

*Eliminating Barriers to Quality Growth Project:
Crawford County Planned Unit Development Ordinance*

**Crawford County
PUD Ordinance**

42.11 Planned Unit Development District (PUD). This district is a floating district that may be located within any residential or commercial district if it meets all the standards for a planned unit development. PUD's shall be planned as integral units and may be residential, commercial, or a combination of land uses. The approval process for a Planned Unit Development involves rezoning the property upon approval of a developer's application for a specific planned development project. The purpose of Planned Unit Development regulations is to offer developers the benefits of efficiency, economy, and flexibility by encouraging unified development of large sites, while deriving for the County the advantages of improved appearance, compatibility of uses, optimum services by community facilities and better handling of vehicular access and circulation. PUD's should preserve the natural amenities of the land through maintenance of conservation areas and open spaces within developments. Review of the development plan by the Planning Commission assures that such large scale developments are consistent with the objectives of the County's Comprehensive Plan.

Section 102 Planned Unit Development. ~~Permitted uses for a Planned Unit Development District are established in Section 74 of this resolution. Use, area, bulk and height requirements, provisions for review of plans and other requirements shall be determined by the procedures set forth in this section.~~

General Conditions. Any area may be rezoned as a Planned Unit Development District if the following conditions are met.

1. ~~The characteristics of the specific site plan and uses proposed for the subject property would be compatible with the surrounding area if the development were limited to those plans and uses as submitted.~~
2. ~~More than one principal land use or~~ Separate land uses, which would not otherwise be permitted to locate within the same zoning district, are proposed for development on a parcel under single ~~or multiple~~ ownership or management.
3. ~~Exceptions or variations to the site, dimensional changes in standards' required, or changes in other requirements of this resolution are being sought~~ from the size, setback, frontage, density, uses, or other standards which are required in the conventional zoning districts are being proposed as a part of a planned development.
4. The area is not located within an I-G General Industrial District.

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Specific Requirements. In order to qualify for a Planned Unit Development District zoning classification, a proposed development must first meet each of the following specific requirements:

1. The site utilized for the proposed development must contain an area of not less than twenty (20) acres.
2. ~~The site must have a minimum width between any two opposite boundary lines of four hundred fifty (450) linear feet and must adjoin or have direct access to at least one arterial or collector street.~~ **The site must have a sixty (60) foot access to a public street.**
3. The area proposed shall be under one ownership or management. ~~or if in several ownerships, the application for amendment to this resolution shall be filed jointly by all of the owners of the properties included in the plan.~~ **Land within a planned unit development district shall not be subdivided and sold to others prior to completion of the installation of required improvements.**

Section 74 PUD Planned Unit Development District. ~~Within the PUD Planned Unit Development District, the following uses are permitted:~~

~~**74.1** Any use permitted in the R-1 Residential District except that any public use shall serve only the residents of the PUD District.~~

~~**74.2** Two-Family dwelling (duplex)~~

~~**74.3** Townhouse, provided that such uses comply with the requirements for townhouses as set forth in Section 92.~~

~~**74.4** Individual multi-family dwellings.~~

~~**74.5** Mobile homes and mobile home parks provided that the PUD District is located in a R-MH Mobile Home Residential District, a R-AG Agricultural Residential District, or a R-CD Residential Community Development District.~~

~~**74.6** Accessory uses, such as private garages and parking areas.~~

~~**74.7** Retail and services uses limited to the following: grocery, confectionery, bakery, newspaper, drug, or hardware store, or barber, beauty, radio-TV repair, laundry pick-up or Laundromat, watch repair or shoe repair establishment, or doctor, dentist, or similar professional office, provided that:~~

- a. ~~Only business signs are permitted and no neon or directly illuminated sign shall be used either on the exterior or in windows, and all signs shall be attached flat to the face of the building;~~
- b. ~~Off-street parking and loading requirements as indicated in Article VI are met.~~
- c. ~~Retail and services uses are designed for the service and convenience of the population living within the PUD. No more than five (5) percent of the floor space of the total floor space in the project shall be used for retail or service establishments.~~

