## Sec. 110-319. PUD, Planned Unit Development.

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- (a) Purpose and intent. The purpose of the PUD Planned Unit Development is to offer an alternative to the residential, commercial and industrial districts of this Land Development
   Code. A PUD District may deviate from the definitive and precise requirements of established zoning districts if the particular areas to be developed can offer greater value to the community and can preserve the community's health, welfare and safety than if
- those same areas were to be developed as a single purpose zoning district. A PUD District
- 8 may also be mixed-use so that it not only contains residential, commercial, office or 9 industrial uses, but a combination of these uses.
- 10 The purpose of a Planned Unit Development is to:
  - 1. Encourage flexibility in the development of land and in the design of structures.
- 12 2. Encourage planned diversification in the location of structures.
- Encourage a creative approach to the use of land that results in better development and
   design than might otherwise be accomplished under the strict application of the Land
   Development Code.
- 4. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, buildings, circulation systems and utilities.
- 5. Provide for more usable and suitably located open space and recreation areas than might otherwise be provided under the application of the Land Development Code.
- 6. Encourage the construction of appropriate aesthetic amenities which will enhance the character of the site.
  - Guarantee quality construction commensurate with other developments within the community, and compatible with the character of the surrounding area and adjoining properties.
- 25 8. Facilitate implementation of the Comprehensive Plan.
  - Provide for the development of unique land areas and sites that would not be possible under the strict application of this Land Development Code.
- 28 10. Encourage quality construction and design.
- 29 PUDs that were in existence prior to the effective date of this chapter [November 16, 1998]
- 30 shall continue in accordance with their original approval and shall be deemed to be lawful
- 31 conforming land uses. To the extent of any specific amendment to these PUDs, the amendment
- 32 must comply with the requirements of this chapter. Terms previously used in said the approved
- 33 PUDs may continue to be employed.
- 34 (b) General Standards
- 1. The PUD is under common ownership and/or unified control. If there are two (2) or more owners, the application for the PUD must be filed jointly by all such owners.

The minimum parcel size shall be five acres.

- 3. The rezoning authorizing the PUD may grant exceptions to the regulations contained in this Land Development Code including, but not limited to, use, density, area, bulk, off street parking and loading, landscaping and signs, as may be desirable to achieve the objectives of the proposed planned development, provided that such exception are fully consistent with and authorized by this Land Development Code.
- 4. PUD must be compatible with the purposes and intent of this Land Development Code and the City's Comprehensive Plan. A PUD must not substantially diminish the market value of surrounding properties, and it must not cause substantial impairment of the use of the properties.
- 5. The PUD must not adversely affect the natural environment of the community as a whole. Natural assets and features, such as existing trees and native vegetation, must be protected and preserved to the greatest extent practical.
- The PUD must be accessible to public streets that are adequate to carry the traffic that will be generated by the proposed development. The streets and driveways within the proposed development must be adequate to serve the uses within the development,
- 7. All proposed streets, alleys and driveways must be adequate to serve the residents, occupants, visitors or other anticipated traffic. The PUD may be, subject to City Commission approval, designed to discourage outside through traffic from traversing the development. Access points to public streets, and the location of private streets, alleys and driveways are subject to the approval of the City Commission.
- 8. The pedestrian circulation system and its related walkways must provide for separation of pedestrian and vehicular movement and for maximum pedestrian safety.
- 9. The construction and maintenance of all utilities, roadways, parking facilities and other site improvement must be in accordance with the requirements of this Land Development Code and other regulations of the City. All roadways and utilities within a PUD must be constructed to specifications established by the Land Development Code. An agreement for the completion of this work may be established by the City and the developer.
- 10. A Transportation Impact Analysis (TIA) report shall be required for any project that is anticipated to generate in excess of 1,000 trips per day, as defined by the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual or if a PUD is located in an area that has traffic safety or congestion concerns. The contents of the TIA report shall, at a minimum, be consistent with a locally accept methodology,
- 11. Nothing in this section or this Code may be interpreted as negating the necessity of filing a plat as required by Article II. Subdivision Regulations of the Land Development Code.
- 12. The burden of justification for any PUD project is the exclusive responsibility of the applicant. The applicant is responsible for providing the information and data required in this section. In addition, as the PUD is intended to be an innovative approach, the

applicant must provide any other data or information required by the Planning and Zoning Board or the City Commission to assist in decision-making.

