

15-03-11 Planned Unit Development District

C. Development Requirements for Planned Unit Developments. To be approved, a PUD project must show a high commitment to excellence, ensuring quality of life for future tenants and no significant effects on area property values. The following are required for all PUD projects:

2. Open Space. Common and private open space shall be provided and shall not cover less than 50 percent of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking area, streets or alleys, and shall be accessible by the residents. Said open space shall be devoted to landscaping, preservation of natural features, patios, and recreational areas. Private open space (that provided for each dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit if it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. Common open space may be distributed throughout the planned unit development and need not be in a single large area.

Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space. Open space within a Sensitive Area Overlay Zone shall require conditional use approval. These areas may include, but are not limited to: 30% or greater slope areas, fault zones, flood plain, high water table, and wetlands. These areas may only be included as open space when they have been designed as an integral part of the project.