

**16) ARTICLE 16 - "PUD" – PLANNED UNIT DEVELOPMENT DISTRICTS**

16.1 PURPOSE – Providing a variety of housing types improves the housing market, making the

county welcoming to all income levels while providing economic benefits countywide. The PUD Planned Unit Development District is intended to accommodate comprehensively planned projects to allow for the development or redevelopment of land with a mix of uses in accordance with an approved governing plan. Elements contained within an approved governing plan shall prevail over any conflicting regulations in this ordinance. This article establishes a district that serves the following purposes:

- (1) To allow flexibility in design to encourage innovative development proposals with a mix of uses.
- (2) To encourage development that can be conveniently, efficiently, and economically served by utilities and services.
- (3) To encourage the conservation of natural features, preservation of open space, and protection from natural hazards.
- (4) To provide compensating community benefits to offset impacts of the development.
- (5) To encourage energy-efficient development.
- (6) To encourage development that conforms to the goals and objectives in the county's comprehensive plan.

16.2 GEOGRAPHIC LOCATION – The Planned Unit Development district may be established in those areas designated on the Future Land Use Map of the Jasper County Comprehensive Plan as Growth Area Overlay, Agriculture Preservation, Agriculture, or Residential.

16.3 PERMITTED, CONDITIONAL AND ACCESSORY USES – The permitted, conditional and accessory uses allowed in the planned unit development district may include a mix of agricultural, residential, open space, institutional and civic, and retail, service and commercial uses as described in an associated approved governing plan, which prevails over any conflicting regulations in this ordinance. Uses which are not included in the approved governing plan are prohibited in the associated planned unit development district.

16.4 SIGNS – Signage shall conform to the signage standards that are included in the approved governing plan.

16.5 APPROVAL STANDARDS FOR A PLANNED UNIT DEVELOPMENT – A planned unit development is subject to the following approval standards:

- (1) Governing Plan – A governing plan containing specific development requirements related to the planned unit development, including a master plan depicting the comprehensively planned character of the project, is required. A governing plan may include, but not be limited to:
  - a. Development goals/vision.
  - b. Master plan (a visual representation of the planned unit development project subject to the governing plan).
  - c. Traffic analysis.
  - d. Bulk requirements/dimensional standards.
  - e. Street design standards.
  - f. Parking design standards.
  - g. Architectural design standards.
  - h. Signage.
  - i. Stormwater management.
  - j. Phasing.
  - k. Development incentives.
  - l. Lighting standards.
  - m. Emergency services standards.
- (2) Minimum tract size – the tract shall contain a minimum of twenty (20) acres, of which a minimum of 40% (excluding floodplains, slopes greater than 35% and other unbuildable areas) shall be permanently protected as open space or for agricultural production.

- a. 75% of the open space must be contiguous.
- (3) Developer and HOA responsibilities – documents specifying developer and home owner association responsibilities, such as conservation easements or other mechanism for open space protection and management, and/or protection and management of the agricultural operation.
  - a. Agricultural operations shall be limited to the growing of table food and the keeping of agricultural animals as designated in the approved governing plan. (Example: CSA farm or community garden.)
- (4) Water supply and waste treatment – engineering or other documentation that adequate water supply and waste treatment will be provided to all developable parcels. This shall also include maintenance agreements for shared wells and septic, if provided.

16.6 AMENDMENTS TO AN APPROVED MASTER PLAN AND/OR GOVERNING PLAN – Amendments to associated plans shall be reviewed as follows:

(1) Minor changes that still meet the intent of the original master plan and of the adopted governing plan may be reviewed and approved by the community development director. At the discretion of the community development director, changes to the master plan that are deemed major changes shall require an amendment to the governing plan. Major changes may include, but not be limited to:

- a. Proposed areas for different land use types not shown on the original master plan.
- b. Proposed changes to the transportation facilities such as new or relocated connections to existing roads, new internal streets, or realignment of streets (other than to accommodate final engineering design).
- c. An accumulative 15-percent or greater reduction of open space, sidewalks, pathways or trails, with at least 40% remaining as open space.

(2) Amendments to the governing plan shall be in accordance with section 1.1.2.1, Procedure for Change, of this ordinance. “Adjoining property owners” shall mean those owners of record of land adjoining the PUD Planned Unit Development District