## (c) Exceptions from District Regulations

1. Permitted Bulk and Setback Regulation Exceptions.

Exceptions to the bulk and setback district regulations may be granted as part of PUD rezoning. A PUD is subject to the current district regulations, including any overlay districts and designated areas, unless such exception is granted. Exceptions from district regulations may be granted for a PUD with respect to district bulk regulations, required setbacks, off-street parking and loading, landscaping and screening, and signs of the City Commission finds that such exceptions:

- a. Enhance the overall merit of the PUD.
- b. Promote the objectives of both the City and the development.
- c. Enhance the quality of the design of the structures and the site plan.
- d. Enable the development to offer environmental and pedestrian amenities.
- e. Will not cause such an adverse impact on neighboring properties so as to outweigh the benefits of the development.
- f. Is compatible with Comprehensive Plan.
- g. Provide a public benefit to the City as described in section (d) below
- (d) Public Benefits and Amenities

A PUD must demonstrate a substantial benefit to the City as part of the rezoning approval. No rezoning to a PUD may be approved unless the Planning and Zoning Board and City Commission determine that a public benefit has been provided to the City as part of the PUD design. Design characteristics and amenities that would qualify for this determination include, but are not limited to, the following:

- 1. Landscaping, buffering or screening within or around the perimeter of the PUD over and above the minimum required by the Land Development Code.
- 2. Additional landscaping and screening of parking lots and structures over and above the minimum required by the Land Development Code.
- 3. Reduce use of impervious surface materials, including cluster development and use of semi-pervious materials such as grass-crete and pervious pavers.
- 4. Design characteristics including, but not limited to, mixed-use development, circulation systems that utilize alleys or traffic-calming techniques, and a pedestrian-oriented environment.
- 5. Community amenities including plazas, malls, formal gardens, places to congregate, outdoor seating, public art, and pedestrian and transit facilities.
- 6. Preservation of environmental features

113 7. Open space and recreational amenities that are available to the public such as: 114 a. Swimming pools b. Tennis courts 115 116 c. Recreational open space accessory buildings d. Jogging trails and fitness courses 117 118 e. Playgrounds 119 Natural water features, wetlands and conservation areas 120 g. Detention areas which are accessible to occupants or the public via nature trails, boardwalks, and/or perimeter walkways, but only if they are designed as 121 122 natural water features and are landscaped with native vegetation 123 8. Additional public infrastructure improvements in addition to the minimum required by 124 the PUD, such as new or repaved streets, installation of gutters and sewers, and traffic 125 control devices to improve traffic flow. Planned Unit Development Regulations. The following regulations shall apply to all Planned 126 Unit Developments (PUDs): 127 128 1. Unified ownership. All land within the PUD shall be under the ownership of one entity, 129 either by deed, agreement for deed or contract for purchase. PUD applicants shall present either an opinion of title by an attorney licensed in Florida or a certification by 130 an abstractor or a title company, authorized to do business in Florida, that, at the time 131 132 of initial application, unified ownership of the entire area within the proposed PUD is in the name of the applicant, or contract seller. Unified ownership shall thereafter be 133 maintained until after the recording of the development agreement and master 134 135 development plan. 136 2. Utility distribution lines. All utility distribution lines within an RPUD and the residential portions of a MPUD shall be located underground, where possible. Aboveground utility 137 connections may be permitted where there is hardship, as determined by the city 138 139 engineer, and the permissibility shall be recorded in the development agreement. 140 3. Open space requirements. A minimum of 25 percent of the open space shall be 141 designated as common open space. Common open space shall meet the following 142 standards: 143 a. Its location, shape, size and character shall be illustrated on the PUD plan. 144 b. It shall be dedicated to and maintained by a HOA or POA. Maintenance 145 guarantees shall be included in the Development Agreement. 146 c. Open space shall not include parking areas or driveways and shall be usable outdoor area for recreation and landscaping. 147 148 d. Required stormwater retention and lakes that do not have recreation amenities 149 shall not count towards open space requirements

