

## **12-1-21 PLANNED UNIT DEVELOPMENT (PUD)**

### **12-1-2101 INTRODUCTION**

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Compliance with the regulations of this Part in no sense excuses the developer from the applicable requirements of the Subdivision Sections of this Ordinance, except as modifications thereof may be specifically authorized in the approval of the application for the planned unit development.

### **12-1-2102 PURPOSE**

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The purpose of the planned unit development is to allow diversification in the relationship of residential uses and structures to their sites and to permit a more flexible development of such sites. The application of planned unit concepts is intended to encourage good neighborhood and housing design, thus insuring substantial compliance with the intent of the zone district regulations and other provisions of this ordinance related to the public health, safety, and general welfare and at the same time securing the advantages of large-scale site planning for residential development.

### **12-1-2103 DEVELOPMENT REQUIREMENTS**

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1. The minimum land area required for development of a PUD is 125 acres.
2. The minimum number of units for a PUD shall be 50.
3. Minimum lot size for a PUD, outside of the GA District, shall be 2 1/2 acres. PUD developed within the GA District shall comply with the lot size requirement of the adjoining municipality.
4. The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property.

5. The planning commission shall require such arrangements of structures and open spaces within the site development plan as necessary to assure that adjacent properties will not be adversely affected.
6. Where feasible, buildings and uses of lowest height and intensity shall be arranged around the boundaries of the development.
7. Lot area, width, yard, height, density, and coverage regulations shall be determined by approval of the site development plan.
8. Every effort shall be made, by creative site planning, to preserve all existing trees or substantial shrubs on a development site.
9. Every PUD shall provide open space of at least 30 percent of the gross area of the development site. No streets, driveways, or parking area may be included as part of the required open space.
10. Preservation, maintenance, and ownership of common open space within the development shall be accomplished by:
  - a. Dedication of the land as a public park or parkway system, or
  - b. Granting to Juab County a permanent open space easement on and over the said private open spaces to guarantee that the open space remain perpetually in recreational use, with ownership and maintenance being the responsibility of a home owner's association established with articles of association and by-laws which are satisfactory to Juab County, or
  - c. Creation of a separate corporation for home owners by which common areas shall be owned and maintained, or
  - d. Complying with the provisions of the Condominium Ownership Act of 1963, Title 57, 8, Utah Code Annotated, 1953, as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities within condominium portions of a development.
11. Landscaping, fencing, and screening related to the several uses within the site and as a means of integrating the proposed development into its surroundings shall be presented to the planning commission for approval together with other required

plans for development.

12. The size, location, design, and nature of signs, if any, and the intensity and direction or area of flood lighting shall be described in the application.
13. A grading and drainage plan shall be submitted to the planning commission with the application.
14. A planting plan, showing proposed tree and shrubbery plantings, shall be prepared for the entire site to be developed.
15. The proposed use of the particular location shall be shown as necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community.
16. It shall be shown that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity, or injurious to property or improvements in the vicinity of the planned unit development.

#### 12-1-2104 PERMITTED USES

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Subject to the review and approval of the planning commission, uses permitted in a planned unit development shall be those uses which are permitted in the zone district in which the planned unit development is located; provided that for the purposes of this Part single-family, attached dwellings such as townhouses or zero-lot-line lots shall be considered single-family dwellings and may be permitted in a planned unit development. Planned unit developments shall only be allowed in districts which specifically list them as an allowed use.

#### 12-1-2105 GENERAL SITE PLAN

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Applications shall be accompanied by a general site plan showing where pertinent:

1. The use or uses, dimensions, sketch elevations, and locations of proposed structures.

2. Dimensions and locations of areas to be reserved and developed for vehicular and pedestrian circulation, parking, public uses such as schools and playgrounds, landscaping, and other open spaces.
3. Architectural drawings and sketches demonstrating the general design and character of the proposed uses and the physical relationship of the uses.
4. Such other pertinent information including residential density, coverage, and open space characteristics shall be included as may be necessary to make a determination that the contemplated arrangement of buildings and uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this ordinance.