

**Sec. 8-3034. Planned unit development residential (PUD-R).**

(a) *Definition.* Any residential development consisting of 25 acres or more which includes a mixture of any of the following: single-family detached, single-family attached, multifamily units, condominiums, etc., and which may, under conditions stated below, include some business uses.

(b) *Design standards.*

(1) *Open space requirements.* Common open space is to be not less than 20 percent of the total PUD-R, not including streets, drives and parking. Adequate common open space shall be provided to meet the recreational needs for the residences of the development. Provided that where the development consists solely of conventional detached single-family dwellings and recreational needs are otherwise provided for, these provisions of common open space shall not apply.

(2) *Density.*

a. The net density for the total development shall not exceed eight dwelling units per acre. Densities shall be designated on the preliminary plat according to the following schedule:

1. Low density: a maximum of four units per acre;
2. Medium density: a maximum of ten units per acre;
3. High density: over ten units per acre.

b. Net density per acre calculations are not to include streets, drives or parking areas.

c. Calculations may include up to 20 percent marshlands, lowlands or wetlands (six feet MSL).

(3) *Minimum lot width and area requirements.* Where lots are to be provided, the following standards shall apply:

a. Minimum lot width: 18 feet.

b. Minimum lot area: 1,200 square feet.

- (4) *Buffer.* A 25-foot natural or landscaped buffer shall be provided adjacent to every exterior property line excluding portions abutting a street right-of-way. Where the development property line abuts a residential use, this buffer shall be not less than 50 feet. This is to be maintained as part of the common open area for the development; however, where like-kind or similar type development adjoins, a buffer shall not be required.
- (5) *Street frontage.*
  - a. Curb cuts shall be limited to one per 250 linear feet of thoroughfare frontage along major arterial streets.
  - b. The minimum setback requirements are as follows:
    - 1. Major arterial: 35 feet from the right-of-way.
    - 2. Collector: 30 feet from the right-of-way.
    - 3. Minor: 30 feet from the right-of-way.
- (6) *Separate parcels of land for each unit.* Except for condominiums or multifamily units, each dwelling unit shall be located on a separate parcel of land.
- (7) *Maximum number of units in single-family attached building.*
  - a. *Definition.* A single-family attached building is a building containing two or more single-family attached dwelling units joined at one or more points by one or more party walls or other common facilities, not including walls of a courtyard or similar area.
  - b. Maximum number of units per building: eight.
- (8) *Spacing of units.*
  - a. Front and rear faces of buildings must be a minimum of 50 feet from the front or rear of another building.
  - b. Minimum space between sides of single-family attached and multifamily buildings shall be 20 feet.

- c. Single-family detached dwellings shall be not less than 40 feet from other types of structures unless they are part of a cluster development.
  - d. The distance between multistory units and attached units shall be not less than 75 feet. The distance between multistory units and single-family detached units shall be not less than 100 feet.
- (9) *Alignment.* No dwelling unit will be situated to face the rear of another dwelling unit.
- (10) *Parking.*
- a. There shall be a minimum of two parking spaces per dwelling unit. Such spaces shall be a minimum of nine feet by 18 feet.
  - b. Intermittent landscape areas shall be provided within rows of parking.
  - c. Parking may be provided for individual units or in a common lot with a maximum walking distance of 200 feet from the nearest parking space to the main entrance of the building intended to be served.
  - d. Parking lots shall be separated from the street right-of-way by a natural or landscaped open space of not less than ten feet.
- (11) *Preservation of common areas.* The developer or homeowner's association established by the developer, by recorded covenants and restrictions running with the land, shall preserve and maintain for the owners and occupants of the units the land set aside for open space, parks or recreational use and common off-street parking spaces established for the development. (Unless such responsibility is legally assumed by a unit of government.)

(12) *Allowable business within PUD-R.*

- a. Allowable business uses within the PUD-R zone are defined as those businesses and services providing the daily needs for the residents of the development and may include but not be limited to:
  1. Food stores.
  2. Drugstores.
  3. Barbershop and beauty shop.
  4. Restaurants.
  5. Gift shops.
  6. Floral shops.
  7. Professional offices.
  8. Or similar uses approved by the mayor and aldermen. A request for a special use shall follow the procedure for a map amendment in accordance with section 8-3182. Review criteria shall be in accordance with section 8-3163(b), provided, however, that the required findings shall be made by the MPC and the mayor and aldermen.
- b. Design standards.
  1. Business floor area shall not exceed 20 square feet per dwelling unit within the development.
  2. Building area, including the building coverage, landscaping and parking areas, shall not amount to more than three percent of the PUD-R.
  3. Construction permits for businesses will be issued only after 50 percent of the construction of all of the dwelling units required for the proposed size business development has been commenced.

4. Location of facilities.
  - (i) Business structures shall be not less than 100 feet from residential structures.
  - (ii) Parking areas for business facilities shall be not less than 50 feet from residential structures.
5. Street frontage. The business district within a PUD-R shall front on major arterial or collector streets. The minimum setback requirements are as follows:
  - (i) Major arterial: 35 feet from the right-of-way;
  - (ii) Collector: 30 feet from the right-of-way;
  - (iii) Minor: 30 feet from the right-of-way.
6. Signage. One nonilluminated or indirectly lighted sign with a maximum of 20 square feet shall be permitted per business.
7. Off-street parking. Off-street parking shall meet the requirements of the zoning ordinance.
8. Outdoor storage or displays. There shall be no outdoor storage or displays.