- 150 4. Time limit. The construction of the Planned Unit Development shall be started within 2 151 years of the effective date of approval of the plan by the Commission. Failure to begin 152 the development within said 2 years shall automatically void the development and the land shall revert to the same zoning classification which existed immediately preceding 153 154 the approval of the Planned Unit Development. 5. Procedure for rezoning to PUD. 155 156 Pre-application stage. A pre-application meeting shall be conducted before a PUD rezoning application can be accepted. After the pre-application meeting, a 157 conceptual plan may be submitted for review and comment prior to filing the 158 application for rezoning. 159 Pre-application meeting. The pre-application meeting is intended to provide 160 161 for an informational exchange between the applicant and the 162 administrative staff and will be arranged by the planning and development 163 services department. No fee shall be charged. The applicant need not 164 submit any plans or other information. However, the more information provided to staff for the proposed PUD will assist staff in providing 165 guidance. At a minimum, the applicant will be advised of the PUD 166 167 procedures and requirements, forms, application materials, guidelines, 168 checklists, the comprehensive plan, zoning and other land development regulations. This information will be made available at a reasonable cost. 169 Written development agreement (DA). As part of the PUD plan, a written 170 171 development agreement shall be prepared, following a general format 172 supplied by the planning and development services department at the preapplication meeting. The DA, along with the PUD plan, shall govern the 173 174 development of the PUD and shall regulate the future use of the land. The DA shall include any statements or information requested by any reviewing 175 department or agency at the pre-application meeting, such as: 176
  - aa. Evidence of unified ownership and control.
  - bb. Statement agreeing to:

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- Proceed with the proposed development according to all regulations;
- Provide appropriate performance and maintenance guarantees;
- 3) Follow all other provisions of this chapter to the extent not expressly inconsistent with the written DA, and bind the applicant's successors in title to his commitments.
- cc. The acreage and percentage of the total land area devoted to each of the proposed land uses.
- dd. Maximum density for each type of dwelling.

189		ee.	Maximum building heights.
190		ff.	Minimum building spacing and floor areas.
191		gg.	Lot sizes, yard areas and buffer areas, including perimeter buffers.
192 193		hh.	Statement regarding the disposition of sewage and stormwater, and arrangements for potable water.
194		ii.	Statement regarding ingress/egress controls to the site.
195 196		jj.	Statement regarding any road improvements to be made and the thresholds for the traffic impact analysis.
197 198		kk.	When the PUD is planned for phased development, a schedule of the phases.
199 200		II.	The proposed language of any covenants, easements or other restrictions.
201		mm	. Environmental considerations.
202 203		nn.	Any additional information or statements subsequently deemed necessary by any reviewing department or agency.
204 205 206 207 208 209 210 211 212 213 214 215	b.	be submitted submitted, wr days by the pl departments. coordinate this approximate hof dwelling unlayout, approximate, na acreage and the	to the planning and development services department. When eitten comments on the MDP shall be made within twenty business anning and development services department and any other. The planning and development services department shall its review. A MDP shall indicate general land use categories and the neight, location, architectural character and site intensities/density hits, and other structures. The MDP shall show the proposed street kimate street widths, school sites, open space areas, parks, existing tural/conservation areas, floodplain areas (if applicable), total the existing zoning. Finally, the MDP shall include a vicinity map, and ent information deemed appropriate by the applicant.
216 217 218 219 220 221 222	C.	RPUD, together and all related department. I Development	tion stage. A completed and signed application for rezoning to a er with a PUD master development plan, development agreement, if fees shall be submitted to the planning and development services if a rezoning applicant desires concurrent review under the Land Code, the applicant shall state it at the time of application, and my additional applications and information as required by those
223 224			development plan shall consist of an illustrative plan and a written ement. Those documents shall include the following information:

