

Junk Yards and Inoperative Vehicles  
Active Outdoor Recreational  
Indoor Institutional  
Airport/Heliport  
Distribution Center  
Off-Site Parking Lot  
Indoor Storage or Wholesaling  
Waste Disposal Facility  
Outdoor Storage or Wholesaling

**SECTION 10.200.1455. Additional Conditional Uses.**

Other manufacturing, production, processing, cleaning, storage, servicing, repair and testing of materials, goods or products determined by the Planning Commission to be similar to the permitted uses, and which conform with the purpose and performance standards set forth in this district.

**SECTION 10.200.1460. Parking Requirements.**

See Appendix C.

**SECTION 10.200.1470. Buffer Yard Requirements.**

See Section 10.400.0700 Buffer Yards

**SECTION 10.200.1500: PUD—PLANNED UNIT DEVELOPMENT**

**SECTION 10.200.1510. Purpose.**

The provisions of this section are designed to deal with larger scale development and facilitate better site planning and community planning. This can be done through modification of certain district regulations as they apply to such development.

In larger scale development, the Zoning Code might place unnecessary or undesirable rigidities on the site plan and prevent achievement of the best possible plan. Therefore, this Section has the following intents:

- A. To permit flexibility in site design.
- B. To achieve more efficient use of land, within the framework and intent of the Zoning Code, which can result from large scale or multiple use developments.
- C. To encourage and permit provision of open space.

- D. To protect and preserve scenic assets and natural features and incorporate these into the development.
- E. To foster a more stable community by providing a variety and balance of housing types and living environments.
- F. To encourage and permit variety in the location of buildings, roads, parking lots, and other facilities and activities.
- G. To increase the safety of pedestrians and vehicular traffic by reducing the number of traffic conflict points within a development.

**SECTION 10.200.1520. Special requirements.**

- A. The development shall be planned so that it is consistent with the Comprehensive Plan.
- B. The tract of land shall be under unified control at the time of application and scheduled to be developed as one (1) unit. It could be developed in phases. Proof of ownership shall be submitted at time of application.
- C. The development plan shall include provisions for the preservation of natural amenities.
- D. The planned unit development proposal shall appear to harmonize with both existing and proposed development in the area surrounding the project site.
- E. The proposed planned unit development shall be comprised of at least one (1) acre for residential, commercial, or mixed commercial / residential use. The proposed planned unit development shall be comprised of at least two (2) acres for industrial or mixed commercial / industrial use.
- F. A minimum of twenty (20) percent of the gross land area shall be reserved as open space. The open space areas shall not include land devoted to streets, parking, and private yards.
- G. Spacing between main buildings and dedicated streets shall be at least equivalent to the spacing requirements of buildings similarly developed under the terms of this Ordinance on separate parcels.
- H. Planned Unit Developments may include:
  - 1. Permitted and conditional uses allowed within the traditional zoning district where the proposed Planned Unit Development is to be located.
  - 2. Any combination of dwelling units except for manufactured homes.
  - 3. Any non-residential use to the extent that the non-residential use is designed and intended to serve the residents of the Planned Unit Development.

For the application requirements and review procedures, see Section 10.600.0500.