%	0%	0%	10%	10%	10%
Medical Clinics\Offices	20%	0%	10%		0%	20%	20%	20%	20%	20%	10%
Professional Offices	25%	0%	10%	0%		10%	20%	20%	20%	20%	15%
Restaurants	0%	10%	0%	20%	10%		10%	10%	10%	10%	10%
Theaters	10%	25%	0%	20%	20%	10%		0%	10%	20%	10%
Bars\Nightclubs	0%	25%	0%	20%	20%	10%	0%		10%	25%	10%
Lodges and Clubs	10%	20%	10%	20%	20%	10%	10%	10%		20%	10%
Places of Worship	10%	25%	10%	20%	20%	10%	20%	25%	20%		10%
Retail	10%	0%	10%	10%	15%	10%	10%	10%	10%	10%	



Buffers

Buffers: The standards defined in this section are applicable to buffer criteria in conditions where uncomplimentary land uses adjacencies are proposed in the PUD. Mixed uses comprised of commercial, institutional and residential are not considered uncomplimentary land uses.

Uncomplimentary Land Uses

	Residential Uses	Commercial Uses	Institutional Uses	Industrial Uses	Service Areas ¹	Outdoor Sales\Display
Residential Uses	No	Yes	Yes	Yes	Yes	Yes
Commercial Uses	Yes	No	No	Yes	No	No
Institutional Uses	Yes	No	No	Yes	Yes	Yes
Industrial Uses	Yes	Yes	Yes	No	No	No
Service Areas ¹	Yes	No	Yes	No	No	No
Outdoor Sales\Display	Yes	No	Yes	No	No	No

¹ Service areas are defined as areas containing mechanical and utility equipment, dumpsters, garbage and waste collection facilities, pick up and delivery facilities such as loading docks, temporary outdoor storage and other similar uses

Buffer Standards

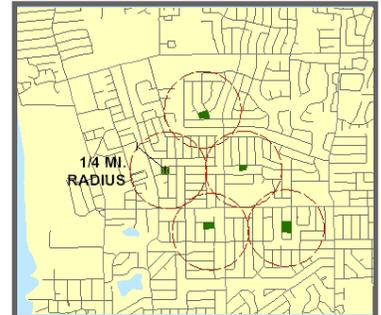
	Buffer Width	Screening Type		Density		Shrub Height at time of planting	Tree Spacing	Tree Spec. at Planting
		Evergreen Trees	6' Masonry Wall	85% Opacity in 2 years planting	60% Opacity at time of			
General Buffer Criteria	15 feet & Shrubs	Evergreen Trees	6' Masonry Wall	85% Opacity in 2 years planting	60% Opacity at time of	4' min.	30' on center	12" and 2.5" caliper
Service Areas & other Similar Non-Public Uses	20 feet	Evergreen Trees & Shrubs	6' Masonry Wall	85% Opacity in 2 years	60% Opacity at time of planting	4' min.	50' on center	12" and 2.5" caliper



Parks in Residential Context:

This table categorizes the required park space for the PUD based on proximity to each residential unit and the overall density of the development.

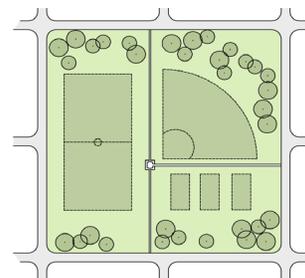
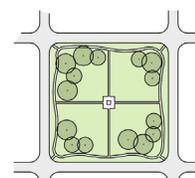
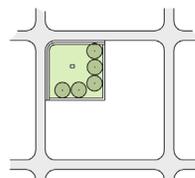
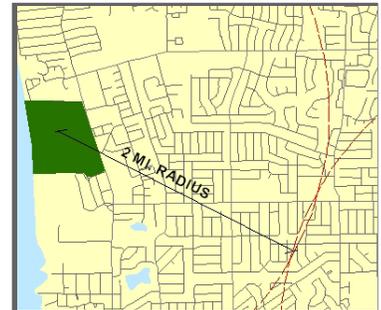
Neighborhood Park: an open space designed to be within walking distance of each resident. These parks are required within 1/4 mile of each dwelling unit, and the minimum size is a 1/4 acre.



Community Park: an open space park designed as a community gathering space. These parks are required within 1/2 mile of each dwelling unit and the minimum size is one (1) acre.



Sub-Regional Park: this park is an active park with ball fields and open space designed to be the hub of activity for a series of neighborhoods. These parks are required to be within two (2) miles of each dwelling and the minimum size is 10 acres.



	Neighborhood Park	Community Park	Sub-Regional Park
Number Required	1/200 units	1/500 units	1/1,000 units
Minimum Size	1/4 acre	1 acre	10 acre
Sidewalks	5' wide around perimeter	5' wide around perimeter	5' wide within park
Tree Cover	50% shade	35% shade	15% shade
Passive Recreation	Yes	Yes	Yes
Active Recreation	No	No	1 field, 2 courts



Interconnectivity

Pedestrian Interconnectivity: Providing pedestrian connectivity between appropriate uses promotes the goals and objectives of the region relating to reducing traffic, increasing walkability, enhancing healthy lifestyles and promoting sustainability. The PUD must demonstrate provisions for pedestrian connectivity to meet these goals and the required criteria.