RPUD plan exhibits. The plan shall consist of the following:

226 227 228		aa.	Name of project and name, address, telephone number of the developer and his professional project engineers, architects, planners, etc.
229		bb.	The date the plan was drawn, its scale, and a north arrow.
230 231		CC.	Names and location of adjoining streets and names of abutting property owners.
232 233 234		dd.	Legal description of property, boundary survey and the location of all existing streets, buildings, railroads, bulkhead lines, easements, and other important features on or adjoining the property.
235 236 237 238		ee.	The general topography and physical conditions of the site, including natural areas of vegetation and type, general soil types, wetland areas, 100-year floodplain areas, watercourses, water bodies, and natural drainage patterns.
239 240 241 242		ff.	Conceptual configuration of proposed streets, which depict access into and traffic flow within the development, with particular reference to the separation of vehicular traffic from pedestrian or other types of traffic.
243 244		gg.	General feasibility plans for potable water, sewage disposal, and stormwater drainage.
245 246		hh.	Approximate location and area encompassed for each proposed land use within the development.
247		ii.	Approximate location and size of common open space.
248 249		jj.	Additional material, maps, studies, or reports deemed necessary by any reviewing department or agency.
250 251 252 253 254 255 256 257	d.	rezoning to CP plan, developr meeting, shall department. If Land Developr to time, the ap any application	PUD, IPUD or MPUD, together with a PUD master development ment agreement, and all related fees set at the pre-application be submitted to the planning and development services f an applicant for rezoning desires concurrent review under the ment Code Ordinance No. 96-25 as it may be amended from time oplicant shall so state at the time of application and shall submit and additional information as required by those regulations. The opment plan shall include:
259 260 261 262 263		be drawn boundary survey; th	UD, and MPUD plan exhibits. The master development plan shall to an appropriate engineer's scale to include the location and y of the site referenced by the legal description and boundary ne date the plan was drawn, its scale, and a north arrow; and the ldress and telephone number of the developer and his professional

264 project engineers, architects and planners. In addition, the MDP shall 265 include all of the following, if applicable: 266 aa. The approximate size and location of all proposed buildings and other structures, the specified use of buildings and structures may 267 be indicated, if known. 268 269 bb. Generalized off-street parking and loading plans, including 270 circulation plans for vehicular movement. 271 cc. Driveway and access controls, including number and approximate 272 location of driveways. 273 dd. Approximate location, size and description of open spaces, landscaped areas, or buffers. 274 ee. Approximate location and size of all easements, rights-of-way, or 275 276 drainage facilities and structures. 277 ff. Approximate boundary lines and dimensions of parcels proposed 278 to be subdivided. 279 gg. The general topography and physical conditions of the site, 280 including features such as water bodies, wooded areas, wetland 281 areas, vegetation types, soils, 100-year floodplain areas, and steep 282 grades or depressions on the site. 283 hh. General location of signs. 284 ii. Environmental considerations. 285 Any other conditions of development, specifications, limitations, ii. 286 constraints, standards or proposed physical features not 287 specifically included in items a. through h. above. (5) Post-approval stage. 288 Recording PUD plan. After city commission approval of the rezoning application 289 290 to PUD, the master development plan, and the written development agreement, 291 both signed by the mayor, and attested by the city clerk, shall be recorded in the 292 public records of Volusia County, Florida, by and at the expense of the applicant. 293 Subdivision and/or final site plan approval. After the MDP and development agreement is recorded, a subdivision and/or final site plan applications shall be 294 295 prepared and submitted in the manner required by the Land Development Code. 296 Construction. During permitting and construction, the enforcement official shall 297 enforce compliance with the approved final site plan or the final plat. 298 Amendments. Minor amendments not altering the intent and purpose of the 299 approved master development plan or development agreement may be 300 approved by the appropriate enforcement official after departmental review and 301 comment. Examples of minor amendments include de-minimis design oriented

changes to landscaping, parking or building elevation. PUD amendments that are determined to be major revisions to the MDP and/or DA will need to be reviewed and processed under section 110-1101 of the Land Development Code. Major amendments can be described as materially altering proposals that involve changes of uses, density/intensity, reconfiguration of lots, etc.

