

1 CHAPTER 9

2 PD PLANNED DEVELOPMENT ZONES

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13

14 10-9-1: GENERAL PURPOSE AND DESCRIPTION:

15 The overall purpose of the planned development (PD) zone is to allow and encourage
16 applicant flexibility and creativity in design and development of comprehensively planned
17 projects. The specific purposes and intent of the planned development zone regulations
18 are:

19 A. To provide greater compatibility with surrounding land uses consistent with the
20 Washington County General Plan.

21 B. To allow for a more efficient and creative site design for a specific property.

22 C. To encourage property owners to develop master plans of their total land while still
23 allowing for phased development. (Ord. 2010-991-O, 2-16-2010; Ord. 2019-1149-O, 12-3-
24 2019; Ord. 2022-1205-O, 3-15-2022; Ord. 2024-1251-O, 2-25-2024)

25

26 10-9-2: TYPES OF PLANNED DEVELOPMENT ZONES:

27 The following types of planned developments are authorized by this chapter:

28 PDR Planned development residential zone

29 PDC Planned development commercial zone

30 PD-STR Planned development short term rental zone

31 PD-MULTIFAMILY Planned development multifamily zone

32 Opportunities for mixed use are provided for within each type of planned development
33 zone. See the sections of this chapter pertaining to each zone for details relating to mixed
34 use opportunities. (Ord. 2010-991-O, 2-16-2010; Ord. 2019-1147-O, 9-17-2019; Ord. 2019-
35 1149-O, 12-3-2019; Ord. 2021-1172-O, 3-16-2021; Ord. 2022-1205-O, 3-15-2022; Ord.
36 2024-1251-O, 2-25-2024)

37

38 10-9-3: PLANNED DEVELOPMENTS APPROVED PRIOR TO ADOPTION OF THIS CHAPTER:

39 A. Any major revisions or amendments to the existing zone shall subject the plans to
40 review based upon all the requirements and provisions of this chapter.

41 B. Planned development zones previously approved under this chapter shall meet
42 development standards in place at the time of approval. All subsequent planned
43 development zones shall meet the development standards herein, and construction
44 standards in place at the time of construction. (Ord. 2010-991-O, 2-16-2010; amd. Ord.
45 2019-1149-O, 12-3-2019; Ord. 2024-1251-O, 2-25-2024)

46

47 10-9-4: GENERAL PLANNED DEVELOPMENT STANDARDS AND REQUIREMENTS:

48 All planned developments shall meet the following standards and other requirements as
49 set forth:

50 A. Permitted Uses: All uses must be approved in conjunction with the project plan and in
51 accordance with the use chart approved as part of the PD. If requested zone change is to
52 PDC, in addition to any approved use chart all uses must be in accordance with the Use
53 Matrix in section 10-10-2.

54 B. General Standards And Requirements:

55 1. Preservation Of Features: The development shall be compatible with the existing
56 topography of the land and shall reserve unusual topography and natural features.
57 Requests to waive this standard must be accompanied by a professionally prepared
58 feasibility report indicating why the proposed development is a significant county need
59 that transcends the need to preserve the topography and/or other features.

60 2. Land Disturbance After Concept Plan Submittal But Prior To Project Plan Approval:
61 No alteration or disturbance of land in a planned development zone, or the natural, or
62 cultural resources thereon, shall be permitted until the zone change, complete project plan,
63 and construction drawings have received approval from the county. Any subsequent land
64 disturbance must be consistent with the approval granted by the county commission.

65 3. Subdivision Regulations: Land within a planned development, or a phase of a
66 planned development, shall be treated as a subdivision and thus subject to the provisions of
67 the county subdivision ordinance.

68 4. Interconnectivity Of Land Use/Phases: Each phase of the project shall not be isolated
69 from adjacent land development and connection to future development shall be identified
70 and maintained. Each phase of the project shall be served by at least one (1) adequate
71 dedicated public roadway that connects to all adjacent phases or land use areas. If the
72 project has more than fifty (50) units, the overall project must contain a minimum of two
73 (2) public roadway accesses. Any deviation from these required two (2) primary accesses
74 must be recommended by the land use authority and approved by the county commission
75 and only if the unit count is seventy-five (75) units or less.

76 5. Calculation Of Density: Land uses for open space, common areas, and interior streets,
77 drives, sidewalks and other circulation ways may be included as part of the density
78 calculation. The amount of land characterized by floodway, steep slopes (as defined by the
79 county hillside ordinance), wetlands, unstable soils, or other unbuildable or sensitive lands
80 may not be included as a part of the land area for density calculations. However, twenty
81 percent (20%) of the unbuildable land area may be applied to the buildable portion of the
82 property through density transfer to increase the net density of the project. Within phases,
83 density for a specific phase may not exceed that permitted in the project plan for that
84 phase, and the overall density for the project at all times must be less than or equal to the
85 allowable maximum density.

86 6. Streets And Public Infrastructure: Water, sewer, street, electric, and other required
87 infrastructure shall be provided according to the requirements of the county subdivision
88 ordinance and county construction and design standards. Exceptions to the county
89 standards and subdivision requirements related exclusively to roadway design standards
90 and layout must be supported by appropriate engineering studies and approved by the
91 county commission pursuant to its approval of the project plan, and shall control and
92 regulate the development and construction within the project as guidelines and standards
93 specific to the project. This provision does not alter the public access requirements above.
94 The following infrastructure requirements are required as a part of all PD developments.

95 a. Design Of Streets: The design of streets is subject to recommendation by the land
96 use authority and approval by the county commission, which may require or allow
97 modifications to the location, layout, or capacity of roads, or attach additional requirements
98 such as turn lanes, traffic circles, wider or narrower right-of-way; pavement widths,
99 medians, traffic calming features, etc., and provided that such modifications meet generally
100 accepted traffic engineering and planning principles that can be justified by the applicant
101 (as may be done via traffic engineering studies) and verified by the land use authority. The
102 county may retain independent traffic engineering professionals under its control and
103 supervision to verify or modify the applicant's proposed street designs, at the applicant's
104 expense.

105 b. Interior Streets: Interior streets and roads will be owned and maintained by the
106 county unless otherwise recommended by the land use authority and approved by the
107 county commission. Prior to any agreement by the county to own or maintain streets,
108 streets must meet the county specifications and must be approved by the county public
109 works department.

110 c. A traffic study must be submitted for any commercial project, [multifamily project](#),
111 and for every residential project that has over ten (10) dwelling units. The traffic study
112 shall address all potential impacts, including but not limited to, modifications needed to
113 intersections of roads leading to the project, adequacy of the access roads to handle traffic
114 in all weather conditions, right-of-way status, internal circulation, connectivity with
115 adjoining properties, access safety, and emergency services accessibility.

116 7. Interconnectivity Of Trails, Paths And Sidewalks: Sidewalks shall be provided
117 according to the requirements of the county subdivision ordinance in all commercial,
118 [multifamily, and developments and in](#) all residential developments with a density of more
119 than one (1) residence per acre. Each phase or development shall be connected to existing
120 or planned pedestrian paths and sidewalks and must maintain already-existing public
121 access to recreation. Wayfinding signs, kiosks and/or trail markers may be required as
122 necessary to guide public access.

123 8. Parking: Parking stalls and lots must conform to chapter 10-16 of this code. Any
124 variation must be approved by the planning commission.

125 9. Temporary Storage Containers: May be allowed in PD developments as permitted by
126 Community Development staff.

127 10. Utilities: Construction drawings for all utility systems shall be reviewed and
128 approved by the county public works department prior to commencing the installation of
129 any system, and prior to final approval of a subdivision plat or a project plan done where a
130 subdivision plat may not be necessary. Comply with county ordinance 10-5-3. All
131 applicable will-serve letters and any required feasibility studies must be approved prior to
132 project plan or zone change approval. Additionally:

133 a. Water: For developments served by state regulated/approved water companies, in
134 which the developer has no financial interest in the water company, a letter from the water
135 company agreeing to provide the amount of water required by the development is required
136 with any zone change application.

