

Section 1705 Required Conditions.

1. No Planned Unit Development shall have an area of less than one (1) acre.
2. A Planned Unit Development which will contain uses not permitted in the zoning District in which it is to be located will require a change of zoning district and shall be accompanied by an application for a zoning amendment, except that any residential use shall be considered a permitted use in Planned Unit Development which allows residential use and shall be governed by design and other requirements of the Planned Unit Development permit. Hotels, motels, lodges, mobile home parks, etc., shall not be considered residential uses for the purpose of this Article.
3. The development shall be in single, partnership, or corporate ownership or under option to purchase by an individual or a corporate entity at the time of application or the application shall be filed jointly by all owners of the property.
4. The Planning commission shall require such arrangements of structures and open spaces within the site development plan as necessary to assure that adjacent properties will not be adversely affected.
 - A. Height and intensity of buildings and uses shall be arranged around the boundaries of the Planned Unit Development to be compatible with existing adjacent developments or zones. However, unless conditions of the site so warrant, buildings located on the periphery of the development shall be limited to a maximum height of two (2) stories.
 - B. Lot area, lot width, yard and coverage regulations shall be determined by approval of the site plan.
 - C. Density of dwelling units per acre shall be the same as allowed in the zone in which the Planned Unit Development is located.
5. Preservation, maintenance, and ownership of required open space within the development shall be accomplished by:
 - A. Dedication of the land as a public park or parkway system, or,
 - B. Granting to Daggett County a permanent, open space easement on or over the said private open spaces to guarantee that the open space remains perpetually in recreational use with ownership and maintenance being the responsibility of the owner or an Owner's Association established with articles of association and bylaws which are satisfactory to Daggett County.
 - C. Complying with the provisions of the condominium Ownership Act of 1963, Title 57, chapter 8, Utah code Annotated, 1953, as amended, which provides for the payment of common expenses for the upkeep of the common areas and facilities.
6. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be planned and presented to the Planning commission for approval, together with other required plans for the development.

7. The size, location, design, and nature of signs, if any, and the intensity and direction of area of flood-lighting shall be detailed in the application.

8. A grading and drainage plan shall be submitted to the Planning Commission with the application.