The PUD classification has been divided into four sub-classifications for land uses of residential, commercial, industrial and mixed use.

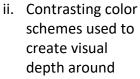
- (f) Commercial Planned Unit Development. It is the intent of these regulations to provide for the development of business, office and commercial establishments in appropriate locations, in conformance with the goals, objectives and policies of the Comprehensive Plan and the standards set forth herein. CPUDs may provide a range of office facilities and services appropriate to the general need of the area served.
- (g) Industrial Planned Unit Development. It is the intent of these regulations to encourage complimentary groupings of manufacturing, processing, assembly, research, distribution, office and associated uses, on sites with adequate frontage and depth, adjacent to major streets, or streets serving industrial areas.
- (h) Mixed Use Planned Unit Development. It is the intent of these regulations to encourage a compatible mix of uses, rather than a separation of uses, in accordance with the Comprehensive Plan. MUPUD are defined for purposes of these regulations as planned development districts for the establishment of complimentary groupings of residential, commercial, office, industrial, or other uses. Residential uses shall be at a proposed density that is complementary to the non-residential development and shall be incorporated into the project, so that development of the residential component of the master development program is achieved.
- (i) Residential Planned Unit Development. It is the intent of these regulations to provide for residential development areas adequately served, or which can be served, by necessary utilities and services, in locations that are compatible with adjacent and surrounding land uses, in accordance with the goals, objectives and policies of the Comprehensive Plan and standards set forth herein.
- (j) Residential *Planned unit development regulations*. The following regulations apply to all Residential Planned Unit Developments (PUDs):
  - (1) Architectural Features

- a. The following features shall be required:
  - i. Window and door fenestrations on all sides of structures located along the





perimeter of th e development or facing a right of way. See **Figure 1** and **2**.







windows, doors and building corners. See Figure 3 and 4.

iii. A minimum of 1 principal window treatment on every elevation (front, side or rear) that faces any right-of-way (public or private) or open space area that may include, but is not limited to: pop-outs, decorative wrought iron, wood trim, shutters, plant shelves, and other features or embellishments to vary and soften the visual exteriors. See Figure 5 and 6.





- iv. All outdoor mechanical equipment, such as heating, air conditioning ventilation systems, propane gas tanks, pool equipment and other similar appurtenances shall be located in rear yards on lots with lots less than 7.5 on side yard. They shall not be adjacent to the right-of-way whenever possible; if such appurtenances are visible from the right-of-way they shall be visually screened.
- b. In addition to the require features in
   1.a above, a minimum of 3 of the
   following design features shall also be required:
  - i. Enhanced corners (pop-outs, embellishments, varying textures etc.) See Figure 7.



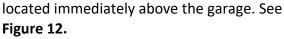
ii. Deep recessed garages.See Figure 8 and 9.

iii. Low roof (first story roofs on multi-level structures).See Figure 10 and 11.

iv. Second story of structure stacked at a greater

setback than the first floor to facilitate a firstfloor feature, especially

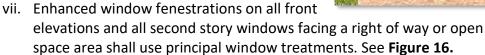




v. Offset garage doors. See Figure 13 and 14.







viii. Covered Patio, and/or Balcony option. See Figure 17 and 18.





Figure 11









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## (2) Streetscapes

Sidewalks
 meeting City
 standards shall be
 installed on both
 sides of the right of-way.





