

Section 1404 Special Provisions.

1. Any parcel larger than one (1) acre at the time of passage of this Ordinance may be divided or developed only under Planned Unit Development approval. No new lot smaller than one (1) acre may be created.
2. Every conditional use permit and every Planned Unit Development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective, and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use, building construction and appearance, traffic safety and control, landscaping, and drainage.