137 For all new development in which the developer has any interest whatsoever in the
138 water company providing water to the subdivision, a letter from the Utah State Department
139 of Environmental Quality, approving the quantity, quality and feasibility of providing
140 culinary water to the project is required prior to any zone change and project plan
141 approval.

142 b. Sewer/Septic: A letter from Utah Department of Environmental Quality and the
143 Southwest Utah Public Health Department, whichever agency is applicable, and a letter
144 from the appropriate sewer authority for approving the method of wastewater disposal to
145 be used in the development is required prior to project plan approval. The method of
146 disposal must also be approved by the planning commission.

147 c. Fire: A fire protection plan that complies with section 11-5-4 of this code must be
148 reviewed by the applicable fire district. The planning commission must review and
149 consider the fire district's recommendations prior to project plan approval.

150 d. Power: A will-serve letter from the applicable power company must be submitted
151 prior to project plan approval, if power will be provided for the project.

152 11. Landscaping Standards And Requirements:

153 a. A landscape plan must be submitted as part of the concept plan. The landscape plan
154 must illustrate themes, locations and other elements within the overall project. This shall
155 be integrated with the site plan as a part of the project plan submission. The phase plan
156 shall show landscaping in more detail, but calculations and construction drawings are not
157 required until the final plan is submitted for approval. Undeveloped open space planned for
158 future development cannot be counted as landscaping or open space.

159 b. Entry points to the development shall be landscaped in an attractive manner using
160 plant specimens consistent throughout the remainder of the development. The landscape
161 plan also shall show the proposed treatment of the perimeter of the development including
162 materials and techniques such as berms, plantings, screening, fences and walls.

163 c. Landscaping may be required around building and other structures such as waste
164 receptacles, utility boxes, and storage areas.

165 d. The landscape plan shall be followed and maintained. Failure to maintain the
166 landscape plan will result in fines and a notice of violation being recorded by the county
167 against the property.

168 e. To reduce the need for supplemental water, landscaping shall primarily utilize
169 xeriscaping or as otherwise approved by the land use authority.

170 12. Open Space Standards And Requirements: Common open space is an important
171 element in a PD development serving to provide resting and gathering places, recreation
172 areas, aesthetic complements, stormwater percolation areas, and other purposes. Open
173 space for the purpose of the PD zone shall be defined as an area of land associated with and
174 adjacent to a building or group of buildings in relation to which it serves to provide light
175 and air, scenic, recreational, resting, or similar purposes. Such space shall, in general, be
176 available for entry and use by the occupants of the buildings with which it is associated,
177 and at times to the general public. Open space may include a limited proportion of space so
178 located and treated to enhance the amenity of development by providing landscaping
179 features, screening, or buffering for occupants or adjacent landowners, or a general
180 appearance of openness. Open space is intended to include "park-like" amenities and
181 naturally occurring relatively undisturbed areas. Open space shall not include roadways,
182 driveways, or parking lots. Each phase, and the project as a whole must meet the minimum
183 open space standards required within that zone.

184 a. Open Space Areas: Minimum areas of the planned development shall be dedicated
185 as open space as described in each zone within this chapter.

186 b. Adjacent Public Open Space: The minimum amount of open space required in the
187 developed area for a PD development may be reduced by an amount determined by the
188 land use authority, if the PD site bounds along at least one property line, a park or other
189 open active recreation space (e.g., BLM, Forest Service, Desert Reserve property) available

190 and accessible to the public for recreation, relaxation, walking, etc. The adjacent public
191 open space must have a reasonable certainty of remaining in a perpetual state of open
192 space. The open space should be sufficient in size and scope to provide significant
193 recreational opportunities to those residents living in the project as may be approved by
194 the land use authority.

195 c. Open Space Substitutions: Pedestrian and bicycle amenities may reduce the amount
196 of open space required in the developed area for a PD development by an amount
197 determined by the land use authority by instituting the following or similar amenities:

198 (1) A dedicated walking or bike path connecting to existing or proposed bike routes,
199 or serving the project in general.

200 (2) Pedestrian bridges.

201 (3) Publicly accessible open decks or any other amenities approved by the land use
202 authority.

203 13. Outdoor Lighting: Lighting shall be used to illuminate parking areas during evening
204 business hours in commercial [and multifamily](#) developments. Lights shall be arranged to
205 reflect light [downward and not toward away from on-site and](#) adjoining premises used for
206 residential or sleeping purposes, and shall be approved by the land use authority. Efforts to
207 eliminate off-site light pollution shall be incorporated into the lighting design and
208 construction.

209 14. Outside Storage: All materials and merchandise, except vehicles in running order,
210 shall be stored in an enclosed building or within an enclosure surrounded by a solid, sight
211 obscuring fence or wall of not less than six feet (6') in height, and no material or
212 merchandise shall be stored to a height of more than the height of the enclosing fence or
213 wall (chain-link fencing with slats is not considered a solid fence for purposes of this
214 section).

215 15. Trash, Junk, Inoperable Vehicles, Vessels And Similar Items: No trash, rubbish,
216 weeds, tumbleweeds or other combustible material shall be allowed to remain on any
217 property outside of approved containers in any PD zone. No junk, debris, abandoned,
218 inoperable or dismantled vehicles or vessels or vehicle or vessel parts or similar material
219 shall be stored or allowed to remain on any lot in any PD zone.

220 16. Maintenance: All structures, permitted signs, parking area, landscaping, etc., shall
221 be maintained in a neat, clean and orderly manner. All refuse shall be collected from
222 outdoor areas on a regular basis.

223 17. Departmental Standards: Standards for design, construction specification and
224 inspection of street improvements, curbs, gutters, sidewalks, storm drainage, flood control
225 facilities, water systems and fire protection systems shall be approved by the county public
226 works department. Standards for water distribution and sewage disposal facilities must be
227 approved by the Utah State Department of Environmental Quality and the Southwest Utah
228 Public Health Department, whichever is applicable. Applicants shall comply with standards
229 established by departments and agencies of the state.

230 C. If a conflict exists between these general standards and requirements and more
231 specific requirements as outlined in each type of PD zone (PDR, PDC), the standard or
232 requirement under the specific PD zone type controls. (Ord. 2010-991-O, 2-16-2010; amd.
233 Ord. 2019-1147-O, 9-17-2019; Ord. 2019-1149-O, 12-3-2019; Ord. 2021-1172-O, 3-16-
234 2021; Ord. 2021-1196-O, 10-5-2021; Ord. 2022-1205, 3-15-2022; Ord. 2024-1251-O, 2-25-
235 2024; Ord. 2025-1292-O, 5-6-2025)

236

237 10-9-5: PDR PLANNED DEVELOPMENT RESIDENTIAL ZONE:

238 The principal uses of land in the PDR Planned Development Residential Zone (PDR) are
239 residential with related recreational, cultural, neighborhood commercial, and educational
240 facilities normally required in providing the basic elements of a balanced, orderly,
241 convenient and attractive residential area. The density of a planned residential
242 development shall be approved by the land use authority for each development
243 individually, encouraging clustering of residences and encouraging preservation of natural
244 occurring open areas.

245 A. Location Of PDR Zones: PDR zones may be located where sufficient land and
246 infrastructure exist, or are planned for, which will allow for a development that meets the
247 standards and requirements of this chapter. They should not be proposed as an alternate to
248 a residential subdivision when, in the opinion of the land use authority, the proposed
249 subdivision does not meet the considerations listed in section 10-9-1 of this chapter. Such
250 subdivision should be considered for approval in whatever residential zone they qualify in.

251 B. Permitted Uses In PDR Zones:

252 Detached residential units, including standard single-family detached residences, zero
253 lot line residences, and cluster housing.

254 Two-family residential units (R-2 and R-3 zoning).

255 Minor home occupations.

256 Public facilities including fire protection, police protection, public works facilities, public
257 libraries, public parks or other public facility development.

