

## SECTION 11: PLANNED UNIT DEVELOPMENT (PUD)

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- A. Intent.** The intent of this Section is to provide flexibility in certain of the Design and Improvement Standards. By using a Planned Unit Development (PUD) which clusters development, subdivisions may be planned so as to promote creativity in subdivision design; to provide economies in the supply of public services; to enhance and preserve open space and unique natural features; and to enable the planning of a tract for a single use or for a harmonious combination of uses, such as a mixture of residential and commercial.
- B. Procedure and Submittal.** The requirements of these Regulations shall be followed, with the addition of the following information:
1. Pre-application Plan:
    - a. A layout plan showing the proposed location and use of lots and structures and the location and number of parking spaces, if appropriate.
    - b. A description of measures to be taken to assure permanence and maintenance of open space and other facilities to be under common ownership.
    - c. A description of all proposed waivers or modifications from the Design and Improvement Standards.
    - d. Any additional, reasonable information.
  2. Preliminary Plat:
    - a. A schedule showing the time when improvements required by these Regulations will be completed where a plan calls for a development time of 18 months or more for improvements.
    - b. If common property is to be deeded to a property owners' association, the subdivider shall establish a property owners' association and submit a draft of all covenants and legal documents which will govern the association.
    - c. A description of all proposed waivers or modifications from the Design and Improvement Standards.
    - d. Any additional information found to be necessary during Pre-application Plan review.

**C. PUD Criteria.** The Commission may establish or approve a PUD and waive or modify the Design and Improvement Standards for lots, blocks, roads, and parks if the following criteria are met or exceeded.

1. General: The plan shall conform to the intended purposes of these Regulations, the special intent of this Section, and one or more of the following:
  - a. Preserve to the maximum extent possible the natural characteristics of the land; including topography, vegetation, streams and other bodies of water.
  - b. Preserve productive agricultural land.
  - c. Protect important historic sites or structures or areas of important wildlife habitat.
  - d. Provide economies in the provision of roads and public improvements.
2. Site Size: The total site size, as measured by the boundary perimeter of the PUD, shall be appropriate to the proposed area and design.
3. Open Space: Each PUD shall provide an area for dedicated park or common open space appropriate in size to the proposed development and design; however, such area shall not be less than the amount of land required to be dedicated under these Regulations for the area of the subdivision, exclusive of all other dedications.
4. Landscaping: Landscaping may be required between building sites or on the PUD perimeter where the Commission deems it necessary to provide buffer screening between different land uses.
5. Parking Area: Adequate parking area shall be required for the proposed uses of the development, as determined appropriate by the Commission.
6. Pedestrian Access: Sidewalks, walkways, or other forms of pedestrian access shall be required for the proposed uses of the development, as determined appropriate by the Commission.

7. Roads:
  - a. Collector roads designed to furnish access to adjacent areas shall either be within a public dedicated right-of-way or within a public right-of-way easement.
  - b. Adequate responsibility for the improvement and maintenance of interior roads is assumed by the property owners' association.
  - c. Road improvement specifications demonstrate compliance with these Regulations.
8. Other Regulations: Where there are other ordinances or regulations which require compliance to PUD or other minimum standards, this Section does not authorize the Commission to waive or modify such ordinances or regulations.

D. **Rural Cluster Development Planned Unit Development Subdivisions.** Rural Cluster Development (RCD) PUD Subdivisions restrict development to approximately 10% or less of the property being developed. In exchange for the preservation of Open Space on the balance of the property, RCD PUDs are given flexibility as described below.

1. Process: RCD PUDs shall comply with the procedural requirements of this section, except that no pre-application plan is required.
2. RCD Design and Improvement Standards: Because of the unique circumstances surrounding RCD PUDs, application of all the design and improvement standards required by sections 6 and 7 of these Regulations may be unnecessary; thus, the design and improvement standards described below may be used in-lieu of the corresponding standard found in section 6 or 7 of these Regulations. The RCD Design and Improvement standards described below are for RCD PUD projects with 16 or fewer lots; projects with 17 or more lots must comply with all of the design and improvement standards described in sections 6 and 7 of these Regulations. Any proposal to relax design standards in section 6 or 7 of these Regulations and which are not listed below must be accompanied by a specific request for a waiver pursuant to subsection C, above.

- a. Interior Subdivision Roads: Subdivision roads shall meet the standards described in Section 7 of these Regulations with the exception of the following:
- i. For RCD PUDs with 16 or less units, right-of-way width may be reduced to forty feet (40') where, based on site conditions, a County standard gravel road with required drainage improvements can be constructed within a forty-foot (40') right-of-way;
  - ii. Interior subdivision roads do not require paving; however, where an interior subdivision road intersects a paved road, the interior subdivision road shall be paved for at least one hundred feet (100') from the existing edge of pavement.
  - iii. Section 7 of these Regulations requires subdivisions with six (6) or more lots to provide a second means of physical access. Where the intent and goals of the RCD Program would be better served by a single access, the Commission may allow such, provided the Commission finds that doing so does not compromise traffic safety, the provision of emergency services, or the placement of utility easements;
  - iv. Cul-de-sac length may be up to 2500 feet in length with the condition that cul-de-sacs greater than 1000 feet in length shall provide a turnaround every 1,000 feet and turnouts every 500 feet with a design acceptable to the local fire authority having jurisdiction.
- b. Lot Size and Shape. It is recognized that variations in the size and shape of lots may be necessary to accomplish the goals of the RCD Program. The following are exceptions to the lot design requirements described in Section 6.B of these Regulations:
- i. Reasons other than topography or other physical constraints may be adequate to justify irregular lot shapes; and
  - ii. Lots shall be of sufficient width to allow for normal construction without encroaching on property lines; however there shall be no required width to depth ratio.
- c. Blocks. There shall be no specific design requirements related to blocks or block length.

d. Utilities and Utility Easements.

- i. Utilities shall be located underground wherever possible.
- ii. Applicants shall consult with anticipated utility service providers to determine the appropriate placement and width of utility easements.

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