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Uses Within a Planned Unit Development

It is the intent of the Planned Unit Development District to provide maximum flexibility with regard to the mixture of land uses. Within a Planned Unit Development District, any land use may be permitted if such use or uses can be shown to provide an orderly relation and function to other uses in the development and to existing land uses, as well as with due regard to the comprehensive plan of Crawford County. The permitted use or uses of property located in the Planned Unit Development shall be determined at the time the zoning district and development plan is approved, and development within the district shall be limited to those uses specifically requested as part of the application and approved by the Board of Commissioners. Any addition of uses, change of plans, or increase in size or density shall require a separate application for amendment to the original approved Planned Unit Development and shall follow the same process as any other zoning ordinance amendment.

102.8. Site Design Requirements Guidelines for Design

The following principals for proposing and mixing land uses are recommended:

~~102.8.1. Location of District.~~ A PUD District may be established in any existing district except an I-G General Industrial District.

- (a) ~~102.8.2. Site Design, General.~~ The proposed development ~~must~~ **should** be designed so as to produce an environment of stable and desirable character not out of harmony with its surrounding neighborhood. ~~The review by the Planning Commission shall consider the following design elements:~~
- (b) ~~102.8.2.2. Privacy.~~ Personal and individual privacy ~~shall~~ **should** be maintained and balanced with the provision of public and common areas.
- (c) ~~102.8.2.2. Variety.~~ Interest and variety ~~shall~~ **should** be sought, by means of street design and changes in and mixtures of building types, heights, facades, setbacks, planting, or size of open space, the design should be harmonious as a whole and not simply from street-to-street.
- (d) ~~102.8.2.3. Traffic and Parking.~~ No through or commercial traffic should be permitted; streets should curve so as to discourage fast movement of traffic; group parking areas should be screened as defined in Section 67, so that the vehicles are substantially hidden from the street.
- (e) ~~102.8.3.1. Open Space.~~ Preserve the natural amenities of the land through maintenance of conservation areas and open spaces. A minimum of at least twenty (20) percent of the gross area of the site should be retained in open space.

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- (f) ~~**102.8.3.4. Building Coverage.**~~ The total ground area occupied by buildings and structure shall not exceed thirty (30) percent of the total ground area of the planned unit development. Building coverage is defined as the land area covered by dwelling balconies, porches, and other architectural projections, but not including roof overhangs, open balconies, and uncovered porches.
- (g) ~~**102.8.3.5. Building Heights.**~~ Height of particular buildings shall not be a basis for denial or approval of a plan; provided any structures in excess of thirty-five (35) feet shall be designed and platted to be consistent with the reasonable enjoyment of neighboring property and the efficiency of existing public services and facilities.
- (h) ~~**102.8.3.6. Density of Housing Types.**~~ A maximum of thirty (30) percent of the dwelling units located in a PUD District may be **Manufactured homes, two-family dwellings, townhouses, and multi-family dwelling units** should not comprise more than thirty (30) percent of the total dwelling units with the proposed development.
- (i) ~~**102.8.3.7. Density of Retail and Service Uses.**~~ No more than five (5) percent of the floor space of the total floor space in the PUD development shall be used for retail or service establishment. **Within a primarily residential development, commercial and office uses, if proposed, should be scaled so that they primarily serve the occupants of the development. Commercial and office uses within the development should be at the front of the development and be accessed by an arterial or collector road.**
- (j) **Structures or buildings located at the perimeter of the development should be permanently screened in a manner that sufficiently protects the privacy and amenities of the adjacent, existing uses.**

~~When the rear property borders a residential district, a buffer is required along the entire property line. This buffer shall correspond with the design requirements in Section 67.2.~~