258 Townhouses.

259 Residential facilities for persons with a disability.

260 C. Conditional Uses: Conditional uses may be approved at the time of project plan or
261 phase plan approval, or at a later time as project details permit appropriate use
262 determination. If the use changes from that use approved in the project plan, an
263 amendment to the plan will be necessary. All conditional uses shall meet the requirements
264 of chapter 18, "Conditional Uses", of this title. Conditional uses may be approved for one 01
265 more of the following:

266 Accessory Dwelling Unit (ADU) for temporary guests or family member of main
267 dwelling owner/occupant [in detached single family products only](#).

268 Apartment rental developments.

269 Assisted living or independent living care facilities.

270 Cemeteries.

271 Churches with or without attendant educational and recreational buildings.

272 Clubs, private and public, including, but not limited to, golf and country clubs.

273 Condominiums.

274 Neighborhood commercial uses in PDR zones provided:

275 1. Mixed use, i.e., commercial, office, or residential, are within the same building or on
276 the same site.

277 2. The neighborhood commercial is located within the PDR development.

278 3. Provide sidewalks at such widths that shall comply with current construction
279 standards, as may be approved by the land use authority, and which will connect the
280 pedestrian system within the project, and also to sidewalks in existing development areas
281 outside of the project area as may be applicable.

282 4. Parking for residential units within the neighborhood commercial area shall be
283 separated from commercial parking spaces and specifically reserved for residential parking
284 in the amount required by this chapter, unless otherwise approved by the land use
285 authority. Commercial parking spaces shall meet the requirements of this chapter, or as
286 may be approved by the land use authority.

287 Public utility transmission structures including electrical substations, distribution lines,
288 transformer locations, water wells, pumping structures and other similar uses and
289 structures.

290 Schools, public or private, offering general educational courses to the public at the
291 preschool, elementary, secondary, or college level.

292 Condotel or timeshare in residential properties.

293 Other proposed uses, as may be approved by the land use authority as being either
294 permitted or conditional, and in harmony with the intent of the particular zone being
295 considered.

296 D. Subdivision Regulations: All applicable subdivision regulations required under Title
297 11 must also be met.

298 E. After zone change and project plan approval by the land use authority, if a phase of the
299 project plan is entirely single family, two-family, or townhouses, or a mixture of the three
300 (3) housing types, it may proceed with development in accordance with county ordinance

301 11-3-1. Phases with mixed use, short term rental, [multifamily](#), commercial. or other uses
302 are not eligible for the 11-3-1 process .

303 F. PDR Zone Encouraged: If applicant has a development lease for the development of
304 property, the applicant is encouraged to zone the entire leased property to PD Residential.

305 G. [Comply with all provisions and requirements regarding amenities, open space, and](#)
306 [landscape areas found in County Ord. 10-9-7\(C\).](#) ~~Open Space~~ in the PD Residential zone
307 ~~open space~~ does not include roadways, driveways, or front/rear/side yards. The minimum
308 required open space is twenty percent (20%). (Ord. 2010-991-O, 2-16-2010; amd. Ord.
309 2010-997-O, 6-15-2010; Ord. 2014-1042-O, 11-18-2014; Ord. 2015-1053-O, 9-1-2015; Ord.
310 2016-1069-O, 7-19-2016; Ord. 2019-1149-O, 12-3-2019; Ord. 2021-1196-O, 10- 5-2021;
311 Ord. 2022-1205, 3-15-2022; Ord. 2023-1231-O, 4-18-2023; Ord. 2024-1251-O, 2-25-2024)

312

313 10-9-6: PDC PLANNED DEVELOPMENT COMMERCIAL ZONE:

314 The PDC planned development commercial zone provides for commercial development in
315 major thoroughfares within the county. The principal use of land in this zone is to
316 encourage economic development without distracting from the natural beauty of the area.

317 A. Location Of PDC Zones: PDC zones are located in developing areas of major traffic
318 thoroughfares in the county. Land located along these thoroughfares may require PDC
319 zoning at the discretion of the county commission if commercial use is desired.

320 B. Planned Development Commercial Standards:

321 1. Setbacks: As required in Table 1 of this chapter, unless otherwise approved by the
322 land use authority due to the nature of the PDC and surrounding area.

323 2. Signs And Advertising: The requirements of the sign ordinance set forth in Title 10,
324 Chapter 19 of this code shall apply.

325 3. Curbs, Gutters, And Sidewalks: Installing curbs, gutters and sidewalks may be
326 required when the property is directly accessed by an arterial street or collector street or
327 there are present curbs, gutters and sidewalks within three hundred feet (300'), or the
328 development will necessitate curbs, gutters and sidewalks for pedestrian safety, ADA
329 accessibility or to prevent soil/ground erosion.

330 4. Solid Waste Storage Facilities: All solid waste storage facilities shall be located at the
331 rear of the main building or else behind a sight obscuring fence or wall which will prevent
332 the facility from being seen from a public street.

333 5. Protection Of Residential Property: Where a PD commercial development adjoins
334 any lot or parcel of ground in any residential zone, there shall be provided along the
335 adjoining property line a solid minimum six foot (6') high masonry wall and a minimum ten
336 foot (10') wide landscaped planting strip. For buildings or structures over fifteen feet (15')
337 in height an additional setback shall have a one to one (1:1) ratio; in other words, each
338 additional foot in height requires an additional one foot (1') setback from the property line.

339 The landscape requirements shall be determined by the county community staff to make
340 sure the buffer area adequately protects the adjoining residential property. Access to
341 pedestrian networks, open space will still be required.

342 6. Landscaping: For commercial or office developments, the area between the curb and
343 the setback line shall be landscaped, except for areas where the sidewalk extends from the
344 curb to the front of the building, and is part of the sidewalk plan approved by the land use
345 authority.

346 C. Permitted Commercial Uses: Appropriate commercial uses in this zone are shown in
347 Table 1-10-2, or other uses as deemed similar by the land use authority.

348 D. Mixed Uses, i.e. Commercial, Office, Or Residential Within The Same Buildings Or On
349 The Same Site As Other Commercial Uses: The mixed use shall be clearly secondary to the
350 commercial use and may be mixed in a manner that is approved by the land use authority.

351 E. Open Space: In the PD commercial zone, open space does not include roadways,
352 driveways, or parking lots. The minimum required open space is twenty percent (20%).
353 (Ord. 2010-991-0, 2-16-2010; amd. Ord. 2019-1149-0, 12-3-2019)

354

355 10-9-7: PD-STR PLANNED DEVELOPMENT SHORT TERM RENTAL:

356 The PD-STR planned development short term rental zone provides for the hybrid
357 commercial-residential use of all units in the zone as short term rentals. It is for new
358 projects on lots or parcels ten acres or greater, not in an existing residential developments
359 or subdivision. Owner occupancy of the units in the PD-STR zone is not required. Single
360 ownership of the entire project, or individual platting of each lot, is permitted. All projects
361 shall have a property owners' association for shared improvements. All details shall be
362 addressed in the project plan and final plat. The final plat shall have a note indicting that
363 short term rental, one unit on each lot, is a permitted use. Lockouts are not permitted
364 unless included in the density calculation. PD-STR projects are not eligible for processing
365 under county ordinance 11-3-1 which only applies to single family, two-family, or
366 townhouses. The following minimum criteria apply:

367 A. Location, Access: PD-STR zones shall be located in areas with commercial roadway
368 access in the county, and a minimum public street frontage of one hundred feet (100'). The
369 development shall improve the entire street frontage, including public sidewalk or public
370 trail as approved in the project plan. The PD-STR zone is an appropriate buffer zone
371 between commercial zones and residential zones.

372 1. Public Streets. Installation of curb, gutter, sidewalk or trail is required when the
373 property is accessed by or fronts an arterial or collector street, or the development will
374 necessitate such improvements for pedestrian safety, ADA access or to prevent soil or
375 ground erosion.

376 2. Private streets. If private streets are proposed, they shall have curb, gutter and
377 sidewalk on both sides of the street. Private streets and sidewalks shall connect to public

378 streets, sidewalks and trails. In circumstances where applicant proposes sidewalks only on
379 one side of a private street, county, in its sole discretion, may enter into a development
380 agreement with applicant regarding sidewalk design, with terms acceptable to the county.
381 Applicant shall show that the planned development provides other enhanced connections
382 to public amenities such as streets, trails or public lands.

