

SEC. 10.10 or 152.120 PLANNED UNIT DEVELOPMENT (PUD)

Purpose. The purpose of this section is to make provision for a harmonious variety of housing choices within the Planned Unit Development District. The PUD District allows for larger tracts of land under single or unified ownership to be developed with greater flexibility and imaginative design than is generally possible under the conventional zoning regulations. The PUD District is exclusively for the development of residential housing. Such planned unit developments shall be developed in accordance with an overall design and an integrated general development plan, be consistent with the intent and purposes of the Section and Land Use Plan, and not adversely affect the property adjacent to the land included in the project.

Uses Permitted.

- A. Condominiums and apartments.
- B. Dormitory.
- C. Drainage system, flood control and watershed structure, and erosion control device meeting all city and state standards.
- D. Essential services – governmental uses, buildings and storage not industrial in nature.
- E. Nursing homes, convalescent homes, retirement homes, and other housing options for senior citizens.
- F. Public and private educational institutions, limited to accredited elementary, middle or junior high and senior high schools.
- G. Public parks, and public recreation areas.
- H. Religious institutions such as chapels, churches, temples and synagogues.
- I. Single-family detached dwellings.
- J. State licensed residential care facility, serving 16 or fewer persons.
- K. Townhouses.
- L. Twinhomes.
- M. Two-family dwellings.
- N. Small cell antennas, microcell antennas within the Right of Way (ROW), provided they meet the following criteria set forth in Section 152.XXX –Right of Way Ordinance (to be adopted at later date)

Accessory Uses Permitted.

- A. Administrative offices, meeting rooms, classrooms and service areas in private and public recreational facilities, the uses of which are incidental and directly related to the primary use.
- B. Day care facilities serving 12 or fewer persons in a single-family detached dwelling.
- C. Home occupations in a single-family dwelling, as regulated in 152.380 or Sect. 10.26
- D. Private garages and off-street parking and loading areas, per 152.345 or Sect. 10.24

Special Permitted Uses within a PUD.

- A. Bed and breakfast.
- B. Essential services – public utility uses, transmission services, buildings and storage.
- C. Hospitals or sanatoriums, philanthropic, or eleemosynary institutions, except correctional institutions and animal hospitals. Any such buildings permitted to be used **shall be set back not less than 100 feet from any lot or street line** and that the appearance of the building shall be in appropriate harmony with the residential character of the area and provided that they meet the parking and loading and unloading facilities requirements set forth for such uses in 152.345 or Section 10.24
- D. Wireless communication antennas, as regulated by 152.315 or Sect. 10.22
- E. Daycare centers.

District Performance standards.

- A. The project shall propose reasonable yard, building setback, lot size, lot depth, lot width, height, frontage requirements, landscaping, density, and open space provisions for the protection and aesthetic enhancement of both the immediate property and the adjacent property for approval by the city council after review and recommendation by the Planning Commission.
- B. No private infrastructure shall be permitted, with the exception of private roadways and street lighting shall be permitted within the project provided they are approved by the City Council and installed to City specifications for similar public streets.
- C. Front property line setback (minimum) – 20 feet.
- D. Impervious lot coverage – 45% for single-family uses, 50% for 2-family uses, 60% for apartment uses.
- E. Required off-street parking and loading areas. Shall meet the following impervious surface minimum setback requirements.
 - 1. 20 feet from the front property line.
 - 2. 5 feet from the rear property line.
- F. Minimum dwelling size.
 - 1. 1,000 sq.ft. of finished floor area for single-family uses,
 - 2. 800 sq.ft of finished floor area for all multi-family uses.

Administrative Procedure.

- A. Pre-application meeting. Prior to submittal of a general development plan, the applicant shall submit a concept plan and meet with the planning staff to discuss the application. Through the pre-application meeting, the planning staff shall summarize the information requirements and issues related to the request.
- B. Planning Commission. The proponents of a planned unit development shall submit a general development plan to the planning commission for its review and secure the approval of the council after receiving a recommendation from the planning commission. The planning commission shall hold a public hearing on the proposed general development plan in conformance with the provisions as provided in 152.022 or Sect. 10.02 subd.2.
- C. City Council.
 - 1. If the plan is approved, any substantial change to the plan will require a resubmission to, and approval of the Council after review and recommendation by the Planning Commission. The Planning Commission will hold a public hearing on the proposed substantial change to the plan.
 - 2. Substantial change may include, but is not necessarily limited to: rearrangement of structures, increase in any building size, change in location of open space or parking lots, an increase in the number of dwelling units, reduction in setback from adjoining properties, delay in planting schedule of more than 1 year, reduction in landscaping area or number of plants.
- D. Sunset clause. If the plan is approved, the subsequent plat shall be recorded within a period of 1 year from the date of approval of the general development plan. The general development plan will become null and void if the subsequent plat has not been recorded with the 1 year. Resubmittal and approval of the general development plan is required if the plat has not been recorded with 1 year.