- b. A minimum of 2 pedestrian connections to nodes such as trail system, public facilities, transit stops, or a public street network to promote connectivity.
- c. Lighting shall be required along property line along any open underdeveloped right-of-way leading up to entry of subdivision.
- d. Decorative Street Lighting Street and site lighting shall be decorative and blend with the architectural style of the development. Sufficient lighting shall be provided consistent throughout the PUD minimizing adverse impacts such as glare and overheard sky glow.
- e. All trees planted near sidewalks shall be planted with deep root barriers to prevent cracked pavements and/or sidewalks; planting trees with tap roots rather than fibrous roots will help eliminate cracking. Trees shall comply with Table 110-7 Approved Plant Species List.
- (3) Perimeter Landscaping. Landscaping shall comply with Section 110-808. In addition, a masonry wall, a minimum 4 feet in width, shall be constructed along al subdivision perimeter unless otherwise negotiated.
- (4) Tree Protection. It is prohibited and unlawful to remove or in any way damage any protected tree without first obtaining an arbor permit from the City.
  - a. A Historic Tree is any tree of any size or protected species that has been designated by the City Commission as one of notable historical interest and value to the City because of its location or historical association with the community.
  - b. A Specimen Tree is any tree of any protected species with a diameter of 36" or greater. The applicant for a permit to remove a specimen tree shall provide findings to the Administrative Official that the tree is a hazard or that is not economically practically feasible to develop the subject parcel without removing the tree.
  - c. The PUD design must attempt to preserve specimen and historic trees.
  - d. No permit for the removal of a protected tree shall be granted unless the developer demonstrates one or more of the following conditions.
    - i. A permissible use of the site cannot reasonably be undertaken unless specific trees are removed or relocated.

433 434 435		ii. The tree is located in such proximity to an existing or proposed structure that the safety, utility or structural integrity of the structure is materially impaired.
436 437		iii. The tree materially interferes with the location, servicing or functioning of existing utility lines or services.
438 439		iv. The tree creates a substantial hazard to motor, bicycle or pedestrian traffic by virtue of physical proximity to traffic or impairment of vision.
440 441 442		<ul> <li>The tree is diseased, insect ridden, or weakened by age, abuse, storm or fire and is likely to cause injury or damage to people, buildings or other improvements.</li> </ul>
443 444 445	e.	Removed protected trees shall be replaced at a 3:1 ratio with Florida Department of Agriculture Nursery Grade No. 1 or better at the expense of the developer.
446	(5) Deten	tion and Retention Ponds. The following landscaping is required:
447 448 449 450	a.	A decorative and functional fountain shall be installed in all wet retention ponds as part of development approval which approval shall provide for ongoing maintenance requirements and responsibilities upon the appropriate party, but not the City.
451 452 453 454	b.	Pond configuration shall be incorporated into the natural topography of the site. When not practical, the pond shall be shaped to emulate a natural formed "free form" depression and shall be part of the natural landscape and recreation open system of the PUD.
455 456	C.	Plantings shall replicate a natural environment Trees and shrubs shall be clustered around the basin and contain a variety of plant material.
457 458 459	d.	Trees and shrubs shall be planted in a natural pattern and are not limited to strict placement along the edge of the pond. Trees and shrubs planted below the water line of the pond must be tolerant of wet or moist soil conditions.
460 461	e.	Plantings shall be provided as determined by staff review and City Commission approval.
462 463 464		e and Active Space Requirements. For higher density and smaller residential lots, e and active space requirements shall be provided based on the following lot
465 466	a.	Common, usable passive and active open space shall be provided per each residential unit based on the following lot sizes:
467		i. Lots 5,000 square feet or greater – 200 square feet per lot.
468		ii. Lots 4,000 to 4,999 square feet – 400 square feet per lot.
469		iii. Lots 3,999 or less square feet – 600 square feet per lot.

