

- (10) The minimum lot size within an approved PUD shall be 10,000 square feet, unless specifically waived by the Planning Commission.
- (11) Provision shall be made for the preservation of open space in accordance with the standards and requirements set forth in Section 7.4.
- (12) The PUD shall be compatible and harmonious with the character of the surrounding area, and with the purpose of the zoning district within which it is located. The Commission may impose, in addition to the standards expressly specified by this section, other conditions necessary to protect the character and best interest of the surrounding properties, the neighborhood, or the municipality as a whole.

- (1) The minimum project size shall be 5 acres.
- (2) An appropriate and compatible mix of permitted and conditional uses otherwise allowed in the district shall be included in the PUD, which shall be designed to reflect a compact development pattern characterized by:
 - a. pedestrian scale and orientation,
 - b. functional and visual integration with neighboring properties,
 - c. a mix of uses,
 - d. well defined streetscapes and an interconnected network of streets,
 - e. the integration of private and public space, and
 - f. sidewalks and pathways to facilitate pedestrian circulation.
- (3) Residential uses within a PUD may include varied types of dwellings, including one-family, two-family and/or multi-family units. The number of dwelling units allowed in a PUD may, at the discretion of the Planning Commission, be increased in accordance with the following standards:
 - a. the permitted number of dwelling units may include a density increase of up to 25% of the allowed district density for PUDs in which not less than 50% of the total acreage involved is set aside as open space in accordance with Section 7.4; or
 - b. the number of dwelling units allowed in a PUD may, with the approval of the Planning Commission, be increased up to 50% of the allowed district density for affordable housing projects in which not less than 50% of the total number of dwelling units created are affordable housing units, as defined in Section 10.2. The number of dwelling units allowed in a PUD may, with the approval of the Planning Commission, be increased up to 50% of the allowed district density for affordable housing projects in which not less than 50% of the total number of dwelling units created are affordable housing units, as defined in Section 10.2.
- (4) The minimum distance between dwellings shall be 30 feet, unless specifically waived by the Planning Commission.
- (5) There shall not be less than 850 square feet of floor area per dwelling unit.
- (6) Cottage industry is not to be an allowed use within a PUD.
- (7) PUDs shall be complete developments and may be required to include facilities such as paved streets, curbs, sidewalks street lights, drainage, sanitary sewers, underground utilities, landscaping and off-street parking, subject to the standards set forth in this Section, the standards for subdivision review included under Article 7, and the standards for site plan review set forth in Section 5.3.
- (8) To ensure adequate privacy for existing or proposed uses adjacent to the PUD, structures on the perimeter of the site shall be setback a minimum of 100 feet from adjoining property boundaries, and screening may be required. The Commission may waive or modify this standard, however, to better integrate the PUD with adjacent development of similar current or planned patterns and densities.
- (9) The maximum building coverage for all buildings per acre shall be 25%, except for mobile home parks under Section 4.14.

Section 8.4 General Standards

(A) PUDs, in addition to any proposed modifications of these regulations to be approved by the Planning Commission, shall be subject to the following general conditions and standards:

- (1) The project shall be consistent with the goals and policies of the municipal plan.
- (2) Uses permitted within a PUD may include those permitted and/or conditional uses allowed within the district where the project is located. The overall density of the project shall not exceed the number of residential, commercial, industrial or other units or densities permitted in the Planning Commission's judgment if the land were subdivided into lots in accordance with the standards of the district in which the project is located, unless modified in accordance with Section 8.5 below.
- (3) The project shall reflect an effective and unified treatment of the development possibilities of the project site, making appropriate provision for the preservation of streams and streambanks, lake shore, steep slopes, wetlands, floodplains, soils unsuitable for development due to shallow depth to bedrock or high water table, agricultural lands, historic or archaeological sites, natural areas, wildlife habitat and scenic views and vistas.
- (4) Two or more contiguous parcels under the ownership or control of the applicant may be combined for review as a PUD. The permitted density on one parcel may be increased as long as the overall density for the combined parcels does not exceed that which could be permitted, in the Planning Commission's judgment, if the land were subdivided into lots in conformance with district regulations.
- (5) The minimum front, side and rear yard setbacks at the periphery of the PUD shall be as dictated for the particular district unless otherwise specified by the planning commission. The Planning Commission may consider within the project area other setback standards, such as zero lot lines, as part of its review under this Section.
- (6) The project plan shall be phased over a reasonable period of time in order to ensure that adequate municipal facilities and services may be provided, in accordance with Section 6.4.
- (7) A greater concentration or intensity of development may be located within some portion(s) of the site provided there is an offset by a lesser concentration in another portion(s) or an appropriate reservation of open space on the remaining land in accordance with Section 7.4.
- (8) In addition to standards under site plan and subdivision review, the Planning Commission may impose further restrictions on the height and spacing of buildings; greater setback and screening requirements for structures and parking areas, and/or between development areas and common or open space areas.
- (9) PUDs shall meet all of the standards for subdivision approval set forth in Article 7 of these regulations (e.g. streets, utilities, water and sewer), and all general and specific standards for uses included in the development (e.g. parking, signs, etc.), unless specifically waived by the Commission.

Section 8.5 PUD Standards

(A) In addition to the general standards set forth in Section 8.4, PUDs shall also meet the following specific standards:

ARTICLE 8. PLANNED UNIT DEVELOPMENTS

Section 8.1 Purpose

(A) **Planned Unit Developments (PUDs).** The purpose of the PUD provision is to:

- (1) permit new communities, clustering, innovation in design and layout, and more efficient use of land,
- (2) facilitate the adequate and economic provision of streets and utilities,
- (3) preserve the natural and scenic qualities of open land,
- (4) provide for a mix of compatible uses at different densities,
- (5) provide for a mixture and variety of housing types, including elderly and affordable housing, at different densities, and
- (6) provide for the development of existing lots which because of physical, topographical or geological conditions could not otherwise be developed.

Section 8.2 Applicability

(A) In accordance with the Act [§4417], and where allowed in designated zoning districts, the modification of one or more provision of these regulations may be permitted by the Planning Commission with the approval of a PUD simultaneously with subdivision plat approval in accordance with the following standards and procedures.

Section 8.3 Application Requirements

(A) **Application.** An application for PUD approval shall be submitted simultaneously with an application for major subdivision review in accordance with the requirements set forth in Article 6. In addition to the information required for subdivision review described in Table 6.2, applications for PUDs must include the following:

- (1) a statement setting forth the nature of all proposed modifications or changes of existing land use and development regulations and the standards and criteria which the applicant proposes for the development, including standards for the design, bulk and spacing of buildings and sizes of lots and open spaces;
- (2) a brief summary of the project and how it meets the standards in this section; and
- (3) additional information required by the Planning Commission to determine whether the proposed mix of uses, density and scale and intensity of uses will meet the standards set forth in these regulations.

(B) **Coordination with Other Review Processes.** Applications for PUDs shall be reviewed by the Planning Commission concurrently with application for major subdivision review in accordance with the requirements and procedures set forth in Article 6. Approval granted for a PUD that involves the development of one or more conditional uses shall not exempt the proposed development from conditional use review in accordance with Section 5.4. At the time of PUD approval, the Commission shall include in its decision a clear indication of all approved modifications of development standards, and may include conditions related to the location, scale, density, intensity and/or overall design of future development within the PUD. Such decision, together with the approved proposal, shall be forwarded to the Administrative Officer and Board of Adjustment.