383 B. Standards:

384 1. Area, Density: The minimum project area is ten acres. Density shall not exceed eight
385 du/ac. Lock out units are expressly prohibited unless approved in the project plan, and all
386 density calculations shall include any such lock out units.

387 2. Unit numbers: The minimum number of units in a project is fifty (50). If the project
388 has over fifty (50) units, it shall have more than one access to a public street.

389 3. Setbacks:

390 a. Unit setback minimums: front living space fifteen feet (15'), front garage space
391 twenty-five feet (25'), Side eight feet (8') and Rear ten feet (10').

392 b. Where a PD-STR project adjoins a lot or parcel zoned residential or PD residential,
393 the project shall provide along the adjoining property line a solid minimum six foot (6')
394 high masonry wall and a minimum ten foot (10') wide landscaped planting strip. Unit
395 setback requirements are not included. If the STR units are eighteen feet (18') or more
396 above grade in height, a minimum twenty-five foot (25') buffer is required. The buffer area
397 shall adequately protect the adjoining residential property.

398 4. Size: Unit sizes shall be limited to the sizes approved in the project plan. The size of
399 the units shall be appropriate for the development and compatible with surrounding
400 zoning and uses. No unit shall exceed seven thousand (7,000) sq. ft.

401 5. Height: Units shall not be erected to a height less than ten feet (10') or greater than
402 twenty-six feet (26').

403 6. Utilities, Easements, Private Roads: Utilities, easements or private roads that service
404 more than one unit or lot shall be clearly described on the plat, and owned by one owner or
405 a property owners' association. All utilities shall be underground with transformer
406 equipment screened from streets and adjacent properties.

407 7. Common Area: Ownership of all project areas (outside of individually platted lots or
408 units) shall be designated as common or limited common areas, and one owner or property
409 owners' association shall be established to own and maintain the areas in perpetuity, with
410 recorded documentation to county's satisfaction.

411 8. Solid Waste: All PD-STR projects shall have solid waste storage areas in convenient
412 locations throughout the project, serviced by private companies. Solid waste storage areas
413 shall be screened with solid decorative masonry walls, so all materials are not visible from
414 access streets or adjacent properties.

415 9. Parking: For units with four bedrooms or less, a minimum of two (2) attached
416 covered parking spaces per unit are required. For each additional bedroom over four, one
417 additional parking space per bedroom on the unit lot. For purposes of parking, rooms that
418 can be used as bedrooms, even if designated as something other than a bedroom on the
419 plans, will be counted as bedrooms. In addition, there shall be one guest parking space per
420 three (3) units, within two hundred feet (200') of the dwelling unit they are intended to
421 serve. In addition, there shall be one RV or trailer parking space per six units in a
422 convenient location to the dwelling unit they are intended to serve. The RVs or trailers in
423 common parking areas shall not be inhabited. RV or trailer parking on dwelling unit sites
424 may count toward the RV or trailer parking requirement, in county's sole discretion. On
425 street parking does not count toward the parking requirements. All required parking shall
426 be on premises. All parking shall be paved.

427 10. RVs or trailers shall not be inhabited while on premises except in strict compliance
428 with this section. If utility hookups are provided on a unit lot, one RV or trailer per lot may
429 be inhabited, but only while the hookups are utilized, and only by the short term renters of
430 the main dwelling. The RV or trailer shall not be used by sublessees or owners separate
431 from the renters of the main dwelling, and only on the same short term basis.

432 11. Turning Space: Safe and convenient turning space for cars, trailers, sewer vehicles,
433 solid waste collection vehicles and firefighting apparatus shall be provided.

434 12. Signs, Advertising: One monument sign is permitted, not to exceed ten feet (10') in
435 height and fifteen feet (15') in width. If public street frontage exceeds three hundred feet
436 (300'), or if there are two (2) or more public street entrances to the project, one additional
437 monument sign is permitted, not to exceed six feet (6') in height and ten feet (10') in width.
438 Small wayfaring signs are permitted only as approved in the project plan. Lighting of
439 monument signs is permitted, but no other electronic sign components of any type are
440 permitted.

441 C. Amenities, Open Space, Landscape Areas: All projects shall have amenities, open space
442 and landscape areas. An amenities, open space and landscape plan shall be submitted and
443 approved as part of the project plan.

444 1. Amenities shall be approved by the land use authority in the project plan. The
445 number of amenities depends on the size, density and nature of the development. The land
446 use authority shall consider:

447 a. Private lot amenities, group amenities, or a mixture of private and group amenities.

448 b. Number of amenities:

449 (1) For fifty (50) to one hundred (100) units: two (2) group amenities

450 (2) For one hundred and one (101) to two hundred (200) units: three (3) group
451 amenities

452 (3) For projects in excess of two hundred (200) units, add one (1) group amenity for
453 each additional one hundred (100) units or fraction thereof.

454 c. Type of amenities:

455 Recreation and Enrichment Amenities

Pool - At least 400 sq. ft.
Internal health or fitness facilities
Secured, programmed, children's play areas
In-ground hot tub
Community garden
Perimeter trail
Sport court
Indoor, keyed bicycle storage for units
Community library w/meeting facilities
Community business center w/computers, printers, high-speed internet & WiFi
Exterior social area - At least 400 sq. ft.

456 2. All required amenities, open space and landscaping shall be fully constructed prior
457 to construction of fifty percent of the total project units, or in accordance with an executed
458 development agreement with terms acceptable to the county.

459 3. In addition to amenities, a minimum of twenty percent of the project area shall be
460 open space. Open space does not include roadways, driveways, front setbacks or parking
461 areas. All required open space areas shall be accessible to the entire community. If the
462 majority of amenities are on platted lots, the planning commission may recommend, and
463 the county commission may approve in its sole discretion, a Planned Development - Short
464 Term Rental project that does not have the twenty percent required open space,
465 considering the totality of circumstances including immediately adjacent access to public
466 lands.

467 4. In addition to amenities and open space, the full width of the public street frontage
468 shall be improved and shall be maintained in landscaped area. Landscaped area also is
469 required surrounding buildings and group amenity areas. Landscaped areas also are
470 required in buffers to adjacent residential or PD residential zones.

471 D. Events: Events are permitted in the PD-STR zone. If adjacent to a residential or PD
472 residential zone, outdoor events shall end at nine o'clock (9:00) p.m. Sunday night through
473 Thursday night, and eleven o'clock (11:00) p.m. Friday or Saturday night.

474 E. Phasing Plan: Phasing is permitted only as approved in the project plan and a
475 development agreement under terms acceptable to the county, including adequate
476 assurance of performance.

477 F. Licensing:

478 1. No dwelling shall be rented as a STR without a valid Washington County Short Term
479 Rental License;

480 2. All STR's are required to register with the State of Utah as a business and pay all
481 applicable taxes, including transient room tax; and

482 3. All other licensing requirements and enforcement provision in Title 10 chapter 13
483 section 23 apply.

484 G. Property Manager: The project or each individually platted unit shall have a local
485 property manager who is available twenty-four (24) hours a day, seven (7) days a week
486 and three hundred sixty-five (365) days a year. The local property manager must be able to
487 be physically present at the STR to respond to emergencies and complaints within two (2)
488 hours of being contacted.

489 H. Time Limitation: Building permits for construction within PD-STR zones shall be
490 obtained within thirty-six (36) months of the approval of a zone change to planned
491 development. If thirty-six (36) months elapse without the issuance of building permits for
492 the construction of the approved plans within the planned development zone, the zone
493 shall automatically revert back to the previous zone before the zone change to planned
494 development was approved.

