

# Chapter 11

## Land Use Code, Title 12

### PLANNED UNIT DEVELOPMENTS

An ordinance which provides regulation for flexible and creative development in Planned Unit Developments.

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#### **Section 11-1 PURPOSE.**

The purpose of the Planned Unit Development is to allow diversification in the relationship of various uses and structures to their sites and to permit more flexibility in the use of such sites. The application of planned unit concepts is intended to encourage good neighborhood, housing or area design, thus insuring substantial compliance with the intent of the zone regulations and other provisions of this Code related to the public health, safety, and general welfare and at the same time securing the advantages of large-scale site planning for residential, commercial and recreational developments.

#### **Section 11-2 DEFINITIONS.**

Planned Unit Development for the purpose of this Code shall mean an integrated design for development of multiple uses or densities, in which one or more of the regulations of the zone in which the development is to be situated, is waived or varied to allow flexibility and innovation in site and building design and location, in accordance with an approved plan and imposed general requirements as specified in this Code. A Planned Unit Development may be:

1. the development of compatible land uses arranged in such a way as to provide desirable living environments that may include private and common open spaces for recreation, circulation, or aesthetic uses;
2. the conservation or development of desirable amenities not otherwise possible by typical development standards; or
3. the creation of areas for multiple use that are of benefit to the neighborhood.

#### **Section 11-3 LOCATION AND USE.**

Planned Unit Development shall be allowed as a conditional use in all zones, except A-5 Zone. Uses shall be determined by the Planning and Zoning Commission and are limited to residencies, recreational facilities, and commercial establishments designed to service the population of the development and of the immediate vicinity.

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### Section 11-4 OWNERSHIP.

The development shall be under "same ownership" as defined by the ordinance.

### Section 11-5 STANDARDS AND CONDITIONS.

Planned Unit Developments shall conform to the following minimum standards and in addition, residential P.U.D.'s shall comply with Section 14-2 (Subdivision Application Procedure and Approval Process) of the Subdivision Regulations for Wellington, Utah.

1. AREA. No Planned Unit Development shall have an area of less than two (2) acres.
2. STRUCTURAL ARRANGEMENT. Height and intensity of buildings and uses shall be arranged around the boundaries of the Planned Unit Development to be compatible with existing adjacent development or zones.
3. DENSITY. The maximum number of lots or units shall be the number of developable acres of the project divided by the minimum lot size permitted by the requirements of the zone in which the P.U.D. is located. Provided, however, when it can be shown that the intent of this chapter will be maintained and crowding of lots or units will not result. The following densities may be granted:

Zone	Maximum Units Per Acre
R-1-43	1.5
R-1-21	3
R-1-10	6.5
R-1-7	14
R-2-8	14
R-M	14
M-H	14

Increased densities may be justified within the proposed P.U.D. when the P.U.D.:

- a. Is compensated by better amenities and facilities.
- b. Preserves at least twenty percent (20%) of the project site as open space for environmental protection and recreational use of the P.U.D. residents.

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- c. Provides for the recreational needs of the P.U.D. residents by providing improved recreational facilities.
  - d. Developer presents and establishes a fire protection plan in conjunction with the city fire department and participates in acquisition of necessary equipment which facilities use of said plan.
4. **LOT REQUIREMENTS.** Lot area, lot width, setback, yard, and coverage regulations shall be determined by approval of the site plan, except along property lines, the lines shall be at least equal to that required by the zone on the adjacent property.
5. **LANDSCAPING.** All areas not covered by buildings or by off-street parking space or driveways shall be planted into natural vegetation, lawn, trees and shrubs, and otherwise landscaped and maintained in accordance with good landscape practices. Permanent sprinkler systems shall be installed when required by the Planning and Zoning Commission to provide for irrigation of planted areas.
6. **FIRE PROTECTION.** There shall be a fire hydrant located within 250 feet of any dwelling units, service buildings, or other structures in the development.
7. **OFF-STREET PARKING.** There shall be a minimum of two (2) occupant spaces for each family unit and one (1) visitor space for each three (3) family units.
8. **SIGNS.** Sign area shall be limited to two (2) signs of not greater than forty (40) square feet, each subject to Planning and Zoning Commission approval.
9. **GARBAGE REMOVAL.** Provisions must be made by the developer for the storage, collection, and disposal of solid waste.
10. **UTILITIES.** All utilities within the P.U.D. shall be placed underground, including telephone, electrical, and television cable.
11. Existing dwellings or apartments converting to condominium ownership by the provisions of the Utah Condominium Ownership Act shall also make application to the Planning and Zoning Commission and shall meet all the requirements of P.U.D. section.

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12. Non dedicated vehicular traffic ways shall be constructed to a minimum width of thirty (30) feet. On-street parking on such traffic ways shall not be allowed.
13. Non dedicated vehicular access ways (driveways, alleys, etc.) shall be of adequate width to accommodate anticipated traffic as follows:
  - a. For one-way traffic with no parking, twelve (12) feet in width.
  - b. For two-way traffic with no parking, twenty-four (24) feet in width.
14. There shall be at least seventy (70) feet between and entrance to the development and a street intersection and entrances shall not be closer than twenty-five (25) feet from each other.
15. All storage and solid waste receptacles outside of the dwelling units must be housed in a closed structure compatible with the design of the development.