

#### 4.20 Planned Unit Development

The purpose of this section of the Zoning Ordinance is to provide a method where flexibility of site design and architecture may be applied by placing more than one building on a lot in a residential, commercial, or industrial district, according to the following provisions. Planned Unit Development applications shall be administered and processed through the conditional use permit procedure specified in Section 5.2 of this Ordinance.

- a. Residential District: The purpose of this section of the Zoning Ordinance is to establish provisions for the granting of a conditional use permit to erect a multi-building apartment or institutional project in relation to an overall design, an integrated physical plan and in accordance with the provisions and procedures as provided in this Ordinance.

The owner or owners of any tract of land within the "R-2", "R-3", "R-5", or "R-6" Use Districts may submit to the City Council for approval, a plan for the development and use of such a tract of land for a PUD for any permitted or conditional use within the District in which the land is located by making an application for a conditional use permit authorizing completion of the development and shall conform to the requirement of the Use District within which it is located except as herein amended:

1. The tract of land for which a development is proposed and permit requested shall contain not less than four (4) acres.
2. The tract of land for which a development is proposed and a permit requested shall not have less than one hundred (100) feet of frontage on a public street.
3. The proposed development shall be served by the public water and sewer system, and fire hydrants shall be installed according to a plan approved by the Fire Chief as to type and location.
4. No principal building shall be nearer than its height to the rear or side property line when such line abuts an "R-1", "R-2", or "R-3" District.
5. No building or multi-building structure within the development shall be nearer to another building than one-half (1/2) the sum of the heights of the two (2) buildings.
6. Private roadways within the project shall have an improved surface of twenty five (25) feet or more in width and shall be so designed and constructed as to permit the City fire trucks to provide protection to each building. Parking on a 25 foot roadway is to be prohibited, parking on one side of a 27 foot roadway is to be permitted, and parking is permitted on both sides of roadways 32 feet or more in width.

7. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are a part of the internal road system.
8. Off-street parking for townhouse and multiple family dwellings shall be two (2) spaces per dwelling unit.
9. Provision for trash pick-up shall be provided according to a plan reviewed by the Planning Commission and approved by the City Council.
10. Incinerators shall not be permitted.
11. Landscaping shall be provided according to a plan reviewed by the Planning Commission and approved by City Council and shall include a detailed planting list with sizes indicated.
12. The surface drainage system shall be constructed according to a plan approved by the City Engineer.

- b. Business District: The purpose of this section of the Zoning Ordinance is to establish provisions for the granting of conditional use permits to erect a multi-building retail sales and service facility in relation to an overall design, and integrated physical plan and in accordance with the provisions and procedures as provided in this Ordinance.

The owner or owners of any tract of land within the "B-1", or "B-2" District may submit to the council for approval a plan for the development and use of such a tract of PUD for commercial or other uses permitted in the District within which the land is located, by making an application for a conditional use permit authorizing completion of the development in accordance with the plan. The plan for the development shall conform to the requirements of the use district within which it is located except as herein amended:

1. The tract of land for which a development is prepared and a permit requested shall not have less than two (2) acres.
2. The tract shall have not less than two hundred (200) feet of frontage on a public street.
3. The development shall be served by the public sewer and water system and fire hydrants shall be installed according to a plan approved by the Fire Chief as to type and location. Private water may be allowed subject to Council approval.
4. The surface drainage system shall be constructed according to a plan approved by the City Engineer.
5. The entire site other than that taken up by structures or landscaping shall be surfaced.

6. The off-street parking spaces shall be painted on the surfaced area according to a plan which has received approval of the City Council.
  7. Provisions shall be designated for off-street loading to service the businesses and such space shall have easy access and not be designated for any other use.
  8. Private roadways within the project shall have an improved surface of twenty five (25) feet or more in width and shall be so designed and constructed as to permit the City fire trucks to provide protection to each building. Parking on a 25 foot roadway is to be prohibited.
  9. Provision for trash pick-up shall be provided according to a plan reviewed by the Planning Commission and approved by the City Council.
  10. Incinerators shall not be permitted.
  11. Landscaping shall be provided according to a plan reviewed by the Planning Commission and approved by the City Council and shall include a detailed planting list with sizes indicated.
- c. Industrial District: The purpose of this section of the Zoning Ordinance is to establish provisions for the granting of a conditional use permit to erect a multi-building industrial facility in relation to an over design, and integrated physical plan and in accordance with the provisions and procedures as provided in the Ordinance.

The owner or owners of any tract of land within an "I" District may submit to the Council for approval a plan for the development and use of such a tract of land for a PUD for commercial or other uses permitted in the District within which the land is located by making an application for a conditional use permit authorizing completion of the development in accordance with the plan. The plan for the development shall conform to the requirements of the District within which it is located except as herein amended.

1. The tract of land for which a development is proposed and a permit requested shall not be less than five (5) acres.
2. The tract shall be served by the City water and sewer system and fire hydrants shall be installed according to a plan approved by the Fire Chief as to type and location. Private water may be allowed subject to Council approval.
3. A surface drainage system shall be constructed according to a plan approved by the City Engineer.
4. The off-street parking spaces shall be painted on the

surfaced area according to a plan which has received approval of the City Council.

5. Private roadways within the project shall have an improved surface of twenty five (25) feet or more in width and shall be so designed and constructed as to permit the City fire trucks to provide protection to each building. Parking on a 25 foot roadway is to be prohibited.