495 I. Additional Requirements: In addition to the PD-STR requirements, comply with the
496 general requirements in Title 10 chapter 9. (Ord. 2022-1205, 3-15-2022; amd. Ord. 2024-
497 1251-O, 2-25-2024)

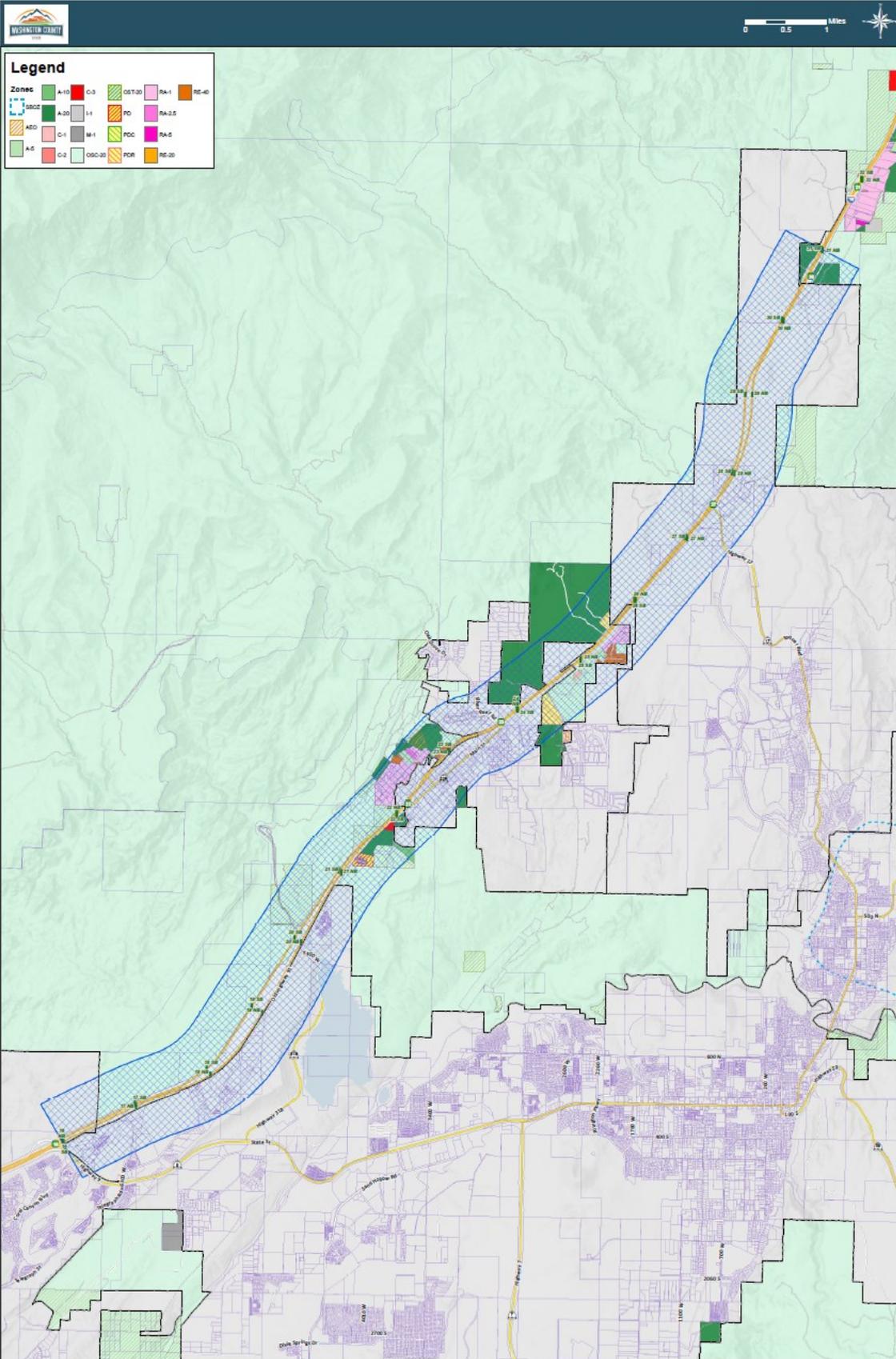
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499 **10-9-8 PD MULTIFAMILY - PLANNED DEVELOPMENT MULTIFAMILY**

500 A. PURPOSE: This zone provides higher-density housing options to meet Washington
501 County's moderate income housing goals. It supports varied housing types (apartments,
502 duplexes, townhouses, condominiums, etc.) that allow residents to remain in their
503 communities as life circumstances change. Multifamily projects may have attached or
504 detached units. The planned development project may have one owner, or multiple owners
505 if units are individually platted and sold. The zone serves as an appropriate transition
506 between single-family neighborhoods and commercial areas along collector and arterial
507 streets. This zone only applies to property in the unincorporated county.

508 B. ALLOWED LOCATION: The purpose is to locate higher-density housing near
509 employment centers and the I-15 transportation corridor.

510 1. The Planned Development Multifamily zone is permitted on both sides of I-15 as
511 depicted on the zoning map of the county, only from mile marker 16 to mile marker 31, and
512 within one mile of the outside edge of the UDOT right-of-way.



514 2. A Planned Development Multifamily zone with 100 or more approved units will be
 515 limited in proximity to any other PD Multifamily zone seeking approval or expansion of 100
 516 or more units. Using the outside perimeter of all approved PD Multifamily zones, no other
 517 PD Multifamily zone will be approved or expanded within 0.5 miles.

518 C. ALLOWED USES: Uses not specifically permitted, permitted with standards, or
 519 conditionally permitted are prohibited.

520 1. P means a permitted use.

521 2. PS means a use permitted with standards.

522 3. C means a conditional use.

PD-MULTIFAMILY RESIDENTIAL USE CHART	PD-MULTIFAMILY
Accessory dwelling unit (ADU) only as set forth below. No short term rental of ADU.	See below
Apartment rental units	P
Assisted living or independent living care facilities	PS
Churches with or without attendant educational and recreational buildings	P
Clubs, private and public, including, but not limited to, clubs	P
Condominiums	P
Condotel or timeshare of residential properties	P
Single family residential units, attached or detached	P
Cluster housing	P
Duplex	P
Patio homes	P
Zero lot line residences	P
Minor home occupations only	P
Neighborhood commercial uses only enumerated in C-1, County Ord. 10-10-3	P
Mixed use, i.e., commercial, office, or residential, are within the same building or on the same site	P
Residential facilities for persons with disability	P
Schools, public or private, offering general educational courses to the public at the preschool, elementary, secondary, or college level.	P
Townhouses, attached or detached	P
County facilities	P
Other public facility development in County's sole discretion	P

523

524 4. Commercial uses in the PD Multifamily zone, upon approval of a mixed uses in the
 525 zone, are limited to C-1 uses pursuant to County Ord. 10-10-3, as amended.

526 5. Accessory Dwelling Units (ADU): ADUs are not permitted in a PD Multifamily except
 527 in the sole discretion of the land use authority, and only if the following conditions are met:

- 528 a. The primary dwelling unit is a detached single family dwelling.
- 529 b. The ADU may be attached to, or detached from, the primary dwelling unit,
530 maximum 1,000 sq. ft. One ADU only. (See diagrams below)
- 531 ~~PD Multifamily zone has detached also includes planned development mixed use~~
532 ~~residential products that are detached and thus appropriate for ADUs.~~
- 533 c. If the approved single family dwelling unit with its ADU is ADUs are individually
534 platted and sold to an owner occupants it may be long term rented, as set forth in
535 County Ord. § 10-13-18, as amended.
- 536 d. All ADUs count toward density calculations which cannot exceed the maximum
537 dwelling units an acre in the PD Multifamily zone.
- 538 6. Short term rental units are not permitted in the PD Multifamily zone.

539 D. DIMENSIONAL STANDARDS: Key requirements:

540 See Table 1 for additional standards.

541 1. Building Height:

542

543 a. Standard building height limits are a minimum of ten feet and maximum of 40
544 feet. HVAC or RTU equipment may be on rooftops but shall have parapet screens
545 matching exterior building materials (max. height of equipment and screen, 44
546 feet).