~~When the side yard property line borders a residential district, the side yard setback shall be a minimum of fifty (50) feet. Within the side yard area only off street parking shall be permitted. A buffer is required as in the above. If the side yard borders a railroad right of way, no side yard is required providing that the railroad right of way does not border a residential district.~~

~~**102.8.3.8. Street Standards.**~~ All streets located in PUD Districts proposed to be located in C 1, C 2, and R 2 districts shall be Class I streets; all streets located in PUD Districts proposed to be located in R AG, R CD, R 1 and RMH Districts shall be Class II streets. Streets located in a Mobile Home Park portion of the PUD development shall

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meet the requirements of Section 91.2.6. All streets located in PUD Districts proposed to be located in R-3 and R-4 districts shall be Class I streets. No Class II streets shall be allowed. The plan shall include specific provisions for improvement and maintenance of non-public common easement areas.

102.8.3.2. Lot Size and Lot Width.

District in which PUD Is Proposed and Use	Minimum Lot Area (Sq. ft. Per Unit)	Minimum Lot Width Measured at Building Line(ft)
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~~R-AG Agricultural Residential
District~~

~~Single Family Dwelling:~~

With Septic Tank & Well	43,560	200'
With Septic Tank	20,000	100'
With Sewer	12,000	65'

~~Individual Mobile Home:~~

With Septic Tank & Well	43,560	200'
With Septic Tank	20,000	100'
With Sewer	12,000	65'

~~Two Family Dwelling:~~

With Septic Tank & Well	43,560	200'
With Septic Tank	20,000	100'
With Sewer	12,000	65'

~~Mobile Home Park : (See Section 91.2.1.)~~

Townhouses:	1,600*	15'
Multi Family Dwelling	2,400*	65'

~~Permitted Retail & Service~~

~~Uses:~~

With Septic Tank & Well	43,560	200'
With Septic Tank	15,000	100'
With Sewer	3,500	30'

~~Other Permitted Uses:~~

With Septic Tank & Well	43,560	200'
With Septic Tank	20,000	100'
With Sewer	12,000	65'

~~R-CD Community Development~~

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Residential District

Single Family Dwelling:

With Septic Tank & Well	43,560	200'
With Septic Tank	20,000	100'
With Sewer	12,000	65'

Individual Mobile Home:

With Septic Tank & Well	43,560	200'
With Septic Tank	20,000	100'
With Sewer	12,000	65'

Two Family Dwelling:

With Septic Tank & Well	43,560	200'
With Septic Tank	20,000	100'
With Sewer	12,000	65'

Mobile Home Park: (See Section 91.2.1.)

Townhouses:	1,600*	15'
Multi Family Dwellings:	2,400*	65'

Permitted Retail & Service

Uses:

With Septic Tank & Well	43,560	200'
With Septic Tank	15,000	100'
With Sewer	3,500	30'

Other Permitted Uses:

With Septic Tank & Well	43,560	200'
With Septic Tank	20,000	100'
With Sewer	12,000	65'

*Only permitted when connected to a public or community sewerage system.

There shall be no requirements for minimum lot size, minimum lot width, lot coverage, yards and building setbacks, or height requirements that apply to Planned Unit Developments. Dimensional requirements shall be as proposed by the applicant of the Planned Unit Development and as approved by the Planning Commission via a detailed site plan. If the Planned Unit Development is subject to approval by the County Health Department, **102.8.2.4. Lot Area and Lot Width, General**, the County Health Department may increase minimum lot area and lot width requirements when the said Department determines that an increased area or width is necessary for health reasons.

