**Design Standards PUD and MXU-PUDS**

*The following is a summary of the Minimum Requirements and Design Standards for the PUD and MXU-PUD from the* ***City Zoning Ordinance and County Zoning Resolution.*** *These standards will be used by the RPC for design review through-out all stages of the PUD and MXU-PUD planning process.*

* *Eligibility and Minimum Requirements*
* *Buildings*
* *Perimeter and Landscape*
* *Uses*
* *Open Space*
* *Streets, Access, and Pedestrian Circulation*
* *Parking*
* *Utilities and Infrastructure*
* *Phasing*

**Eligibility and Minimum Requirements *Section 5.6(3)A pp.153-154 City, 5.8.3.1 County***

1. **Eligibility and Minimum Requirements**

* A proposed PUD shall be consistent with the Comprehensive Plan, Land Use Plan, and Growth Plan, and must advance the goals and land use vision of said Plans.
* A proposed PUD must be under single ownership until the Final PUD is approved
* A proposed PUD will be reviewed based on the merits of quality design (see the Design Best Practices guide on the website.)
* **Min acreage:** PUD 1 acre, MXU-PUD 5 acres
* **Max acreage:** PUD 25, MXU-PUD None
* **Min density:** PUD and MXU-PUD, 5 dwelling Units Per gross acre
* **Max density:** PUD ad MXU-PUD, 40 dwelling units per gross acre
* **Mixture of uses:** PUD Min Residential Use, 80% of total building square footage,

MXU-PUD Max Single-use 80% of total land use

* **Fire:** PUD NA, MXU-PUDs must demonstrate adequate fire protection
* **Transportation:** PUD, Traffic Assessment required when trips exceed 100 trips **per** peak hour or per the request of the Street Department, MXU-PUD, Traffic Impact Study. **Traffic Assessments are required to be submitted with the rezoning application on or before the re-zoning deadline.**
* **Water and Sewer:** PUD required, MXU-PUDs a statement from the utility provider that they can service the development must be provided.

**Design Standards *Section 5.6(3)B pp.154-160, 5.8.3.2 County***

1. **Buildings**

* Minimum Distance between structures
* Three stories 10’
* Four stories 20’
* More than 4 Stories 4’ per every additional story
* No Structure should exceed 200 linear feet without a break or publicly accessible breezeway of not less than 16’
* For structures over three stories or 35’ building elevations shall be submitted for RPC review
* Townhomes should include no more than 12 attached consecutively, each townhouse must be a minimum of 16’ wide.

1. **Perimeter and Landscape**
2. **Structures**

* **Setbacks –** must be sufficient to protect the privacy and amenity of adjacent existing uses at the perimeter. (cross section elevations may be required by the RPC to review setbacks)
* **Buildings-** on the perimeter buildings must step down to no more than one story above adjacent structures
* **Screening –** structures should be screened in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses. The rear lot of residential structures that front a state, arterial, or collector road must provide adequate screening from the roadway

1. **Streets**

* The pattern of existing streets must continue through the PUD
* Stub-outs for future connections must be provided on a publicly dedicated road

1. **Landscape**

* Buffering requirements are determined by the RPC depending on the uses and heights of buildings and adjacent property. The buffer and yard matrix in Chapter 7 of the City Zoning Ordinance may be used as guide for **minimum requirements**

1. **Uses**

* Please see the City Zoning Ordinance page 156 for uses not permitted in an MXU-PUD. Please refer to chapter 3 use table for accessory PUD uses

1. **Open Space**

* Open spaces must be for amenity and recreational purposes, natural areas worth preserving may count towards 50% of the open space requirements
* Adequate open spaces and amenities must be set aside for each stage of the phasing plan.
* Amenities and Open Spaces must be right sized for the density proposed
* **Minimum Acreage:** 
  + - PUD 15% of gross acreage required,
    - MXU-PUD less than 10 acres 15% of gross acreage,
    - MXU-PUD 10 acres or greater 20% of gross acreage
    - Reductions are available upon approval of the RPC only, please see the City Zoning Ordinance or County Zoning Resolution for open space reduction requirements

1. **Streets, Access, and Pedestrian Circulation**

* Access to each dwelling unit shall be provided via a public right-of-way or private or pedestrian way. All private roads are subject to Street Department approval
* Stub-outs for future connections should be provided on a publicly dedicated road
* Access and circulation shall adequately provide for emergency services
* Multiple curb-cuts are discouraged on state routes and collector roads
* An internal sidewalk system or paved equivalent meeting ADA standards shall be constructed and shall be reasonably insulated from vehicular movement.

1. **Parking**

**Parking Table**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Residential Uses | 1 bdrm | 2bdrm | 3bdrm | 4 bdrm |
| Single-family and Duplexes | 2 | 2 | 2 | 3 |
| Multi-family | 1.25 | 1.75 | 2 | 3 |

* Garage parking spaces may count towards half of parking requirements
* Leasing offices, 1 space per every worker at largest shift
* 10% of the required parking for guests
* Other community, amenity, commercial spaces parking as required per the City Zoning Ordinance or County Zoning Resolution.
* Parking discounts may be applied for mixed uses, refer to the City Zoning Ordinance or County Zoning Resolution. Adequate parking must serve the site at each phase.

1. **Utilities and Infrastructure**

* PUDS must be connected to public sanitary sewer
* Principal sanitary sewer lines must be under the ROW or within public easements
* Fire hydrant locations shall be approved by the Fire Department
* Please refer to City or County stormwater regulations under the City Street Department

1. **Phasing**

* Phasing is to be determined at the pre-application phase in consultation with RPC
* Each phase shall not adversely affect existing surrounding uses and shall ensure adequate public facilities, open spaces, and amenities at each phase.
* The phasing plan must consider the required mixture of uses and open space for each phase.