547 ~~b. A variation in building height up to a maximum of 50 feet may be permitted in~~
548 ~~the sole discretion of the land use authority if the following conditions are met:~~

549 ~~(1) Setbacks provide appropriate buffers to neighboring zones;~~

550 ~~(2) Enhanced landscaping for the project reduces negative impacts;~~

551 ~~(3) The project features superior site layout and design;~~

552 ~~(4) Multistory buildings vary in height, and have step-downs at building edges or~~
553 ~~other superior design elements that minimize the impact of the additional~~
554 ~~height; and~~

555 ~~(5) Building massing and scale is appropriate for the area.~~

556 b. Rooftop patios, covered or uncovered, are permitted provided that no patio
557 covering shall exceed 40 feet high.

558 2. Building Requirements: All attached multistory buildings shall include graduated
559 heights, varied massing, varied rooflines, and multiple façade elements on all facades. All
560 units shall meet Utah energy codes and standards. All walls, floors, and ceilings shared with

561 an adjacent, attached unit shall have a minimum of 50, sound transmission class (STC) and
562 impact insulation class (IIC) for sound mitigation.

563 E. DESIGN STANDARDS:

564 1. Structural Design: Projects shall demonstrate variation in building heights, styles,
565 forms, materials, setbacks, and floor plans. Design shall be site-specific, scaled
566 appropriately, not an afterthought to stock plans, and create a cohesive aesthetic
567 development.

568 2. Building Materials: A minimum of 50 percent of exterior materials shall be masonry
569 products (such as brick, stone, or stucco) for durability and low maintenance in
570 Washington County's climate.

571 3. Neighborhood Compatibility: Design shall integrate with surrounding developments
572 through architectural compatibility and height tapering to adjacent uses.

573 F. LOCATION AND ACCESS:

574 1. Street Requirements for PD Multifamily:

575 a. Minimum 140 foot public street frontage.

576 b. Fronting on a public arterial or collector roadway improved to County standards.

577 c. Public street frontage improvements are required, including curb, gutter,
578 sidewalk, and master planned trail when applicable. Additional requirements may
579 be imposed for pedestrian safety, ADA access, or erosion protection.

580 d. Projects over 50 units require a minimum of two public street accesses.

581 2. Public streets: All PD Multifamily shall gain access from a public street. Streets inside
582 the development may be public or private in accordance with land use authority approvals.

583 3. Private streets: The land use authority may approve private streets inside the
584 development, and only if the following conditions are met:

585 a. Private streets shall have curb, gutter, and sidewalk on both sides.

586 b. Private streets shall be constructed to County standards.

587 c. Single-sided sidewalk may be approved in the sole discretion of the land use
588 authority, and only if it finds there are enhanced connections to adjacent, off site
589 public amenities.

590 d. The private streets shall be owned and maintained by a single entity or a POA.

591 4. Future streets: The street design of the project shall provide for future street
592 connections for cohesive transportation and access to adjacent properties. Access to
593 adjacent properties shall not be impeded.

594 5. Access to public land: If public land is used for any portion of the open space
595 requirement pursuant to County Ord. 10-9-4(B)(12)(b), as amended, the planned
596 development shall provide dedicated public access and a graveled parking area with a
597 minimum of six parking spaces to access the public land.

598 G. PROJECT STANDARDS:

599 1. Size and Density:

600 a. Minimum five acres.

601 b. Minimum 50 and maximum 300 dwelling units.

602 c. Maximum density is 184-dwelling units an acre.

603 2. Adjacent Properties: Where a PD Multifamily is adjacent to a residential zone, there
604 shall be a six foot solid masonry wall and a ten foot landscape buffer outside the wall and
605 along the adjacent property line.

606 3. Utilities: All utilities shall be underground with screened transformer and other
607 equipment. Utilities, easements, or private roads shall be clearly platted and owned by one
608 entity or a POA in perpetuity with recorded documentation.

609 4. Common Areas: All project areas outside individual units shall be designated as
610 common or limited common area and owned and maintained by one entity or a POA in
611 perpetuity with recorded documentation.

612 5. Solid Waste: Centralized storage areas shall be disbursed throughout project,
613 screened by decorative masonry walls, and serviced by private companies. Individual trash
614 cans are prohibited.

615 6. Signage:

616 a. One monument sign (max 10' height × 15' width).

617 b. If frontage exceeds 300' or there are multiple entrances: one additional sign
618 (max. 6' height × 10' width).

619 c. Wayfaring signs only as approved in project plan

620 d. Monument sign lighting permitted; no electronic components

621 H. PARKING STANDARDS:

622 1. Number of spaces:

623 a. Unit parking: two spaces per unit (one covered and designated for a unit, one may
624 be in common parking areas interspersed throughout the project); one additional
625 space per approved ADU.

626 b. Guest parking: one space per three units.

- 627 c. One space per onsite employee.
- 628 d. One space for rental manager.
- 629 e. One oversized space per 20 units. Oversized parking shall be screened;
630 RVs/trailers shall not be inhabited.
- 631 f. ADA parking as required by law.
- 632 2. Tandem garage spaces do ~~parking does~~ not count toward requirements, except as set
633 forth in (j)(2)(b) below.
- 634 3. All parking areas shall be paved.
- 635 4. Turning Space: Adequate space required for cars, trailers, service vehicles, waste
636 collection, and firefighting apparatus shall be provided.
- 637 I. OPEN SPACE, LANDSCAPING, AND AMENITIES:
- 638 1. Open Space: Minimum 20% of project area (excludes roadways, driveways, front
639 setbacks, parking). Open space shall be accessible to the entire community.
- 640 2. Landscaping:
- 641 a. Minimum 25% of open space shall be landscaped (max. 10% water-intensive).
- 642 b. Required along public street frontage, around buildings, around amenity areas,
643 and in buffers to adjacent residential zones.
- 644 c. Follow Washington County Water Conservancy District ultra-efficient
645 landscaping requirements.
- 646 3. Required Group Amenities:
- 647 a. 50-100 units: two amenities
- 648 b. 101-200 units: three amenities
- 649 c. 200+ units: Add one amenity per additional 100 units (or a fraction thereof)
- 650 4. Amenity Options:

Pool - At least 400 sq. ft.
Internal health or fitness facilities
Secured, programmed, children's play areas
In-ground hot tub
Community garden
Perimeter trail
Sport court
Indoor, keyed bicycle storage for units

Community library w/meeting facilities
Community business center w/computers, printers, high-speed internet & WiFi
Exterior social area - At least 400 sq. ft.

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5. Timing: All amenities, open space, and landscaping shall be completed before 50% of units are constructed, or per an executed development agreement.

J. BUILDING ORIENTATION

1. Street-Facing Units:

a. Primary entries for all ground-floor units shall open directly onto public or private street right-of-way, or alternatively face an approved, landscaped community courtyard.

(1) Porch may encroach up to five feet in the setback (steps may encroach further).

(2) Dwelling setback is 20 feet; garage setback is 22 feet.

b. Ground floor corner units may orient to one street only, subject to the following:

(1) Corner porch is required, minimum five feet by seven feet; and

~~(2) Porch may encroach up to five feet in the setback (steps may encroach further);~~

~~(3) Dwelling setback is 20 feet; and~~

~~(2)(4) Front façade design elements shall be repeated on all facades.~~

c. Non-residential buildings (leasing office, amenities, recreation, community centers) shall have 20% ground floor wall area in windows, doorways, and street facing displays with direct street entryway.

~~2. Townhouses: Townhouses shall be located adjacent to and oriented to public streets or private streets. A minimum of 50 percent of townhouses shall have alley or side loaded garages. Front loaded, vehicle-oriented design is disfavored due to its negative impact on community-centered design. Community Orientation Standards: Each project shall feature human-oriented design not garage-dominant, vehicle-oriented design. To promote community safety, 50% or more of the total project units shall not have garage-dominated front facades. (See diagrams below)~~

a. Garage Orientation. Alley loaded garages are not considered garage-dominated.

b. The following also are not considered garage-dominated:

(1) Garage Setback. The entire garage plane shall be set back a minimum of two feet from the front plane of the dwelling unit and front door. Ground-

682 floor front door, window, and front porch (minimum five feet by seven feet,
683 covered or uncovered) shall be predominant features. If the porch is
684 uncovered, the front door shall have a portico;

685 (2) Garage Width Limit. The entire garage plane shall not exceed 73% of the
686 entire front facade width;

687 (3) Porch Encroachment. If (1) and (2) are met, the front porch may
688 encroach up to five feet in the setback (steps may encroach further); and

689 (4) Tandem Garage. If (1) ~~and (2)~~ are met, and the entire garage plane
690 does not exceed 50% of the entire front facade width, a tandem garage is
691 permitted to satisfy the two-space parking requirement. (See diagrams
692 below)

693 K. PEDESTRIAN CIRCULATION:

694 1. The planned development shall provide a continuous on site pedestrian system
695 connecting:

- 696 a. entrances to units and common building entrances;
- 697 b. all public and private streets, and adjacent (off site) streets
- 698 c. common facilities (office, amenities, recreation; open space; trails);
- 699 d. all parking areas; and
- 700 e. adjacent transit.