470 471 472 473			b.	includ drivew and dr	e and active space shall not include improvements required by code ing but not limited to the following: require street landscaping, drives or vays, streets and sidewalks, parking lots, retention ponds, canals, ditches rains, and utility or service areas. Buffer and entrance landscaping shall not lead in the open space calculation.
474 475 476 477 478 479			C.	Types active childre Recrea	luded in the open space calculation.  of passive and active space. Recreation common open space must provide recreation open space areas designed for recreation i.e. (picnic area, en's play areas, etc), but may additionally include passive open spaces. ation common open spaces may be comprised of one or more of the ing and shall be accessible to all of the residential units it serves:
480				i.	Courtyard
481				ii.	Dog Park
482				iii.	Nature Trails
483				iv.	Tot lots
484				v.	Large lawn area, pocket parks; mews
485				vi.	Playground
486				vii.	Tennis court/Pickle ball
487				viii.	Basketball court
488				ix.	Swimming pool
489				x.	Splash pad
490				xi.	Similar outdoor recreation facilities as approved by the City Commission
491 492			d.		ways, courtyards and open space shall have a minimum 40 feet average with a minimum 20 feet dimension.
493 494			e.	-	estrian pathway wall, a minimum 5 feet in width, shall be provided within mmon open space.
495 496			f.	•	Space shall be recorded as separate tracts owned and maintained by a owners Association created in accordance with controlling law.
497 498 499			g.	calcula	ative amenities may be considered in lieu of the required minimum lot size ations if determined to enhance the overall design and quality of the opment.
500 501	(k)				Planned Unit Development Regulations. The following regulations shall ommercial Planned Unit Developments (CPUDs):
502 503		1.		PUDS sh alify as	nall at a minimum have two principal buildings or two principal uses on site a PUD.
504		2.	Uses	permit	ted in CPUDS as per Permitted Use Table.

- 3. Floor area ratio calculations and ground coverage shall be provided to determine scale, density and impact of the project 4. When abutting any residential land use or zoning district, the PUD should provide for landscape buffers along the entire common boundary with the residential land use or zoning district. The visual screen should be of sufficient width and elevation so as to afford an effective visual barrier and transition between land uses. 5. Within the CPUD, pedestrian movement and safety shall be given priority. Internal roadways shall be "pedestrian friendly" including the use of pavers, wide sidewalks, narrow vehicular lanes and parallel or angled parking. Major parking areas shall be located to encourage walking and discourage internal vehicle trips among the various
  - 6. No parking shall be permitted in the front yard of any structure constructed on an individual lot unless such parking area is landscaped with trees, shrubs and grass island to prevent the appearance of open parking lots.
  - 7. Lighting shall be designed and located so as to prevent glare onto adjacent properties or nearby roadways and yet afford a well-lighted site.
  - 8. Street frontage shall be landscaped except for curb openings.

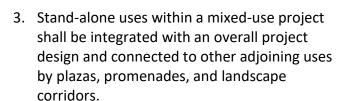
buildings and uses.

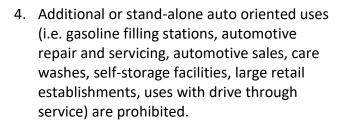
- 9. Truck loading/unloading areas shall be screened by architectural and/or landscape elements consistent with the design of the structure.
- 10. Architectural style is important and shall follow Architectural Design Guidelines.
  - a. A consistent architectural them including, but not limited to, scale, colors, textures and materials shall be required.
  - b. Setbacks within the project shall be determined at the time or project review to encourage an urban pedestrian scale.
  - c. Setbacks to adjacent properties shall be the larger of the existing underlying zoning district or the adjacent district, whichever is larger.
  - d. Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity. Active use of the public spaces is desired to encourage increasing average length of stay within the project area.
  - e. First floor facades shall be "active" to encourage pedestrian traffic throughout the project area.
  - f. Signage shall be at a scale and aesthetic design appropriate to the size and type of project.
  - g. Streetscape design shall compliment and be consistent with the project's architectural theme.
- 11. A maintenance plan for all common areas including but not limited to, parking, sidewalks, public plazas, building facades and programming shall be required as part of the approval of the project.

- 543 (k) Industrial Planned Unit Development Regulations. The following regulations shall apply to all Industrial Planned Unit Developments (IPUDs):
  - 1. An IPUD shall be designed and organized to encourage a combination of multiple industrial uses, compatible uses or tenants that complement each other.
  - 2. Uses permitted in IPUDS as per Permitted Use Table.