Vehicular Interconnectivity: Providing vehicular connectivity on-site decreases traffic and congestion at intersections. The PUD must demonstrate provisions for connectivity between adjacent uses where public rights-of-way are absent or inadequate.

CRITERION						
Context	Access & Connection Between Uses					Methodology
	Residential Uses	Commercial Uses	Institutional Uses	Industrial Uses	Public Right-of-Way	
Pedestrian	Residential Uses	●	●	●	✱	✱
	Commercial Uses	●	●	●	●	●
	Institutional Uses	●	●	●	✱	✱
	Industrial Uses	✱	●	✱	●	
	Public Right-of-Way	✱	●	✱	●	●
Vehicular	Residential Uses	●	●	✓	✓	●
	Commercial Uses	●	●	●	✓	●
	Institutional Uses	✱	●	●	✓	●
	Industrial Uses	✓	✓	✓	●	●

Legend

- Connection required
- ✱ Urban and Specialty Situations Only
- Direct Connection Not Required
- ✓ Direct Connection Prohibited

- Coordination and integration of the street system with existing, proposed and anticipated streets surrounding the subdivision.
- The extension of proposed streets to the boundary lines of the development where such an extension would connect with streets in an existing, platted or future development.
- When a proposed development abuts unplatted land or a future development phase, stub streets shall be provided for future access to abutting properties or to logically extend the street system into the surrounding areas.
- Opportunities for bicycle/pedestrian mobility shall be enhanced through site design strategies and bicycle/pedestrian circulation that seek to shorten walking distances and increase accessibility between neighborhoods, schools, recreation areas, community centers, shopping areas or employment center as follows:
 - Sidewalks shall connect residential developments to the sidewalk system of surrounding roadways.
 - An accessible route within the boundary of a site shall be provided to meet the requirements of the Americans with Disabilities Act.
 - Bicycle/pedestrian pathways shall connect residential developments and/or nearby schools, neighborhood community centers, churches, parks, commercial and office developments, or other compatible land uses.
 - Commercial development shall be designed to support bicycle and pedestrian mobility in accordance with the following:
 - Pedestrian pathways shall be provided between parking areas, and from the building entrance to surrounding streets, external sidewalks and development out parcels. Pedestrian pathways may be constructed of paver blocks, concrete or suitable pervious materials. Pedestrian pathways that traverse parking areas should include reflective striping and proper identification signage.
 - Pedestrian circulation shall be provided between abutting commercial properties through the use of walkways and similar pedestrian-oriented facilities.
 - Pedestrian facilities may be incorporated into the required landscape buffer.



Planned Unit Developments

Check List



PUD Check List				Planners Initials:	
				Project name:	
				Date:	
				Applicant/Agent	
Category	No.	Provided	Requirements	Comments	
A. Property Identification					
A. Property identification (Information needed as part of Application)	1	Yes N/A	All maps, written materials and exhibits dated and referenced individually on all pages		
	2	Yes N/A	Property real-estate number		
	3	Yes N/A	Property Owner Information (Proof of Ownership)		
	4	Yes N/A	Address		
	5	Yes N/A	Vicinity Map - shows general location 8 1/2 X 11 format		
	6	Yes N/A	Current Land Use Category of site and surrounding property		
	7	Yes N/A	Current Zoning District of site and surrounding property (If previous PUD, provide Ordinance Number)		
	8	Yes N/A	Legal Description, including total area for all parcels (Legal that is easily identifiable, will be used in advertisement)		
	9	Yes N/A	Aerial Photo (10 Acres threshold)		
	10	Yes N/A	24 X 36 inch site plan (or larger if necessary for all information) 2 copies for files		
	11	Yes N/A	8 1/2 X 11 inch maps and site plans of all information for duplication & distribution (items 6, 7, 10)		
B. The existing site characteristics					
B. The existing site characteristics	12	Yes N/A	Any significant variations of elevations, water feature(s), preserve areas, structures and existing vegetation		
	13	Yes N/A	Property identification on Soil Conservation Maps and Reference or soil information provided 8 1/2 X 11 maps		
C. Development					
C. Development (Shown on site plan maps, and Drawings(s))	14	Yes N/A	Total gross acreage _____ Acres 100%		
	15	Yes N/A	Amount of each different land use by acreage _____ Acres _____ %		
	16	Yes N/A	Total number and type of dwelling units by each type of same _____ d. u. _____ %		
	17	Yes N/A	Total amount of active recreation and/or open space _____ Acres _____ %		





Category	No.	Provided	Requirements	Comments
C. Continued	18	Yes N/A	Total amount of passive open space _____ Acres _____ % (ponds, conservation, jurisdictional land)	
	19	Yes N/A	Amount of public and private right-of way _____ Acres _____ %	
	20	Yes N/A	Maximum coverage of buildings and structures at ground level _____ Sq. Ft. _____ %	
	21	Yes N/A	North arrow & Bar Scale on all drawings	
D. PUD Text and Description Shall Include:				
D. The proposed conditions	22	Yes N/A	Overall Land Use Description-Per the PUD requirements	
	23	Yes N/A	Descriptions of Project Elements-Per the PUD requirements	
	24	Yes N/A	Tables-Area of all land uses including open space, recreation areas, wetlands and wetland impacts, square footage for all non-residential uses and number and type of all residential uses.	
	25	Yes N/A	Phasing-The land use table, maps and site plans shall identify each land use and any associated improvements by phase.	