701 2. Walkway standards: Each unit's front entry shall connect to a public or private street
702 via:

- 703 a. a separate hard surface walkway minimum three foot width, or
- 704 b. a combined minimum three foot width walkway partially at driveway edge
705 (extending three feet beyond the garage door).

706 L. MANAGEMENT & ADMINISTRATION

- 707 1. Property Manager: Projects with 100 units or more shall have:
 - 708 a. an onsite local manager during business hours for projects where 100 or more
709 units are not individually platted;
 - 710 b. an off-site local manager available 24/7/365; and
 - 711 c. the local manager shall respond on-site within 2 hours for emergencies,
712 complaints, or at County's request.

713 M. ADDITIONAL REQUIREMENTS:

714 1. Phasing: A phasing plan shall be approved with the project plan and development
715 agreement and provide adequate performance assurance.

716 2. Time Limitation: Building permits shall be obtained within 36 months of zone change
717 approval, or the zone automatically reverts to its previous zoning designation. A grading or
718 excavation permit does not meet this requirement.

719 3. All projects shall comply with general requirements in Title 10, Chapter 9.

720 10-9-9: APPLICATION PROCEDURES AND REQUIREMENTS:

721 Elements of PD project applications:

722 A. Concept Plan: The concept plan is reviewed by staff and the planning commission for
723 the purpose of receiving constructive feedback and recommendations. Providing more
724 information and details will allow for a more streamlined approval process. The concept
725 plan shall include:

726 1. A narrative describing proposed development that includes the type of development
727 density, open space, total acreage, and a description of how the development will tie into
728 surrounding areas.

729 2. Exhibits showing all parcels or property to be included in the PD zone, with each
730 land use and development type illustrated.

731 3. General street layout, including integration into existing street networks.

732 4. Exhibits depicting the general architectural styles of structures, pavilions, club
733 houses, site furniture, monument signage or entry features.

734 5. Exhibits of conceptual open space design.

735 6. General landscaping plan.

736 B. Project Plan And Development Agreement:

737 1. The project plan will be reviewed by the land use authority concurrently with the
738 zone change application. The project plan is the plan for the development of the entire
739 planned development. The project plan shall identify the specific phases that the project
740 will consist of, all proposed general circulation/transportation facilities, land uses and
741 proposed densities, open spaces, natural site features to be preserved between phase
742 locations. If only one phase of the project is proposed, the project must combine the
743 requirements of the project and phase plans into one submittal. Proposed major street
744 plans and other circulation infrastructure along major corridors, including sidewalks, must
745 be clearly indicated on the plan. Depending upon the size and scope, the project plan may
746 qualify as a preliminary plat if the items required by the preliminary plat approval are
747 included. Otherwise, a separate preliminary plat will be necessary to submit. Will serve
748 letters for all applicable utilities and all utility feasibility studies are required with the
749 project plan prior to county commission project approval and zone change. Comply with
750 county ordinance 10-5-3. The project plan shall consist of a professionally designed

751 schematic plan including the layout of the development and accompanied by the
752 appropriate written text. Three (3) copies of each graphic and written text in eleven inch
753 by seventeen inch (11" x 17") format; one (1) color rendering of the plan on at least
754 twenty-four inch by thirty-six inch (24" x 36") material; and a pdf version of each
755 document must be submitted. This plan shall contain the following elements:

756 a. Identify the boundary of the project property.

757 b. Provide a delineation of phases (if applicable) and acreage associated with each
758 phase.

759 c. Indicate the total project area, and also each area by the type of land use proposed
760 to be developed.

761 d. Indicate proposed land uses, indicating square footage or acreage and percentage
762 of each component of the project.

763 e. Indicate the number of residential and/or recreational units and/or square footage
764 of floor area of nonresidential uses by type of use.

765 f. Indicate the density of uses within each land use component or phase, using units
766 per acre for residential or recreational development, and floor area ratio for nonresidential
767 components. For hospitality or PD-STR units indicate occupancy limits.

768 g. Show a proposed vehicular and pedestrian circulation plan including entrances and
769 exits and connections to vehicular and pedestrian facilities external to the project.

770 h. Show existing natural features of the site including rivers, lakes, ponds, streams,
771 wetlands, steep slopes, mature trees, and tree stands.

772 i. Topography shall be shown at contour intervals of two feet (2') unless otherwise
773 exempted by the public works director.

774 j. Show where proposed open space will be provided, delineated by what type of open
775 space it includes (i.e., landscaping area, natural area, trails, trailheads, adjacent public open
776 space, site furniture, pavilion, etc.). Calculate the square footage or acreage of each different
777 area in the written report. Include this as percentage of the total project area. Indicate any
778 open space that may have limited accessibility such as a golf course or drainage detention
779 basin.

780 k. Indicate location of landscaping as required herein, buffers, and a proposed lighting
781 plan.

782 l. Typical elevations.

783 2. Development Agreement: A draft development agreement must be submitted with
784 the project plan for review by planning staff and the [County Attorney's office.planning](#)
785 [commission](#).

786 C. Phase Plan: Most planned developments will consist of a project plan identifying a
787 number of areas of the site with unique or individual land use types. Each phase shall

788 require separate preliminary and final plat approval using the procedures set forth in title
789 11 for the type of use in each phase. Phase plans must be submitted with the project plan
790 and zone change. The phase plan must be consistent with the project plan and shall meet all
791 requirements of the subdivision ordinance for a preliminary plat.

792 1. Preparation Of Phase Plan: The phase plan shall be prepared by a registered land
793 surveyor, or engineer and meet all requirements equivalent to a preliminary plat.

794 2. Submittal Of Phase Plan: After a phase plan is submitted and the staff has
795 determined that all of the necessary information has been submitted, the plan shall be
796 placed on the next available land use authority agenda to be reviewed with the project plan
797 and zone change. If the project is to be developed in more than one phase, each phase of the
798 development shall be submitted for separate preliminary and final plat approval.

799 D. Rezoning: The zone change request to the applicable PD (Planned Development) zone
800 and required public hearing take place in conjunction with the review of the completed
801 project plan and phase plan. The applicant shall submit a zone change application
802 requesting a zone change to a planned development zone. The project plan shall be
803 reviewed by staff and discussed in an informal meeting with the applicant to examine
804 potential areas of nonconformity. Staff, upon review of the plan, will determine whether
805 the project meets the intent of the PD zone and includes the required elements. Staff may
806 reject the project plan and notify the applicant of any deficiencies so corrections may be
807 made. However, should the plan meet the intent and contain the required elements, staff
808 will accept the project plan and provide the applicant with suggestions for changes and
809 modifications, if any, that will prepare the applicant for the submittal to the recommending
810 body and land use authority. If the project is of such size that it is considered in one phase
811 for subdivision, the staff will also review the project plan for conformity with the
812 preliminary plat requirements of the subdivision ordinance. While the applicant may
813 request more than one review of the project, one project plan review, in the form of an
814 advertised public hearing is mandatory. For a PD zone change or PD amendment. the
815 planning commission is the recommending body to the county commission.

