

ARTICLE E. PLANNED UNIT DEVELOPMENT OVERLAY ZONE

10-11E-1: LEGISLATIVE INTENT:

Clustering of lots, well designed neighborhoods and streetscapes, a variety of housing units, and creating park space are all a priority of the general plan. A planned unit development (PUD) overlay development can allow for more density by allowing smaller lots, and in some areas, multi-family units, in return for development amenities and parks. The main focus of the PUD is to gain park space. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-2: ZONE REQUIREMENTS:

Developments in utilizing the overlay zone are required to adhere to the underlying zone requirements, gain council approval, and be larger in scale. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-2-1: PLANNED UNIT DEVELOPMENT ZONING REGULATIONS:

All developments utilizing the planned unit development overlay zone must also adhere to the requirements of the underlying zone as well as other codes applicable citywide. Exceptions include the requirements and exceptions listed in the planned unit development overlay zone. These include lot size, density, and building envelope setbacks. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-2-2: OVERLAY ZONE APPROVAL:

Use of the planned unit development overlay zone must be approved by the city council. If an applicant is denied the use of the overlay zone, the development will revert back to the underlying zone requirements. It shall be the city council's sole discretion to decide if a project should be allowed to use the planned unit development overlay within the intent of this article as noted above. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-2-3: MINIMUM DEVELOPMENT SIZE:

A planned unit development must include twenty (20) or more acres. The development may include multiple phases to achieve the twenty (20) acres required. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-2-4: HOUSING DESIGN MIX:

A mix of housing elevations with varying siding types is required. Vinyl siding can be used on up to twenty five percent (25%) of a structure. Hard siding types such as brick, stucco, composite board, stone, etc., can be used in full or in combination to create a mix of elevations. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-2-5: MULTI-FAMILY DEVELOPMENT:

Multi-family housing is considered townhomes and condominiums. Multi-family housing is only allowed in a PUD when the underlying zone allows twelve thousand (12,000) square foot lots. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-2-6: OVERALL DENSITY:

Overall density is based on the underlying zone. In designing a development, undevelopable land on thirty percent (30%) or greater slopes, ravines and drainages, earthquake faults, or other undevelopable lands identified by the planning commission, must first be removed from the total acreage of the development to arrive at a net acreage. Land for roads, trails, and the

required twenty five percent (25%) parks/open space can be kept within the net acreage calculation. The following table illustrates the dwelling units allowed in a PUD based on the underlying zone minimum lot size. The dwelling units per acre (DUA) would be multiplied by the net acreage to arrive at the amount of lots allowed in a development.

Underlying Zone	PUD Dwelling Units/Acre
20,000	2.00 DUA
15,000	2.50 DUA
12,000	3.00 DUA

(Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-2-7: DEVELOPMENT PHASING:

A PUD shall include a phasing plan which specifies the timing of public improvements and residential construction. This plan must be submitted to the planning commission at or before the submission of the preliminary plan. The phasing plan shall include the number of units or parcels to be developed in each phase, the approximate timing of each phase, the timing on construction of public improvements and subdivision amenities to serve each phase whether on or off site and the relationship between the public improvements in the current subdivision and contiguous land previously subdivided. Phasing of a public park can occur if in the first phase of a development, the land for the park is deeded to the city. Subsequent park phases must be approved by the planning commission with an emphasis that the time line represents a balance between economic and community needs. A developer must request approval by the planning commission for a revision of the overall phasing plan which may be necessary due to conditions such as changing market conditions, inclement weather or other factors. Failure to revise an outdated plan can result in a lapse of PUD approval. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-2-8: AREA OF DWELLINGS:

For dwelling size requirements, see supplemental regulations, section 10-12-41 of this title. (Ord. 12-8, 12-11-2012)

10-11E-3: OPEN SPACE REQUIREMENT:

