

CHAPTER 12 – PLANNING & ZONING

ARTICLE 10 - PLANNED UNIT DEVELOPMENT

SECTIONS:

Sections 12-10-101 to 199, inclusive. General provisions.

Section 12-10-101. Statement of purpose for planned until developments.

Section 12-10-102. Requirements and procedures for planned unit housing development.

Section 12-10-103. Requirements and procedures for planned unit local commercial developments.

Section 12-10-104 to 199, inclusive. Reserved.

Sections 12-10-101 to 199, inclusive. Planned unit development - general provisions.

Section 12-10-101 Statement of purpose for planned unit developments.

The purpose and intent of planned unit development is to permit diversification in the development of the community without in any way jeopardizing or reducing zoning standards which promote the public safety, convenience, health, general welfare, as well as preserve personal and property rights. For this purpose the provisions of this chapter shall be subject to such exceptions as are provided by the following unit plan regulation.

Section 12-10-102 Requirements and procedures for planned unit housing developments.

The owner or owners of any tract of land comprising an area of not less than one (1) acre may submit to the planning commission a plan for the use and development of all of the tract of land for residential purposes. The city engineer shall make a report to the planning commission showing that the proposed development meets the following minimum conditions:

1. That the plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
2. That the value of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
3. That the average lot area per family contained in the site exclusive of the area occupied by streets, will not be less than the lot area per family required for the district in which the development is located.

4. That the buildings will be used for residential purposes and the customary accessory uses, such as garages, storage space, or community activities including churches.

If the plan does not meet the following minimum conditions, it will not be considered by the planning commission.

The planning commission, after receiving the report from the city engineer, shall study and hold a public hearing on the planned unit housing development. The planning commission, after holding the public hearing, may recommend to the city commission the approval or disapproval of the development plan. The city commission may then authorize the issuance or denial of the building permits therefore even though the use of the land and location of structures do not conform in all respects to the regulations contained in other sections of this chapter.

Section 12-10-103 Requirements and procedures for planned unit local commercial developments.

The owners or owner of any tract of land comprising an area of not less than two (2) acres may submit to the planning commission a plan for the use and development of all of the tract of land for local commercial purposes. The city engineer shall make a report to the planning commission showing that the proposed development meets the following minimum conditions:

1. That the plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
2. That the value of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.

If the plan does not meet the following minimum conditions, it will not be considered by the planning commission.

The planning commission, after receiving the report from the city engineer, shall study and hold a public hearing on the planned unit local commercial development. The planning commission, after holding the public hearing, may recommend to the city commission the approval or disapproval of the development plan. The city commission may then authorize the issuance or denial of the building permits therefore even though the use of the land and location of structures do not conform in all respects to the regulations contained in other sections of this chapter.

Sections 12-10-104 to 199, inclusive. Reserved.