

CHAPTER 11 PLANNED UNIT DEVELOPMENT (PUD)

The intent of this Chapter is to permit and encourage construction of residential, business, and industrial areas within the Village of Arcanum, and to promote a development pattern in harmony with the land use, density, transportation and community facility objectives of the Village of Arcanum. A Planned Unit Development shall include comprehensive and detailed plans, including streets, utilities, lots, building sites, site plans, and design principles for all buildings located within the unified controlled land. Development may be a single or a series of programmed development operations including all lands and buildings, with a program for provision, operation and maintenance of the areas, improvements, and facilities necessary for common use by the occupants of the development.

SECTION 11.1 – PUD DISTRICTS (RESIDENTIAL, BUSINESS, INDUSTRIAL)

R-PUD – Residential – This district provides for residential developments containing a mixture of single and multiple family use with a variety of housing densities.

B-PUD – Business – This district provides for areas of mixed use where a single integrated development contains a combination of residential, business and/or community uses.

I-PUD – Industrial – This district provides for areas of mixed use where a single integrated development contains a combination of residential, industrial and/or community uses.

All PUD Districts will need to apply for a Conditional Use Permit if an alternate energy source will be installed.

Conditional Use Permits shall only be granted if all applicable procedures have been followed and regulations have been met pursuant to Chapter 7 Section 7.1 and Chapter 17 Development Plan Review.

A. General Provisions

1. Pre-Application – It is recommended that the developer meet with the Zoning Enforcement Officer and Planning & Zoning Commission prior to the submission of the development plan in order to preliminarily and informally discuss the purposes of this section and criterion contained herein. In doing so, the developer may also become familiar with the processes and other provisions of this Zoning Code as well as the drainage, sewer and water system within the Village.
2. Permitted uses within the zoning districts may be combined in the PUD District provided that:
 - a. The proposed locations of non-residential uses are compatible with the design of the overall tract.

- b. It will not create an adverse impact on adjacent property.
 - c. Any exceptions from standard district requirements including, but not limited to, standard lot and yard requirements, is warranted by the design and other amenities incorporated in the final development plan.
 - d. The locations of such uses are specified in the preliminary and final development plans.
3. The amount of land devoted to non-residential uses in a Planned Unit Development combining residential and non-residential components shall require approval from the Planning and Zoning Commission.
The owner or owners of a tract of land may request a conditional use permit to allow a Planned Unit Development in the aforementioned districts.

B. Development Plan Requirements

No application for a conditional use permit for a Planned Unit Development shall be considered for approval by the BZA until the information listed below has been submitted by the applicant to the Planning & Zoning Commission and the Commission has provided its recommendation.

Ten (10) copies of a development plan shall be submitted to the Planning & Zoning Commission and shall include:

1. The proposed location and size of areas or planned uses indicating unit density, types and total number of units in such plan.
2. All PUD development shall have a minimum six (6) foot side yard requirement and comply with all other setback and yard requirements within the zoned district.
3. All PUD Zoned Districts shall follow the adjacent residential zoned setbacks.
4. The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering studies showing feasibility or other evidence of reasonableness. Each residential dwelling/unit on the property will be required to have its own sewer and water tap and water meter.
5. The proposed traffic circulation patterns including ownership of street, common open spaces, parking, walks, school sites, etc., including their relationship to topography, streets or showing evidence of reasonableness.
6. The proposed schedule of development and construction, including sketches and other materials indicating design principles, concepts and landscape treatment
7. The proposed relationship to existing and future land use in the surrounding area, street system, community facilities, services and other public improvements.

C. Project Area/ Density

The maximum density of the entire Planned Unit Development shall not exceed ten (10) units per acre. The Planning & Zoning Commission may consider a higher density in undeveloped areas other than those reflected by current zoning. Consideration may be given provided that the developer can utilize Planned Unit Development techniques to demonstrate that any increment of public cost clearly attributable to increased densities will be compensated for by the private amenities and public benefits to be achieved by the plan of development. The requirement may also be waived by the Planning & Zoning Commission if all property abutting the subject tract of land is platted and/or developed.

D. Common Open Space

A minimum of ten percent (10%) of the gross land area developed in any planned unit development project shall be reserved for common open space and/or recreational facilities. Such common open space may be:

1. Dedicated to a Homeowner's Association who shall possess the title to the land which shall be retained as common open space. The legal articles relating to the organization of the Homeowner's Association shall be subject to review and approval by the Planning & Zoning Commission and shall provide adequate provisions for the perpetual care and maintenance of all such common areas;
2. Dedicated to the Village for parks, open space or the site of schools or other related public facilities. All land so dedicated shall be subject to the review and approval of the Planning & Zoning Commission, subject to the size, shape and location; or
3. A combination of 1 and 2.

Exceptions to common open space requirements – The Planning & Zoning Commission may waive the requirements necessary for Common Open Space provided that the development plan presented aligns with the integrity and character of the area in which it encompasses.

E. Application Process

Upon following the pre-application recommendations herein, interested applicants shall comply with the application process pursuant to Development Plan Review as outlined in Chapter 17 of this Zoning Code.

Planned Unit Developments shall expire three (3) years after approval, if no work has been initiated.

SECTION 11.2 – SUMMARY OF PUD LOT STANDARDS AND YARD REQUIREMENTS

	Residential R-PUD	Business B-PUD	Industrial I-PUD
Minimum Lot Area (SQ FT)	5,000	20,000	---
Minimum Lot Width (FT)	40	35	---
Minimum Front Yard (FT)	25	150	---
Minimum Rear Yard (FT)	30/40	220	---
Minimum Side Yard (FT)	6	---	---
Total Side Yard (FT)	6	6	---
Maximum Height (Peak) of Dwelling (FT)	35	35	50
Minimum Floor Area Per Unit (SQ FT)	1,000	8,500	10,000
Maximum Lot Coverage	30%	80%	80%

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