The main purpose of utilizing the PUD is to provide parks and recreation facilities for the city. It shall be required that at least twenty five percent (25%) of a PUD be dedicated as open space. Open space cannot be a part of individual lots. Any area twenty five feet (25') from a dwelling cannot be counted toward the twenty five percent (25%) open space requirement. Ravines, drainages, fault lines, unstable soils, can be included within open space areas. All slopes of twenty percent (20%) or greater (unless approved by the planning commission to be included as part of a lot) must be included within open space areas. Unique land features could require more than twenty five percent (25%) of the development be dedicated as open space. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-3-1: OPEN SPACE OWNERSHIP:

All open space areas shall be maintained by the owner of the project if held in single ownership, a homeowners' association if sold separately, or dedicated and accepted by the city for maintenance purposes. All open space areas must provide emergency vehicle access. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-3-2: PARK SPACE:

The twenty five percent (25%) open space requirement shall include park space. The planning commission shall decide the appropriate percentage of park space versus other open space, but generally at least eighty percent (80%) of the acreage set aside as open space should be in the form of a park. Park space can be interspersed with natural terrain and turf grass areas. Amenities in the park can include, play areas, soccer, basketball court, football, and/or baseball fields, volleyball court, trails, benches, picnic areas, pavilion, bathrooms, gazebo, parking area, and any other features approved by the planning commission. Proper size and construction of fields and equipment shall be required at a municipal park standard. Adequate lighting for game play, security, and parking shall be provided. Parking will include one stall per three thousand five hundred (3,500) square feet of park space. The following table shows the minimum improvements in park space based off the acreage of a development applied to a points system. Multiple features can be added to gain the required points needed. The larger the development, the more emphasis shall be given to recreation facilities. The planning commission shall work with the developer in determining the appropriate mix of park amenities and can adjust items in the table in negotiation with the developer. The planning commission shall review current recreation facilities in choosing mix of facilities. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-3-3: PARK SPACE AMENITIES TABLE:

		Development Size In Acres			
		<30	30 _ 50	51 _ 75	76>
Points Needed .		100	175	225	275
Feature	Points	Park Must Include = X			
Playing field	(Min.) .	X(2)	X(4)	X(6)	X(8)
Baseball field	20				
Soccer/football field	20				
Basketball court	20				
Bench	1				
Gazebo	5				
Parking lot	12	X	X	X	X
Pavilion with tables	10		X	X	X
Picnic tables	1				
Play area	15	X	X	X	X
Restrooms	15	X	X	X	X
Trail - linear	7				
Trail - loop	7				

(Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-3-4: OTHER OPEN SPACE:

Other open space areas not within the park can be allowed, generally up to twenty percent (20%) of the acreage set aside as open space, and can include landscape strips along major roadways (outside the area required in the road right of way), entrance features, trails, roundabouts, steep sloped native areas, etc. Small pockets of improved open space as parks are not allowed. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-4: LANDSCAPING:

Landscape materials must be installed prior to completion of all planned unit developments. A landscaping plan must be drawn, designed and certified by a licensed landscape architect and submitted to the planning commission for their approval. The plan shall show planting materials, irrigation, structural features, playgrounds, sport fields, building locations, and hard surfaces (streets, sidewalks, trails, etc.). It shall also show grading with contours and spot elevations before construction and anticipated contours and elevations after completion. A cash bond of one hundred twenty five percent (125%) of landscaping costs will be posted prior to recording whether the landscaped area is proposed to be in city ownership or in a private homeowners' association. If weather does not permit for landscaping to be installed prior to subdivision completion, the city can extend installation up to May 15 the following year. An inspection shall be performed by the city building inspector to verify work complies with all city code and ordinance requirements before the bond is released.

