

CHAPTER 3600
ZONING ORDINANCE
Planned Unit Developments
Passed 11/21/2000

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SECTION 3601: Purpose.

The purpose of this Chapter is to make this Ordinance flexible in relation to new development ideas and changing conditions by providing a means for considering and approving new and unusual developments which do not meet the exact requirements of this Ordinance, but which do meet the general purposes of the Ordinance and are not detrimental to the community
(Ord. 27-2000)

SECTION 3602: Definition.

A planned development is a tract of land which is developed as a unit under single or joint ownership or control, and which is at least two acres or more in area.
(Ord. 27-2000)

SECTION 3603: Procedure.

1. Application to build or occupy any planned development shall be filed by the owner, his duly designated agent or optionee, with the Zoning Administrator, and shall be accompanied by plans of the proposed development as may be reasonably required to review the same, including the location of buildings and off-street parking areas.
2. The procedure for the approval of a planned development shall be the same as the procedure for amendment of this Planning and Zoning Code as set forth in Chapter 2500 except that the application therefore may only be initiated as set forth in paragraph (a) above.

(Ord. 27-2000)

SECTION 3604: Exceptions to Use Regulations.

The Planning Commission may recommend, and Council may authorize, that there be in part of the area of a planned development, and for the duration of the development, specified uses not permitted in the zoning district in which the development is located, provided that the following requirements are met:

1. In the event an approved planned development is not started, and under a current contract for completion within two (2) years after approval, the planned development shall again be reviewed to determine whether the approval shall be rescinded with respect to that part of the development not completed or under contract. The review procedure shall be the same as for the original proposal and shall include reconsideration of any change in zoning districts made in conjunction with the planned development. The original approval and any amendments thereto may include the specific conditions relative to the time for development of the planned development that shall control over this section in the event of conflict.

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2. That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.
3. That the uses permitted by such exception are not of such nature, or so located, as to exercise a detrimental influence on the surrounding land uses.
4. That not more than thirty (30) percent of the ground area, or of the gross floor area, of such development shall be devoted to the uses permitted by said exception.

(Ord. 27-2000)

SECTION 3605: Exceptions to Bulk Regulations.

The Planning Commission may recommend and Council may authorize exceptions to the applicable bulk regulations concerning building height and required yards, footages and frontage, within the boundaries of such planned development, provided that the Planning Commission and Council shall find:

1. That such exception shall be solely for the purpose of promoting an integrated site plan no less beneficial to the residents or occupants of such development, as well as neighboring properties, than would be obtained under the bulk regulations of this Planning and Zoning Code for buildings developed on separate zoning lots.
2. The lot area of individual lots may be reduced below the minimum requirements of the district, provided the average lot area contained in the site, exclusive of street right-of-way, shall not be less than the lot area required in the district in which the development is located, or one (1) acre, whichever is less.
3. In residential planned developments, all habitable rooms shall receive adequate light and air.

(Ord. 27-2000)