- 3. All IPUDs shall at a minimum have two principal buildings or two principal uses on site to qualify as a PUD.
- 4. Design guidelines shall be required establishing development standards for the proposed development, including illustrations of proposed architectural, urban design, streetscape, and landscape concepts, thematic design elements such as architectural materials, building colors and landscape plans, any proposed variation from the design standards or guidelines contained in this section.
  - a. Floor area ratio calculations and ground coverage shall be provided to determine scale, density and impact of the project.
  - b. A description of the allowable uses.
  - c. An accessibility plan showing means of ingress and egress to adjacent thoroughfares.
  - d. Setbacks and buffer yards for the project shall be determined at the time of project review to ensure compatibility with and protection of adjacent uses.
  - e. A uniform sign plan for the development shall be included in the design guidelines. Signage shall be at a scale and design appropriate to the size and type of project.
  - f. A consistent architectural theme including, but not limited to, scale, colors, textures and materials shall be required. Streetscape designs hall compliment and be consistent with the project's architectural theme.
  - g. A plan or design for the screening of outdoor uses.
  - h. A maintenance plan for all common areas including but not limited to, parking, sidewalks, public plazas, building facades and programming shall be required as part of the approval of the project.
- 5. No building or structure, or part thereof, shall be erected or used, in whole or in part, in any manner that is obnoxious, objectionable, a nuisance or a hazard to adjoining properties, as it relates to sound, vibrations, odors, glare, material, smoke and particular matters.
- 6. When abutting any residential land use or zoning district, the PUD should provide for landscape buffers along the entire common boundary with the residential land use or zoning district. The visual screen should be of sufficient width and elevation so as to afford an effective visual barrier and transition between land uses.
- 7. Street frontage shall be landscaped except for curb openings.

- 8. Truck loading/unloading areas shall be screened by architectural and/or landscape elements consistent with the design of the structure.
- (I) Mixed-Use Planned Unit Development Regulations. The following regulations shall apply to all Mixed-Use Planned Unit Developments (MUPUDs):
  - 1. Uses in a Mixed-Use Planned Unit Development shall consist of two (2) or more uses.
  - 2. The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development is required. The horizontal mixing of stand-alone residential developments and adjacent stand along nonresidential may be provided by the City Commission, provided the development are well integrated in terms of complementary uses, access and circulation and compatible design. See **Figure 19 and 20**.









5. A mixed-used project shall include a minimum amount of commercial building areas as follows:

Overall Project Size	Minimum Commercial Building Area Required
5 to 7.5 Acres	9,500 square feet
7.5 to 10 Acres	12,000 square feet
10 to 15 Acres	20,000 square feet
15 to 20 Acres	30,000 square feet

20+ Acres	40,000 square feet plus 1,000 sf/acres for
	projects larger than 20 acres

- 6. Within the MPUD, pedestrian movement and safety shall be given priority. Internal roadways shall be "pedestrian friendly" including the use of pavers, wide sidewalks, narrow vehicular lanes and parallel parking. Major parking areas shall be located to encourage walking and discourage internal vehicle trips among the various buildings and uses.
- 7. Parking garages, loading docks, and service areas shall be directly accessible from major roadways and appropriately screened to promote a pedestrian scale and safety.
- 8. Architectural requirements

- a. A consistent architectural theme including, but not limited to, scale, colors, textures and materials shall be required.
- b. Setbacks within the project shall be determined at the time of project review to encourage an urban pedestrian scale.
- c. Setbacks to adjacent properties shall be the larger of the existing underlying zoning district or the adjacent district, whichever is larger. The design of the project shall be required to consistent with adjacent uses and structures.
- d. Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity. Active use of the public spaces is desired to encourage increasing average length of stay within the project area.
- e. First floor facades shall be "active" to encourage pedestrian traffic throughout the project area.
- f. Signage shall be at a scale and aesthetic design appropriate to the size and type of project.
- g. Streetscape design shall compliment and be consistent with the project's architectural theme.
- 9. A maintenance plan for all common areas including but not limited to, parking, sidewalks, public plazas, building facades and programming shall be required as part of the approval of the project.

(Ord. No. 06-2003, § 1, 11-3-2003; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 18-2013, § 1(Exh. A), 2-3-2014)