

Article 9

PLANNED UNIT DEVELOPMENT

Standards

900 General Statement

The planned unit development is a contiguous area to be planned and developed as a single entity containing one or more structures to accommodate residential, commercial and/or industrial uses in accordance with applicable zoning resolutions. Zoning approval of a planned unit development does not constitute subdivision approval. The procedure for approval of planned unit developments are subject to the approval procedure specified by Article 3 of these Regulations.

901 Purpose of Planned Unit Development

Planned unit development of land may be permitted in order to provide a means for a more desirable physical development pattern than would be possible through the strict application of zoning regulations and subdivision regulations. The planning commission will permit certain variety and flexibility in land development to encourage the subdivider to adjust design to irregular topography, economize in the construction of utilities, and create architectural variation as well as attractive and usable buildings and building sites.

902 Uses Permitted

Compatible residential, commercial, industrial, public and quasi-public uses may be combined, provided that the proposed location of the commercial or industrial uses will not adversely affect or disregard adjacent property, public health, safety, and the general welfare. A variety of housing and building types is encouraged by permitting a higher per acre housing density and a reduction in lot dimensions and yard and building setbacks, compared with conventional development standards.

903 General Requirements

- a. The gross area of the tract to be developed under the planned unit development approach shall comprise not less than (10) acres, unless otherwise approved by the planning commission.
- b. The total ground area occupied by buildings and structures shall not exceed (80) percent of the total ground area, unless previous development in the neighborhood has a greater ground coverage, in which case the plan the plan may increase the ground coverage of buildings and structures to correspond with the average coverage in the neighborhood.
- c. A minimum of (10) percent of the land developed shall be reserved for open space and similar uses such as an internal park network, recreational facilities, and preservation of natural features.
- d. The minimum lot size shall be not less than (70) percent of the lot area per family or use which would be otherwise be required under these Regulations. Lot widths and required yards may be reduced to (80) percent of the requirements of these Regulations.
- e. The design of the internal circulation system shall provide convenient access to dwelling units and non-residential facilities; separation of vehicular and pedestrian traffic, shall be adequate to carry anticipated traffic, including access for emergency vehicles.

904 Open Space

The amount of open space reserved in the planned unit development shall either be held in corporate ownership by the owners of the project area, for the use of those who buy property, be held by an association of property owners within the development, or be dedicated to the county or township and retained as open space or related uses.

All land dedicated to county or township shall meet the requirements of the planning commission. Public utility or water course easements are not acceptable for open space dedication unless such land is usable as a trail and approved by the planning commission.

905 Management of Common Property

A homeowner's association, or in the case of non-residential development, an owners association, shall be established to provide for the maintenance of all facilities and/or properties held in common within planned unit developments. These shall include, but not be limited to, private streets and walkways, private recreational facilities, common lots and open space areas.

The developer shall submit evidence as to the financial ability of the homeowners association to maintain any property or facilities held in common ownership, including the estimated annual cost of maintaining all common properties and facilities; the estimated monthly fee which shall be assessed to each residential property; and an estimate of the value of the dwelling units which will be constructed within the planned development. Any homeowners association and accompanying regulations shall be reviewed and approved by the county prosecutor.

906 Open Space Improvement Guarantee

At the time of the application for final plat approval, the subdivider shall provide:

- a. A performance guarantee in accordance with Section 801 of these Regulations, in the amount of the estimated cost of the proposed improvements.
- b. A maintenance guarantee, in accordance with Section 801 of these Regulations, in such amount as determined and approved by the planning commission that shall be arranged for a period of (1) year from the date of acceptance of the improvements.

907 Conformity to Existing Streets and Thoroughfare Plan

Whenever a planned unit development abuts or contains an existing or proposed major thoroughfare or minor existing street, the roadway standards as contained in these Regulations shall be applicable.

908 Public Streets

The planning commission may require certain streets within the planned unit development be public if it determines that the project density necessitates the use of public streets for adequate circulation.

909 Private Streets

Private streets may be permitted in planned unit developments and shall meet the construction requirements of these Regulations. Private streets shall be owned and maintained by abutting property owners and other person to whom the streets provide access.

910 Staging of Residential Planned Unit Development

- a. Each stage of a planned unit development must be so designed so as to stand independently of future related stages, in the event future stages are not constructed. The construction and provision of all the common open spaces and public and recreational facilities which are shown on the final development plan must proceed at the same rate as the construction of dwelling units.
- b. If a planned unit development contains non-residential uses, these uses may be constructed first, but only if the planning commission approves such construction on the final development plan.