If the subdivision contains individual lots to be built upon after subdivision completion, only common areas and front yards in the subdivision will be subject to this requirement. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-4-1: TYPES OF LANDSCAPING:

Landscaping shall include the treatment of the ground surface with live materials such as, but not limited to, sod, grass, ground cover, trees, shrubs, vines and other growing horticultural plant material. In addition, a combination of Xeriscape plantings and the utilization of native vegetation are encouraged in clusters on smaller and flatter terrain lots and allowed exclusively on slopes over fifteen percent (15%). Native vegetation includes grasses and trees that are currently established in the non-developed hillside areas of the city. Erosion control and elimination of noxious weeds must be accomplished in order to qualify as native plantings. Simply grading the ground and letting vegetation grow back is not allowed because this promotes noxious weeds to grow. Landscaping may also include other decorative surfacing such as bark chips, crushed stone, mulch materials, or pavers. Structural features such as fountains, pools, statues, playgrounds, and benches shall also be considered a part of the landscaping, but such objects alone shall not meet the requirements of landscaping. Hard surfaces, such as concrete or asphalt, shall not cover more than thirty percent (30%) of a front yard area. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-4-2: STREET TREES:

To allow for proper root depth needed within planter strips and to recognize the higher elevation growth requirements, the following trees are approved to be planted within the planter strip area between the sidewalk and the street: autumn blaze maple, Norway maple, honey locust, summit ash, green spire linden, autumn purple ash. Street trees shall be shown on the landscaping plan. Trees shall have a trunk of at least two inch (2") caliper and be potted rather than burlap balled to provide for stronger growth in the Elk Ridge environment. Each street within these types of developments shall have the same type of tree planted along it. All units shall have at least two (2) trees within the planter strip adjacent to the unit (4 on corner lots). The required sight distance at intersections shall be maintained. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-4-3: MONUMENT SIGNS:

In the entryway to a development, neighborhood, and for each park, a monument sign shall be erected stating the name of the development, neighborhood, or park. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-5: LIGHTING:

Street lighting is required on major transportation corridors, in parks, and along the trail system. Lighting shall be dark sky compliant and shall not shine into the yards of adjoining properties. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-6: SUBDIVISION DESIGN REQUIREMENTS; SINGLE-FAMILY:

When developing a PUD the following sections must be considered for each single-family phase of the development. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-6-1: LOT SIZE:

Minimum lot size of a single-family unit development is based on the underlying zone minimum lot size. The table in section 10-11E-6-2 of this chapter shows the underlying zone minimum lot size with a minimum lot size for a PUD overlay in the corresponding zone. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-6-2: MINIMUM LOT SIZE TABLE:

Underlying Zone	PUD Overlay
20,000	10,000
15,000	8,000
12,000	7,500

(Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-6-3: BUILDING ENVELOPE:

The building envelope location within a single-family unit development lot should conform to the natural terrain and remain within the flattest areas of the lot. This area could be considerably smaller than the lot to accomplish this requirement. The minimum building envelope size for a single-family unit lot shall be the area created by the minimum front, side and rear setback requirements, which must be met. (Ord. 12-01, 2-28-2012, eff. 3-8-2012)

10-11E-6-4: LOT FRONTAGE:

Frontage for a single-family unit lot along a city street shall be a minimum of eighty feet (80'). For lots abutting an elbow type curve or cul-de-sac, that frontage requirement may be reduced to sixty feet (60'), provided that the width requirement is satisfied at the front lot line adjoining the street. (Ord. 13-5, 7-9-2013)

10-11E-6-5: FRONT SETBACK:

All dwellings and other main buildings in a single-family unit development shall be set back not less than twenty five feet (25') from the front lot line which abuts on any existing or proposed public street right of way. An exception for a twenty foot (20') front setback can be given by the

planning commission for a staggering effect of the units, if they conclude that street line of sight views are not compromised. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-6-6: SIDE SETBACK/INTERIOR LOTS:

All dwellings and other main buildings in a single-family unit development, including any attached garage or similar structure, shall have side setbacks of eight feet (8') or greater from any side property line not abutting a street. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-6-7: SIDE SETBACK/CORNER LOTS:

All dwellings and other main buildings in a single-family unit development, including any attached garage or similar structure, shall have side setback of eight feet (8') or greater on the side not abutting any existing or proposed road, and shall have a side setback of twenty five feet (25') or greater on the side which abuts on any existing or proposed road. A line of sight triangle of thirty feet (30') measured from the back of curb on a corner shall be preserved. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-6-8: REAR SETBACK:

