

Sec. 3.700. - PUD: PLANNED UNIT DEVELOPMENT.

Intent

The purpose of the Planned Unit Development (PUD) Zone provides a means of achieving greater flexibility in the development of land, appropriate in size and shape to facilitate utilization in a manner not possible by conventional zones. The PUD Zone, is intended to encourage more efficient uses of land, while still providing proper arrangement of uses and structures. As such PUDs must be related to the land, surrounding uses and zoning; and would ensure the fulfillment of community needs relative to certain residential, commercial, industrial, recreational and other land uses. Through the exercise of sound and proper planning principles, PUDs incorporate appropriate property development standards, that would not be detrimental to surrounding property or uses nor the public health, safety and welfare. All forms of Planned Unit Developments (PUD) shall be subject to the granting of a Conditional Use Permit and may include mixed combinations of the various forms of residential, civic, commercial, industrial, recreational uses and other forms of land uses.

Principal Permitted Uses

Buildings, structures and land shall be used and structures shall hereinafter be erected, altered or enlarged only for those uses specifically listed in the granting of a Conditional Use Permit, as hereinafter provided for in the following section.

Mobile Food Establishments, but not in a PUD which permits residential use, and not in any right-of-way or public easement

Uses Permitted Subject to a Conditional Use Permit

The following uses may be permitted in the Planned Unit Development (PUD) Zone, and require a Conditional Use Permit, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Residential	Condominium Residential
	Duplex Residential
	Local Utility Service
	Manufactured Home Residential
	Multiple Family Residential

	Single Family (Detached)
	Townhouse Residential
	Those other uses deemed appropriate by the Planning and Zoning Commission
Civic	Club or Lodge
	Cultural Services
	Day Care Services
	Religious Assembly
Commercial	Administrative or Professional Offices
	Automotive Sales
	Business Support Services
	Business or Trade School
	Cocktail Lounge
	Commercial Off-Street Parking
	Communication Services
	Consumer Repair Services
	Convenience Store/Self Service Gas
	Customer Convenience Services
	Financial Services

	Food Sales
	General Retail Sales
	Hotels/Motels
	Indoor Entertainment
	Indoor Sports and Recreation
	Laundry Services
	Liquor Sales
	Medical Offices
	Outdoor Sports and Recreation
	Personal Improvement Services
	Personal Services
	Pet Services
	Professional Services
	Research Services
	Restaurant
	Restaurant, Drive-In/Fast Food
	Service Station
	Shopping Centers
	Veterinary Services

	Those other uses deemed appropriate by the Planning Commission
Industrial	All Industrial
	Those other uses deemed appropriate by the Planning and Zoning Commission.
Recreational	Those recreational uses deemed appropriate by the Planning and Zoning Commission.
Accessory	Those uses deemed appropriate by the Planning and Zoning Commission.

#### Uses Expressly Prohibited

Any use not included in the granting of a Conditional Use Permit shall be deemed as a use expressly prohibited, unless additional uses are included pursuant to an amendment to the Conditional Use Permit authorizing a Planned Unit Development. The use of outdoor amplified sound shall be prohibited when adjacent to R-1, R-1-A, and R-5.

#### Property Development Standards

Each Planned Unit Development shall contain a minimum area of three (3) acres.

Property development standards, applicable to any Planned Unit Development regarding lot area, lot dimension including width and depth, yards including front, side and rear, building heights, distance between buildings, fences, hedges and walls, signs, lighting, access, off-street parking, vehicular and pedestrian circulation, open spaces, grading and drainage, sanitation, public utilities and such other matters pertinent to the development, shall be determined by the Planning and Zoning Commission and City Council at the time of review of plans denoting the proposed Planned Unit Development (PUD) or associated Conditional Use Permit considerations.

The property development standards denoted in the various zones defined in this Ordinance may be used as guidelines for the determining of appropriate property development standards.

Property development standards imposed in conjunction with Planned Unit Development shall in no way be contrary to applicable federal, state or county laws and shall not be inconsistent with any plans enacted pursuant to applicable authority by the legislative body, nor shall such property development standards be in deviation from sound planning principles nor detrimental to the public health, safety and welfare.

The mechanics of the process require the developer to submit a "General Development Plan" based on Conditional Use Permit provisions in this ordinance. The Planning and Zoning Commission and the City Council will review the plan for conformance with this ordinance and specify additional conditions to minimize possible adverse effects. Subjects for possible additional conditions include the following:

- A. Access
- B. Services
- C. Design
- D. Physical Environment
- E. Density
- F. Fences, Walls and Visibility
- G. Parking
- H. Yards (Set-Backs/Open Space)
  - I. Landscaping and Landscape Preservation
  - J. Signage
  - K. Amenities
  - L. Screening

Construction plans, when submitted, must indicate that each condition is met as the project continues.

(Ord. No. 25-004, 5-4-2015; Ord. No. 2019-11, § 6, 4-15-2019)