

§ 150.21 PLANNED UNIT DEVELOPMENTS (PUD) - NON-SHORELAND.

(A) *Purpose.* The purpose of a planned development is to enable imaginative and creative land uses to be developed in a manner which emphasizes flexibility and open space, yet preserves the overall density requirements for the district. The customary one lot - one building requirement is altered in an effort to accomplish the following:

- (1) To encourage a more creative and efficient approach to the use of land.
- (2) To allow variety in the types of environment available to the residents of the community.
- (3) To provide the means for greater creativity and flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the community and its inhabitants.

(B) *Administrative procedure.*

(1) An applicant for a planned development shall follow the procedure as outlined for a conditional use permit.

(2) The applicant for a planned development shall obtain the application for the conditional use permit at the office of the Zoning Administrator and simultaneously follow Chapter 151 to secure both preliminary and final design approval from the Planning Commission and City Council.

(C) *General regulations.*

(1) All other development regulations of the appropriate zoning district not specified in this chapter or specified as a condition to the conditional use permit shall apply to a planned development.

(2) It is the intent of this chapter that subdivision of the land involved (residential, commercial, or industrial) be carried out simultaneously with the review of a planned development.

(3) The application for a conditional use permit shall state precisely the reasons for requesting the consideration of the property for planned development.

(4) The land which is to be set aside as open space or common area shall be clearly indicated on the plan. Provisions for recreational area and for continual maintenance of that area and for continual maintenance of that area not dedicated and accepted by the city shall be required.

(5) All buildings shall be used only for those purposes and the customary accessory uses of the zoning district in which the planned development is located.

(D) *Density of development.* Permitted maximum residential densities in the planned development shall not exceed the permitted maximum densities in the original district by more than 125%. Minimum land area requirements for each use shall be provided as required in the original district.

(E) *Modification of development standards.* Deviation from the applicable requirements for lot area, lot dimensions, yards, setbacks, location of parking area, and public street frontage may be allowed only if such deviation is consistent with the total design of the planned development.

(F) *Private roadways*. Private roadways within the project shall be installed to city specifications for public roadways.
(Ord. passed 6-3-1997)