816 1. Planning Commission Review Of The Project Plan, [Development Agreement](#), Phase
817 Plan, And Zoning Application: After staff officially accepts the project plan (completed
818 application and full review by the staff) the project plan will be properly noticed for the
819 required public hearing and will be placed on the next scheduled planning commission
820 agenda in which the noticing requirement can be met. The planning commission will
821 review the project plan and make a recommendation on the project plan and the rezoning
822 of the property to the county commission. The planning commission will review the project
823 plan to county standards and this title and will consider the following:

824 a. How the proposed project plan meets the purpose of a planned development;

825 b. The overall project density as well as the density of land use components, land use
826 mix and percentages; and

827 c. General vehicular and pedestrian circulation including the location and capacity of
828 the facilities and connections internally and externally, and open space type, amount, and
829 location.

830 2. County Commission Review Of The Project Plan, Development Agreement, Phase
831 Plan, And Zoning Application: Upon receiving a recommendation from the planning
832 commission and before enacting an amendment to the land use ordinance (zone change),
833 the project plan shall be presented before the county commission. Phase plans will then be
834 developed according to the project plan of the applicant. The project plan and the zone
835 change to a PD zone must be approved concurrently.

836 E. Site Plan: The site plan shows the development plan for individual building sites
837 within a specific phase. If there is to be only one phase to the project, and all buildings are
838 to be located on one legal parcel, a single site plan for the entire project will be permitted.

839 1. Site plans must meet all of the requirements for site plan review, which includes all
840 requirements from the subdivision ordinance that may be necessary in order to properly
841 process the request.

842 2. Single-family residential lots are not required to submit a site plan for land use
843 authority review; however a site plan will be needed for a building permit. This does not
844 apply to a PD-STR project.

845 3. Site plans for commercial or multi-family residential lots shall be submitted to the
846 land use authority for individual parcels within a phase. More than one building may be
847 contained on an individual parcel. Site plans must also contain the following items:

848 a. Landscape plans;

849 b. Location of all buildings; and

850 c. Typical elevations.

851 F. Construction Drawings And Required Studies: Following the approval of the project
852 plan and zone change by the land use authority, the applicant shall submit two (2) sets of
853 paper construction drawings and one (1) electronic copy (PDF) to the community
854 development department, along with all studies and reports required by the county
855 standard specifications for design and construction. Construction drawings and all
856 required studies and reports will be reviewed for compliance. Once approved, three (3)
857 finalized copies twenty-four inches by thirty-six inches (24" x 36"), one eleven inch by
858 seventeen inch (11" x 17") and one (1) electronic copy (PDF) shall be submitted for stamp
859 of approval.

860 G. Final Plat Approval: If land subdivision was required for a phase or land use area, the
861 applicant shall submit an application for final plat approval using the criteria and
862 procedures required under the subdivision ordinance. Final version of CC&Rs,
863 development agreement, details and exhibits shall also be submitted at this time to allow
864 the county to determine that there are inconsistencies with the land use ordinance.

865 H. Subsequent Phases: If the project is phased, each phase shall be submitted according
866 to the same requirements as the initial phase.

867 I. Minor Amendments To The Project Plan: The land use authority that approved the
868 project plan may consider approval of amendments to the project plan provided that:

869 1. The applicant submits a revised set of plans detailing the proposed change.

870 2. The change involves no more than a five percent (5%) increase in residential
871 density.

872 3. Involves no more than a five percent (5%) decrease in parking allocations.

873 4. Involves no more than a five percent (5%) increase in nonresidential floor area.

874 5. Involves no more than a five percent (5%) modification to any other measurable
875 project criteria.

876 6. The proposed change meets all of the requirements and provisions of this section.

877 7. The proposed amendments do not alter any approved site development regulations
878 of the plan and do not materially alter other aspects of the plan, including traffic
879 circulation, mixture of use types, or general physical layout.

880 8. Any proposed amendments, not conforming to these provisions shall be considered a
881 significant change and shall be resubmitted as a PD amendment (zone change amendment)
882 with a revised project plan and preliminary plat. Any proposed amendments which do not
883 meet the standards or other provisions of this chapter shall first be considered by the land
884 use authority and recommended to the county commission for either approval,
885 modification, or denial.

886 J. Setback And Height Standards: The setback and height minimums and maximums
887 listed in table 1 of this section are intended to serve as a guide to the land use authority, the
888 county commission, and the developer in reviewing the standard requirements for
889 development throughout the county. Realizing that a specific planned development plan
890 may vary from these standards through innovative and creative design, the county
891 commission, upon recommendation from the land use authority, may adopt modifications
892 to the above specifications as they see fit in order to provide harmony within a PD zone as
893 may be requested by the developer. Items of a life/safety nature (i.e., building separation as
894 per fire code, and building code requirements) may not be modified. However, other
895 elements of the plan may be approved according to the specific development plan, map,
896 and text being considered as a part of the PD zone change approval. Modifications for one
897 particular PD zone request do not set precedent for any other PD project. Each project shall
898 be reviewed independently from any other project.

899

900 TABLE 1
901 PLANNED DEVELOPMENT ZONE DIMENSIONAL STANDARDS

902 **TABLE 1: DIMENSIONAL STANDARDS**

Standard	PDR	PDC	PD Multifamily
PROJECT DIMENSIONS			
Minimum zone size	10 acres	5 acres	5 acres
Base density	5 units/acre	n/a	184 units/acre
Density bonus*	7.5 units/acre	n/a	n/a
Minimum open space	20%	20%	20%
Landscaped area	25% min of open space (10% max water-intensive)	25% min of open space (10% max water-intensive)	25% min of open space (10% max water-intensive)
BUILDING SETBACKS			
Front setback	20'	--	20' (garage 22')
Side setback	10'	--	20'
Street side setback	20'	--	20'
Street frontage	140'	140'	140'
HEIGHT			
Standard	25'	35'	10-40'
With approval	n/a	n/a	Up to 50'

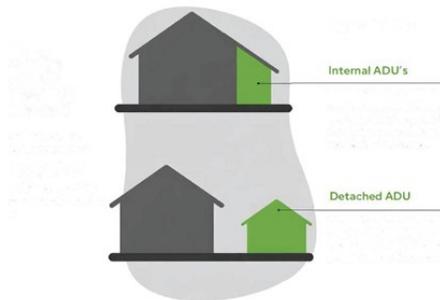
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* A verifiable moderate income housing unit (MIHU) is defined as a deed restricted unit on a form provided by the county and under terms acceptable to the County Attorney's office ensuring that the newly constructed unit remains owned by and affordable to low or moderate income households for a period of not less than 25 years. Each unit shall be owner-occupied, with a primary residential exemption as determined by the Washington County assessor's office, with no right to short term rent the unit or any portion of it. Income qualifications for a MIHU are based on federal tax returns showing that the

household earns less than or equal to 80% of the area median income (AMI) in Washington County. The deed restriction shall be enforceable by the county through legal and equitable remedies. Any lender or mortgage holder shall execute a subordination agreement acknowledging subordination to the deed restriction. In the event of foreclosure or trustee's sale, the county will release the deed restriction upon reasonable request. All other sale or transfer events are subject to the deed restriction to ensure the prospective purchaser and unit remains affordable for the required time period. For a MIHU in a development with a property owner's association (POA), the MIHU shall be inside the POA for purposes of common area use, but no POA fees may be assessed or collected against the owners or units. For all MIHU, the county in its sole discretion, may reduce minimum lot size or dwelling size standards, compared to others in the PDR, to promote affordability if the primary goal of having the lots and dwellings harmonize with all others is met. No garage requirements apply to a MIHU, and shared access also may be considered by the county.

904

Types of ADU's



905

Townhouse with recess garage



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907

Garage dominated dwelling



Garage dominated dwelling with priority to porch



908

909

Not garage dominated



Garage dominated



910

911

Alley-loaded Townhouse

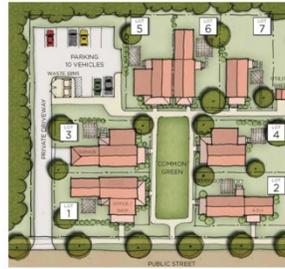


912

Cluster housing with pedestrian circulation



Cluster housing with community courtyard and pedestrian circulation



913