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102.8.3.3. Minimum Setbacks

Zoning Districts	Front Yard*	Arterial & Collector Streets	Minor Streets	Rear Yard	Side Yard**	Interior Lot
R-1 Residential	60'	60'	30'	45'	20'	20'
R-2 Residential	60'	60'	25'	45'	20'	20'
R-3 Residential One & Two Family (Semi-Detached)	60'	60'	25'	45'	20'	20'
R-4 Multi-Family Residential One & Two Family (Semi-Detached)	60'	60'	25'	45'	20'	20'
Multi-Family	60'	60'	25'	45'	20'	20'
R-MH Residential						
One & Two Family (Semi-Detached)	60'	60'	25'	45'	20'	20'
Multi-Family***	60'	60'	25'	45'	20'	20'
Individual Mobile Homes	60'	60'	25'	45'	20'	20'
Mobile Home Parks (See Section 91)						
C-1	40'	40'	25'	25'	25'	25'
C-2	40'	40'	25'	25'	25'	25'
C-3	None	None	None	None	None	None
I-G	50'	50'	30'	25'	25'	25'
PUD (See Section 102)						
R-AG	60'	60'	40'	45'	20'	20'
R-CD	50'	50'	30'	45'	15'	15'
R1-AG	60'	60'	40'	45'	20'	20'

- For corner lots, front yard requirements shall apply to yards on both intersecting streets.

** Applies only to one (1) side yard.

*** No side yard is required for inter townhouses in a row development. On interior lots, the side yard requirement both end townhouses is ten (10) feet.

102.8.3.9. Off-Street Parking and Loading. Off street parking and loading requirements shall be as required in Sections 62 and 63.

102.3. Procedure for Approval of a Planned Unit Development District. The filing of a plan for a Planned Unit Development shall be considered an amendment to the

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zoning regulations constitute a request for an amendment to this resolution and shall meet the requirements for amendments specified in this resolution. An application for rezoning to the Planned Unit Development District may be considered simultaneously with, or to be combined with, preliminary plat approval as required by this code if preliminary plat approval is requested simultaneously by the applicant and if said rezoning application for the Planned Unit Development District contains all information required for a preliminary plat as shown in **Section 124 (subdivision regulations)** and any other additional information as stated in **Section X** below. Applications for special exceptions and variances are not necessary when proposing a Planned Unit Development.

~~**102.3.1.** Two copies of a preliminary site plan shall be submitted to the Planning Commission. The scale of the site plan shall be as follows:~~

- ~~(a) For projects containing fifty (50) acres or more, not more than one hundred (100) feet to one (1) inch.~~
- ~~(b) For projects containing less than fifty (50) acres, not more than fifty (50) feet to one (1) inch.~~

~~**102.3.2.** The Planning Commission shall review the proposals prior to submitting a recommendation to the Board of County Commissioners. The Planning Commission may make reasonable recommendations ~~additional requirements including, but not limited to, utilities, drainage, landscaping, and maintenance thereof, lighting, signs and advertising devices, screening, accessways, curb cuts, traffic control, height of buildings and setback of buildings,~~ to protect adjoining residential lots or uses, or to protect the PUD from adjacent uses.~~

~~**102.3.3** Approval by the Board of County Commissioners subsequent to a public hearing constitutes creation of the Planned Unit Development District.~~

~~**102.3.4.** Following approval by the Board of County Commissioners a final site plan in the form of a final plat shall be recorded in accordance with the provisions of this section prior to issuance of a building permit for construction of any improvements within the PUD.~~

102.4 Additional Information to Be Provided. Preliminary Site Plan Required. The preliminary site plan which accompanies an application for approval of PUD shall show the following: In addition to the requirements for preliminary plat approval described in Section 124, the following information shall be provided by a written report or as additional information on the preliminary plat.

1. The proposed title of the project and the name of the engineer, architect, designer, or landscape architect, and the development.
2. A location map showing the position of the proposed development in relationship to the surrounding area.
3. A general description of the proposal, stating the purpose and goals of the development, and the design features incorporated for meeting these goals.

