

CHAPTER 911 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

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911.010 Purpose

The Planned Unit Development Overlay District (PUD) is established as a means to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to result in a better quality of development than would otherwise be possible, while being sensitive to environmental, cultural, and economic considerations.

The Planned Unit Development Overlay District shall not be used merely to circumvent the normal requirements of the zoning ordinance. Development under these provisions must provide net demonstrable benefits not otherwise available to the community.

Adding the Planned Unit Development Overlay District to the zoning of a parcel shall supplement and modify the provisions of the base zoning district with specific requirements and standards that are unique to the planned development.

911.020 Relationship to other Applicable Regulations

A Planned Unit Development shall be subject to all applicable standards, procedures and regulations of this ordinance and the zoning district in which it is located, including applicable site development standards contained in Chapter 903, General Provisions, except as otherwise provided in this chapter or in the approved PUD.

911.030 Platting Requirement

All land proposed for the Planned Unit Development Overlay District shall be platted or replatted into one or more lots in compliance with the applicable requirements of Chapter 1000, Subdivision Ordinance. For the purposes of this chapter, the development plan shall include the necessary information to serve as a preliminary plat for the development.

911.040 Minimum Project Size

There shall be no minimum size limitation for a Planned Unit Development.

911.050 Phasing of Development

Phasing of the Planned Unit Development shall be permitted, provided that each individual phase shall be designed and developed to exist as an independent unit not reliant on subsequent phases to be a satisfactory addition to the city. Additionally, providing common open space and site amenities that are shown on the development plan must proceed at the same rate as the dwelling units, if any.

911.060 Administration

The regulations of the Planned Unit Development Overlay District shall be administered as described in Chapter 917, Application Review Procedures.

911.070 Principal and Accessory Uses in the Planned Unit Development Overlay District**A. Summary Tables of Principal, Conditional or Accessory Land Uses**

All Principal, Conditional and Accessory Uses allowed in the Planned Unit Development District are summarized in Table 911-1.

B. Permitted Principal or Accessory Land Uses

Any use allowed in the underlying zoning district where the Planned Unit Development is proposed may be included as part of a PUD development plan. In addition, other uses of land may be permitted in the Planned Unit Development upon approval by the City Council. The development plan shall identify all proposed land uses, and those uses shall become permitted uses with approval of the development plan.

C. Specific Development Requirements

Specific development requirements will be negotiated through the Planned Unit Development process described in Chapter 917, Application Review Procedures.

D. General Development Requirements

Land development shall conform to the requirements for parking and traffic circulation, landscape design, fencing, lighting, and other considerations as specified in Chapter 902, General Provisions, or as determined through the PUD process.

E. Dimensional Requirements in Residential Districts

Dimensional requirements for the PUD District will be as specified in the underlying zoning district or as modified by the City Council through the PUD process.

Table 911-1: Summary of the Principal, Conditional and Accessory Land Uses Permitted in the Planned Unit Development Overlay District**P: Permitted C: Conditional --: Not allowed**

Land Uses		Specific Development Requirements
Principal, Conditional and Accessory Uses Permitted in the R-1 through R-4 Districts	P	See Chapter 914, Specific Development Requirements
Principal, Conditional and Accessory Uses Permitted in the C-1 through C-2 Districts and the R-C District	P	See Chapter 914, Specific Development Requirements
Principal, Conditional and Accessory Uses Permitted in the I-1 and I-2 Districts	P	See Chapter 914, Specific Development Requirements

911.080 Development Standards in the PUD Overlay District

As part of Planned Unit Development approval, the City Council is authorized to approve exceptions to the zoning controls applicable to the zoning district in which the Planned Unit Development is located. Such exceptions shall only be granted when it is clearly warranted to achieve the objectives of the *City of Little Canada Comprehensive Plan* and will result in a development that is not otherwise possible under other zoning districts. Nothing in this chapter shall be construed to provide a property owner any right to compel the City to grant such exceptions.

A. Placement of Structures

More than one principal building may be placed on a platted lot in a Planned Unit Development. The appearance and compatibility of individual buildings to other site elements and to surrounding development shall be given primary consideration in reviewing and approving the placement and spacing of structures.

B. Bulk Regulations**1. Building Height**

The City Council may authorize an increase in building height for the purpose of promoting project integration and additional site amenities.

2. Building Setbacks

The City Council may authorize a reduction in or elimination of required yards provided that a landscaped yard of the minimum width established for the base zoning district or greater is maintained along the periphery of the PUD.

C. Lot Requirements

The City Council may authorize reductions in the area and width of individual lots in a Planned Unit Development from that required for the base zoning district, provided that such reductions are compensated for by an equivalent amount of open space elsewhere in the Planned Unit Development. Such open space shall not include areas designated as public or private streets or required storm ponds.

D. Density Bonus

At its discretion, the City Council may authorize a reduction in the minimum lot area per dwelling unit from that required by the base zoning district (a density increase) for the purpose of promoting an integrated project with a variety of housing types and additional site amenities, to enhance and/or preserve important environmental features through careful and sensitive placement of buildings and facilities, or to achieve other objectives of the Comprehensive Plan.

E. Open Space

For residential Planned Unit Developments, public and/or private open space shall be provided that is a demonstrable benefit to the larger community and which likely would not have been possible without the flexibility of this zoning overlay district.

The Development Plan must coordinate improvements to open space areas concurrently with construction of permitted structures and other required improvements within their respective phase of the Planned Unit Development.

F. Parking

1. Parking Requirements

Parking requirements for all uses within the Planned Unit Development shall be as established in Chapter 915, General Development Requirements.

2. Private Streets

Private streets are not allowed. However, private driveways that serve not more than one apartment building or not more than 12 townhouses are allowed. Parallel parking is not allowed along private driveways, unless adequate additional driveway width is provided. Private driveways must maintain a permanently and continuously unobstructed width of 20 feet for access by emergency vehicles.