All dwellings or other main buildings in a single-family unit development shall be set back twenty five feet (25') or greater from the rear lot line. On corner lots for a garage that is attached to the rear of the dwelling, the required rear setback for the garage may be reduced to fifteen feet (15') or greater from the rear lot line. No living area can be included within the garage footprint in this reduced area. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-6-9: LOT FRONTAGE/SETBACK TABLE (SINGLE-FAMILY):

Area	Setback/Width
Lot frontage on road	80 feet
Front setback	25 feet
Front setback - exception	20 feet
Side setback - interior lot	8 feet
Side setback - corner lot	25 feet
Line of sight triangle - corner lot	30 feet
Rear setback - main structure	25 feet
Rear setback - garage	15 feet
Public utility easement - front	10 feet
Public utility easement - sides/rear	8 feet

(Ord. 10-2, 1-26-2010, eff. 2-11-2010; amd. Ord. 12-01, 2-28-2012, eff. 3-8-2012)

10-11E-7: SUBDIVISION DESIGN REQUIREMENTS; MULTI-FAMILY:

When developing a PUD the following sections must be considered for each multi-family phase of the development. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-7-1: LOT SIZE:

There is no minimum lot size in a multi-family development. Zero lot lines are allowed. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-7-2: BUILDING ENVELOPE:

The building envelope location within a lot should conform to the natural terrain and remain within the flattest areas of the lot. This area could be considerably smaller than the lot to accomplish this requirement. The building envelope can be only to the extent of the structure. There is no minimum building envelope size for a multi-family unit lot. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-7-3: LOT FRONTAGE/PARKING:

All units in a multi-family unit development must have access to a city street. This can be through direct access or through a parking lot. All shared parking lots must have two (2) accesses to a city street and shall be obscured from an adjacent street with landscaping such as berming, vegetation, or fencing. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-7-4: FRONT SETBACK:

All dwellings and other main buildings in a multi-family unit development shall be set back not less than twenty feet (20') from the front lot line which abuts on any existing or proposed public street right of way. An exception for a zero front setback can be given by the planning commission if they conclude that street line of sight views are not compromised. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-7-5: SIDE SETBACK/INTERIOR LOTS:

All dwellings and other main buildings in a multi-family unit development, including any attached garage or similar structure, are not required a side setback if abutting an interior unit or lot in that specific phase of the PUD development. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-7-6: SIDE SETBACK/CORNER LOTS:

All dwellings and other main buildings in a multi-family unit development, including any attached garage or similar structure shall have a side setback of twenty feet (20') or greater on the side which abuts on any existing or proposed road. A line of sight triangle of thirty feet (30') measured from the back of curb on a corner shall be preserved. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-7-7: REAR SETBACK:

All dwellings or other main buildings in a multi-family unit development shall be set back twenty five feet (25') or greater from the rear lot line. On corner lots for a garage that is attached to the rear of the dwelling, the required rear setback for the garage may be reduced to fifteen feet (15') or greater from the rear lot line. No living area can be included within the garage footprint in this reduced area. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-7-8: SETBACK FROM ADJOINING DEVELOPMENT:

All dwellings in a multi-family PUD development must set back thirty feet (30') from any adjoining property, including any other phase of the PUD development. (Ord. 10-2, 1-26-2010, eff. 2-11-2010)

10-11E-7-9: LOT FRONTAGE/SETBACK TABLE (MULTI-FAMILY):

Area	Setback/Width
Front setback	20 feet
Front setback - exception	0 feet
Side setback - interior lot	None
Side setback - corner lot	20 feet
Line of sight triangle - corner lot	30 feet
Rear setback - main structure	25 feet
Rear setback - garage	15 feet
Setback to adjacent development	30 feet
Public utility easement - development parameter	10 feet
Building envelope size	None

(Ord. 10-2, 1-26-2010, eff. 2-11-2010)