**ORDINANCE #­­­­24-12**

**AN ORDINANCE UPDATING PUD/PRUD DEVELOPMENT PLAN REQUIREMENTS**

**WHEREAS**, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

**WHEREAS**, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

**WHEREAS**, the Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City; and

**NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY PLANNING COMMISSION AND TOWN COUNCIL THAT ORDINANCE #11F-102, BE UPDATED AS FOLLOWS:**

# 11F- 102 PUD/PRUD Development Plan Requirements. Any developer wishing to develop a planned unit development over a series of years shall comply with the additional requirements and regulations set forth in this section. Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner and shall comply with all applicable zoning regulations

A.        Requirements

1.         Clearly define the area(s) which will be included in each phase.

2.         The aggregate area of all buildings proposed shall not exceed thirty percent (30%) of the entire lot area of the development.

3. Any use listed as a permitted or conditional use in the Garden City land use ordinances may be approved in any Planned Unit Development Zone if such use by location, characteristic or design is deemed compatible with the character of the area in which the development is proposed and is consistent with the policies and goals set forth in the Town’s General Plan.

4.         The concessions and retail services shall be located and designed to be consistent with the character of the development, having the same outside appearance as the other structures in the development.

5.         Around the boundaries of the development, building height, architecture and coverage shall be arranged to enhance the viability and attractiveness of adjacent land uses. **For height requirements refer to ordinance 11A-200, definition, height subsection b.**  ~~The height requirements shall not exceed 35’ except in the Beach Development Zone where the height shall not exceed 25’~~. The yard and height requirements of the adjacent zone shall be required on the immediate periphery, and throughout the entire development.

6.          Commercial uses shall be restricted to those structures approved for commercial use in the development plan.

7.          All setback, yard, and area requirements shall be determined by the Planning Commission.

8.         Where a PUD or PRUD adjoins any lot in any zone, there may be required along such property lines a fence and/or planting strip as determined by the Planning Commission.

9. If developer is phasing within the development, (Look at definition 11A-200 Stand Along (Phasing), each phase shall stand alone.

**APPROVED AND ADOPTED** this 14th day of March 2024.

APPROVED: ATTEST:

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Mike Leonhardt, Mayor Cathie Rasmussen, Town Clerk

Voting: Aye Nye

Argyle \_\_\_\_ \_\_\_\_

Hansen \_\_\_\_ \_\_\_\_

Parry \_\_\_\_ \_\_\_\_

Menlove \_\_\_\_ \_\_\_\_

Leonhardt, Mayor \_\_\_\_ \_\_\_\_