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4. A discussion of the proposed standards for development, including restrictions on the use of the property, density standards, yard requirements and restrictive covenants. ~~The Planning Commission may establish additional requirements for the preliminary site plan, and in special cases, may waive a particular requirement, if, in its opinion, the inclusion of that requirement is not essential to a proper decision on the project.~~
5. ~~Location, height, and material of all fences, walls, screens, planting, and landscaping.~~ Plans for protection of abutting properties, including buffers, screening, and landscaping.
6. Proposed development timetable, including all planned phases of the project.
7. Existing zoning and zoning district boundaries and proposed changes in zoning.
8. ~~The boundaries of the property involved, the location of all existing easements, section lines, and property lines, existing streets, buildings, and other existing physical features in or adjoining the project.~~
9. ~~The location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances and exits, loading areas (including numbers of parking and loading spaces), and outdoor lighting systems.~~
10. ~~The location and sizes of existing and proposed sanitary and storm sewers, water mains, culverts, and other underground facilities in or near the project.~~
11. ~~The location of proposed lots, setback lines, and easements, and proposed reservations for parks, parkways, playgrounds, school sites, and open spaces.~~
12. ~~The location and height of all proposed main and accessory buildings and structures~~
13. Proposed location, intended use, and character of all buildings, including a tabulation of the total number of dwelling units.
14. ~~Location, character, size, and height and orientation of proposed signs.~~
15. A tabulation of total number of acres in the project, gross and net, and the percentage square footage thereof proposed to be devoted to different dwelling types, commercial uses, other non-residential uses, off-street parking, streets, parks, schools, and other public and private reservations.

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16. ~~A tabulation of the total number of dwelling units of various types in the project and the overall project density in dwelling units per acre, gross and net, as required by district regulations.~~

17. ~~A detailed legal description of the location of the site.~~

102.6. Review Standards. ~~The Planning Commission shall review plans for proposed planned unit developments for conformity with the Comprehensive Plan. Specifically, the proposed Plan shall meet the following conditions:~~ In considering and acting upon applications for rezoning to the Planned Unit Development District, the Planning Commission and the Board of Commissioners may consider and base their recommendation and decision, respectively, on the following information:

~~**102.6.1.** The plan shall provide for appropriate relationships between uses around the boundaries and uses within the PUD and shall indicate in written form those measures which would be taken to insure that adjacent property will not be adversely affected, and the PUD will be similarly protected.~~

~~**102.6.2.** The plan shall conform to the purpose of this resolution as stated in Article I.~~

~~**102.6.3.** Access to all developed property shall be sufficient to provide for an acceptable level of fire protection.~~

(a) Conformity to the purpose and intent of the Planned Unit Development District

(b) Quality of site design

(c) Integration of a variety of land uses, building types, and densities

(d) Preservation of natural features

(e) Compatibility with adjacent land uses

(f) Provision and type of open space and the provision of other amenities designed to benefit the general public

(g) Conformity with the Comprehensive Plan

(h) Adequacy of utilities and other public works

(i) Provision of a performance bond equal to one-half the total cost of the proposed development.

102.5. Final Plat Required. ~~A final plat shall be recorded prior to submission of an application for a Building Permit. The plat shall comply with all laws, regulations, and resolutions governing the approval of subdivisions and, in addition, shall show all the features required on the preliminary site plan. A plat of development shall be recorded regardless of whether a subdivision is proposed. At least one of the Final Site Plan maps shall include topographical contour lines at intervals no less than five (5) feet.~~

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102.7. Miscellaneous Provisions

~~**102.7.1. Amendments and Additions.** Amendments or additions to an approved plan or to the boundaries of a PUD shall be accomplished subject to the same regulations and procedures applicable to a new application.~~

102.7.2. Deed Restrictions. The Planning Commission may require filing of deed restrictions to help carry out the intent of this resolution and specifically the intent of the PUD District.

~~**102.7.3. Violations** The violation of any provision of the plan as submitted under the provisions provided herein, shall constitute a violation of this resolution subject to the same penalties as established in Article XVII.~~

~~**102.8.3.10. Mobile Home Parks in a PUD District.** Mobile home parks proposed to be located in a PUD development shall meet the regulations as provided for in Section 91.2.2. herein.~~