

## 15-03-11 Planned Unit Development District

### E. Non-Residential Uses - Planned Unit Development

1. Non-commercial, non-residential uses of a religious, educational, or recreational nature shall be designed primarily for the use of the residents of the proposed planned unit development. The applicant shall submit as part of the Preliminary Development Plan such evidence to substantiate his/her request for such use as the Community Development Director may require.

2. Commercial uses proposed within the planned unit development shall be designed primarily for the use of the residents of the project. The developer shall provide a fiscal impact study that shall demonstrate that the amount of land proposed is needed for such a commercial use, that it can realistically be supported by the residents of the project, and the impacts which will be imposed on Sandy City's municipal services and tax base by such use. The fiscal impact study shall be evaluated by the Planning Staff and their findings communicated to the Planning Commission along with the Preliminary Development Plan.

3. Commercial development within a planned unit development shall be located so as to be accessible in a manner that does not create traffic congestion or hazards to any street within or outside of the planned unit development. Location, off-street parking, and loading requirements shall be determined by the Development Committee as appropriate to the particular planned development. Consideration shall be given to anticipated pedestrian, bicycle, and vehicular trade, adjacent developments that may provide multiple use of off-street parking facilities, and the types of commercial uses provided. Drive-in services shall be excluded.

4. Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics, and lighting for both residential and non-residential development shall be designed as integrated portions of the total planned unit development and shall project the residential character thereof.